

City of Rockford, Minnesota Council Workshop Meeting Minutes  
5:15 p.m., Tuesday, October 10, 2017

The Workshop was called to Mayor Hafften at approximately 5:15 p.m. Council members Debbie Buoy, Ted Hill, Rick Martinson and Scott Seymour were present.

City Administrator / Special Counsel, Dan Madsen and Street Supervisor, John Quirk, were also in attendance.

Staff and the Council discussed the status of the old Lumberyard lot and the progress of Allen Max Commercial and the Tavern on the Crow project. No formal action was taken, as this was set on for discussion and review purposes only.

City of Rockford, Minnesota Council Meeting Minutes  
6:00 p.m., Tuesday, October 10<sup>th</sup>, 2017

The meeting was called to Mayor Hafften at approximately 6:00 p.m. Council members Debbie Buoy, Ted Hill, Rick Martinson and Scott Seymour were present.

City Administrator / Special Counsel, Dan Madsen and Street Supervisor, John Quirk, and Alaina Rooker, Crow River News were also in attendance.

A **MOTION** was made by Buoy, and seconded by Martinson, to approve the Consent Agenda Items 3A through 3C, and set the agenda for the Council Meeting as listed:

3A. Approve Minutes from the September 26<sup>th</sup>, 2017 Council Workshop and Regular Council Meeting

3B. Approve Payment of Claims, Check Number 27835 through Check Number 27888 totaling \$107,427.29

3C. Approve September Building Permits

Motion Carried: voting in favor; Hafften, Martinson, Buoy, Hill and Seymour.

**New Business: Proclamation Recognition National Pregnancy and Infant Loss Awareness Day.**

Mayor Hafften read the proclamation declaring October 15<sup>th</sup> as Pregnancy and Infant Loss Awareness Day and provided information on the history and importance of the declaration and awareness needed regarding pregnancy and infant loss.

**New Business: Resolution #17-32 Conditional Use Permit to Expand Outdoor Storage at 6800 Electric Drive.**

Madsen explained that Wright Hennepin Electric Co-Op had received approval from Planning and Zoning to expand their outdoor storage area at their complex. After discussion and review of the Planning and Zoning approval and recommendation, and after discussion and review of the Memorandum provided by City Planner, Dan Licht, **MOTION** was made by Hill, and seconded by Seymour, to approve Resolution #17-32 approving the permit subject to the listed requirements provided by the City Planner.

Motion Carried: voting in favor; Hafften, Martinson, Buoy, Hill and Seymour.

**New Business: Resolution #17-33 and Amendment to Rockford Mall Purchase Agreement.**

Madsen explained that the City and Westrock Shopping Center, LLC had come to some additional agreements regarding the purchase agreement on the Rockford City Center Mall located at 8900 Walnut Street, Rockford, Minnesota 55373. Madsen reviewed that the mall would no longer be bought by Team Properties, Inc, but would instead be bought by their subsidiary Westrock Shopping Center, LLC. Additionally, due to the condition of the mall roof façade tie-in and HVAC units, an escrow in the amount of \$77,500 would be withheld from the Purchase Price to satisfy buyer's objections. Several agreements required by Wright Hennepin Electric regarding the Bantam Solar Project were also presented and reviewed. Finally, the purchase price of the mall was negotiated to be increased by \$251,727.90 for a new total of \$1,451,727.90. A Resolution was also attached which provided the authority for the City Administrator and Mayor to close on the property and draft, modify and sign any documents necessary to effectuate the closing. After discussion and review, **MOTION** was made by Martinson, and seconded by Seymour, to approve Resolution #17-33, Solar Agreements, Amendment and all other documentation necessary to effectuate closing on the sale of the property.

Motion Carried: voting in favor; Hafften, Martinson, Buoy, Hill and Seymour.

**Old Business: Tavern on the Crow**

Madsen explained and reviewed the history of the Tavern on the Crow Project and Allen Max Commercial's efforts to bring the project to fruition. A letter was submitted on behalf of Allen Max Commercial explaining their delays in moving the project forward. After discussion and review, and in consideration of the history and efforts and lack of progress, **MOTION** was made by Martinson, and seconded by Buoy, to end

the process with Allen Max Commercial and set the project up again for a new Request for Proposals to be considered at the October 24<sup>th</sup>, 2017 meeting.

Motion Carried: voting in favor; Hafften, Martinson, Buoy, Hill and Seymour.

**Staff and the Council then provided updates** on Rocktoberfest II, Dollar General, Hurst Woods and other matters involving the city.

A **MOTION** was then made by Hill to adjourn the meeting. This motion was seconded by Seymour.

Motion Carried: voting in favor; Hill, Martinson, Seymour and Buoy and the meeting was adjourned at approximately 6:54 p.m.

Typed this 18<sup>st</sup> day of October, 2017.

Dan Madsen  
City Administrator, Special Counsel  
City of Rockford Minnesota

All meetings of the Rockford City Council are video recorded and available for viewing on-line at [www.cityofrockford.org](http://www.cityofrockford.org). Meeting minutes are intended to be a general synopsis of the meetings of the City Council, and more detail regarding discussions and policy considerations is provided by watching the recording of the meeting.

Approved:

\_\_\_\_\_  
Renee Hafften  
Mayor

Attest:

\_\_\_\_\_  
Dan Madsen  
City Administrator, Special Counsel