

**MINUTES OF A SPECIAL CITY COUNCIL MEETING HELD WEDNESDAY, MAY 12, 2010 – 5:45 P.M. – ROCKVILLE CITY HALL.**

The meeting was called to order by Mayor Jeff Hagen. Roll Call was taken and the following members were found to be present: Mayor Hagen, Council Members: Bill Becker, Sue Palmer, Jerry Schmitt, Randy Volkmuth & Duane Willenbring. Absent: John Koerber.

Staff members present were: Administrator/Clerk Rena Weber.

Also present: Randy Lahr and Bob Lindvall – Stearns County Assessors.

SPECIAL MEETING – Mayor Hagen announced that a special meeting had been called for the purpose of ordering & receiving of feasibility report and further to schedule a public hearing for such improvement(s).

***Member Volkmuth introduced the following resolution and moved for its adoption:  
RESOLUTION NO. 2010-07***

***RESOLUTION ORDERING PREPARATION OF REPORT ON IMPROVEMENT***

***WHEREAS, It is proposed to improve Grand Lake Road from the west line of House #11056 Grand Lake Road to the intersection of Agate Beach Road and Fowler Road and to assess the benefited property for a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429,***

***NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF ROCKVILLE, STEARNS COUNTY, MINNESOTA:***

***That the proposed improvement be referred to Scott Hedlund (SEH) for study and that he is instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible and as to whether it should best be made as proposed or in connection with some other improvement, and the estimated cost of the improvement as recommended.***

***The motion for the foregoing resolution was duly seconded by Member Willenbring with the following vote being taken:***

***AYES: Becker, Hagen, Palmer, Schmitt, Volkmuth & Willenbring***

***Motion passed on a 6 to 0 vote.***

***Member Volkmuth introduced the following resolution and moved for its adoption  
RESOLUTION NO. 2010-08***

***Resolution Receiving Report and Calling Hearing on Improvement***

***(GRAND LAKE ROAD RECONSTRUCTION PROJECT)***

***AND FOWLER ROAD***

***WHEREAS, pursuant to resolution of the council, a report has been prepared by Short Elliott Hendrickson Inc. with reference to the proposed reconstruction improvement of Grand Lake Road from the west line of House #11056 Grand Lake Road to the intersection of Agate Beach Road, and also Fowler Road (approximately 350' in length) and further this report was received by the council on May 11, 2010, and***

***WHEREAS, the report provides information regarding whether the proposed project is necessary, cost- effective, and feasible.***

***NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROCKVILLE, MINNESOTA:***

***1. The council will consider the improvements in accordance with the report and the assessment of abutting property to be served by the improvements, for all or a***

**portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$255,674.**

**2. A public hearing shall be held on such proposed improvement on the 19<sup>th</sup> day of May, 2010, in the council chambers of the city hall at 6:30 PM., and the clerk shall give mailed and published notice of such hearing and improvement as required by law.**

**The motion for the foregoing resolution was duly seconded by Member Becker with the following vote being taken:**

**AYES: Becker, Hagen, Palmer, Schmitt, Volkmuth & Willenbring  
Motion passed on a 6 to 0 vote.**

Meeting recessed until 6 p.m.

Mayor Hagen announced that the special meeting had been called for the purpose of Board of Review. Randy Lahr explained that property valuation has to be between 90% & 105% of what sales are and explained the sales period ran from October 1, 2008 through September 30, 2009.

The 10 sales indicated a median ratio of 111% which means we need about a 10 to 15% decrease.

New Construction 1,147,102

**76.41653.0800 – Earl Anderson – 11362 Grand Lake Road**

**EMV \$352,300                      2010                      Pay 2011 \$310,700**

Mr. Anderson indicated that he and his wife bought this property last August. He would like an adjustment in property taxes. The property was on Market for \$259,000 then reduced to \$221,821 in June last year. They paid \$211,000 last August. Mr. Anderson presented a copy of the recent appraisal. This property has a number of things that need repair:

- ◆ Water system shot
- ◆ The house was not winterized – things froze
- ◆ Well was set up for cabin use so they had to replace the well
- ◆ Roof leaks
- ◆ 2 decks need to be replaced
- ◆ No gutters on the home so water leaked into the basement

Mr. Anderson stated that they put \$8200.00 into repairs already.

Randy Lahr recommends a reduction to \$293,800. He presented information on 6 properties similar to this one.

Earl Anderson asked that the value should be set at \$293,800.

**Motion by Member Volkmuth, second by Member Becker, to approve a reduction of EMV to \$293,800 as per Randy Lahr's recommendation.**

**AYES: Becker, Hagen, Palmer, Schmitt, Volkmuth & Willenbring  
Motion passed on a 6 to 0 vote.**

**76.41952.0007 – Dale & Karen Borgmann – 25636 Lake Road**

**EMV \$226,000                      2010                      Pay 2011 \$201,200**

Dale Borgmann indicated they had house up for sale last year and asked \$184,000 for it. He always was told there was 150' from the OHWL and a recent survey shows 136'. He was also told that he owned property on the other side of the road. Surveyor could not find the pins. There were no bites on the house. Dale Borgmann is asking the EMV to be reduced to \$180,000.

Randy Lahr indicated that he used 108' so this brings the EMV to \$179,300.

**Motion by Member Becker, second by Member Palmer, to approve a reduction of EMV to \$179,300 as per Randy Lahr's recommendation.**

**AYES: Becker, Hagen, Palmer, Schmitt, Volkmuth & Willenbring  
Motion passed on a 6 to 0 vote.**

**76.41651.0200 – Kelly Charles – 21572 County Road 8****EMV \$198,500                      2010                      Pay 2011 \$171,000**

Kelly Charles e-mailed Randy Lahr stating he purchased the cabin at \$140,000 in 2009. The asking price was \$159,000.

Randy Lahr recommends no change, however he has not been though the house.

***Motion by Member Volkmuth, second by Member Willenbring, to deny a reduction per Randy Lahr's recommendation.***

***AYES: Becker, Hagen, Palmer, Schmitt, Volkmuth & Willenbring***

***Motion passed on a 6 to 0 vote.***

**76.41654.166 – City of Rockville****EMV \$ .00                      2010                      Pay 2011 \$10,500**

Rena Weber informed the council that this is the property where the Walnut Circle water tower is located. AT & T has constructed a utility building in this area. Randy Lahr reported that AT & T will be receiving a personal property tax statement, not the city.

Rena Weber indicated this will probably come up again when the lease agreement is renewed.

**76.41607.005 – City of Rockville****EMV \$43,400                      2010                      Pay 2011 \$49,600**

Rena Weber reported this is Eagle Park where the value went up to \$49,600 from \$43,800. This is property that is rented to Joe Molitor. Bob Lindvall indicated the city would have to make an appeal at the County level.

Randy Lahr indicated this would mean a \$62.00 increase in the taxes.

***Motion by Member Willenbring, second by Member Volkmuth, to request no change to the EMV and address through rental agreement.***

***AYES: Becker, Hagen, Palmer, Schmitt, Volkmuth & Willenbring***

***Motion passed on a 6 to 0 vote.***

**CLOSE BOARD OF REVIEW – *Motion by Member Volkmuth, second by Member Becker, to close the Board of Review at 7:00 p.m.***

***AYES: Becker, Hagen, Palmer, Schmitt, Volkmuth & Willenbring***

***Motion passed on a 6 to 0 vote.***

**ADJOURNMENT – *Motion by Member Willenbring, second by Member Volkmuth, to adjourn the meeting at 7:01 p.m. Motion carried unanimously.***

---

**VERENA M. WEBER- CMC  
ADMINISTRATOR/CLERK**

---

**JEFF HAGEN  
MAYOR**

**(THIS PAGE LEFT BLANK INTENTIONALLY)**