



CITY OF FREEPORT

125 Main Street E – PO Box 301 – Freeport, MN 56331 – 320-836-2112 – FAX 320-836-2116
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April 24, 2018 – Meeting Minutes

A regular meeting of the Freeport City Council was convened at 7:00pm by Mayor Rodney Atkinson with Councilmembers, Tim Hennen, Ben Ertle and Jake Renneker, present.

Staff in attendance: Clerk-Treasurer Adrianna Hennen, Public Works Director Loren Goebel, City Engineer Dave Blommel and City Attorney Scott Dymoke

Absent: Mike Eveslage

Others in attendance:

Pastor Mitch Wall (Harvest Church)
Danny Bueckers (Danny's Disposal)
Mike Elfering (208 4th Ave SE)
Jeremy (Opatz-Holdingford)
Bud Heidgerken (316 2nd Ave NE)

Andrea Remacher & Vern Fuchs (720 1st Ave N)
Darrell Hoekstra (Waste Management)
Tim Linn (423 Main St E)
Mark Middendorf (711 Main St E)
Matt Worms (124 9th St SE)

Approve Agenda

Ertle moved to approve the agenda with the presented changes, seconded by Renneker. Motion carried 4-0.

Local Board of Appeal and Equalization Meeting

Mayor Atkinson opened the meeting at 7:05pm. The only building in question of the Freeport Community Center. Members of the Community Care Board were Mike Elfering, Tim Linn, and Mark Middendorf. They are disputing the valuation of the building. It was decided that T. Hennen would abstain from all discussion and voting on this topic since he is a member of the Community Care Board. The members stated the valuation in 2016 was \$295,500, 2017-\$298,400 and 2018-\$308,400. Korte and Johnson explained the commercial sales, as a whole in the county, saw a 0-3% increase because of the market. They also explained that the County made an adjustment back in 2010 since the Community Center is a 501C3 and only another 501C3 could purchase the building.

Elfering asked to decrease the valuation by \$20,000 from a combination of the both the building and the land. Currently the land is valued at \$83,300 and the building is valued at \$225,100, which is \$19.23/ sq. ft. Bud Heidgerken stated that he knows of many buildings like the Community Center that don't pay taxes. Johnson confirmed that and the Community Center might be eligible, but there is an application process and from what he remembered there were a few items that may have kept the Community Center from obtaining tax exempt status in the past. Heidgerken stated that when the building was being established they had the option of trying to obtain the tax exempt status, but decided not to go down that route at that time. Johnson stated he would be willing to pass along the application and explain the process to the board if that is something they would be interested in. Heidgerken agreed.

Korte and Johnson said they would look up similar establishments in the area to compare valuations. A recess was called at 7:32 to allow Johnson and Korte to look up information. The meeting resumed at 8:12. Johnson stated Shady's in Albany is valued at \$360,800 or \$35.65/ sq. ft.; Landing in Avon valued at \$560,900 or \$44.30/sq. ft.; ElmerZ in Sauk Centre valued at \$28.64/sq. ft.; Greenwald Pub valued at \$216,000 or \$23.32/sq. ft.; Melrose Legion valued at \$386,200 or \$50.70/sq. ft.

Atkinson asked what can we decrease the valuation by and have reasoning behind it. Johnson stated the only item he could reason behind would be changing the depreciation from 2.3% instead of 3.3%. Atkinson moved to change the valuation of the Freeport Community Center from \$308,400 to \$305,400 due to a change in depreciation, seconded Renneker. Atkinson-yes, Eittle-yes, T. Hennen-abstain, Renneker-yes. Motion carried 3-0.

Open Public Forum

No comment was given.

Consent Agenda

Eittle moved to approve the consent agenda, seconded by Renneker. Motion carried 4-0.

Reports

Clerk Report

A. Hennen stated she thought council should possibly consider hiring a 32 hour a week person for the Deputy Treasurer position, with prorated health insurance. A. Hennen stated finding another Joan is highly unlikely and changing the structure of the position might help with getting and retaining a qualified person. T. Hennen did agree that finding good help and getting them to stay is very difficult these days. A. Hennen part of this idea was thought up with Eveslage and he thought that having someone who could cover for A. Hennen later in the day could be an added bonus. Council agreed that they wanted to see a number break down since this would be a cost increase. Renneker stated that A. Hennen should post for the position as it is now for the time being.

Treasurer Report

A. Hennen addressed Atkinson's concerns regarding the electric budget line. A. Hennen stated she looked into it and it is normal for more electric usage in the winter months versus the summer months.

Public Works Report

Goebel stated that there were two alleys in town that he needed direction on. The alley behind Glen Meyer's house and the alley that runs along Mike Renneker's house. Goebel stated that the alley behind Glen Meyer's house could use some class 5 to build up and that should take care of it. He doesn't know how to address the Renneker alley. Council asked if Blommel had any ideas. Blommel stated he hasn't seen the alleys so he would have to look at them before giving a recommendation. Council agreed to do some research before making any decisions or doing anything.

Goebel asked if he could sweep the Community Center parking lot. Atkinson told Goebel to use his best discretion.

Goebel stated that something needs to happen with public nuisance properties. Dymoke recommended inviting the homeowners into the meeting since that has made progress in the past. A. Hennen stated the worst at the moment were the Buddy Loehrer and Scherer rental property. Council agreed to send them notices inviting them to the May meeting. Council also stated to send notice to Jennifer Beach regarding the home she's taking down on Main Street. Council stated to tell her she has until July 1st and that we want an update at the May meeting as well.

Engineer Report

Blommel presented a few bids to do the tiling in the cul-de-sac on Industrial Drive. Blommel stated Mayers came in slightly under, but they did not bid it correctly, he had asked for 6" line and they bid a 4". Blommel stated with that change he could see them being over the Kotzer bid, but he would have to check with Mayers before knowing. T. Hennen moved to approve the Kotzer bid, seconded by Ettle. Motion carried 4-0. Atkinson stated to let the Vet Clinic know when this is being done in case they want them to fix the road alongside their building.

Attorney Report

Dymoke stated that something the council should consider, that has been coming up more frequently, is solar garden regulations. Currently, Freeport has one sentence that states solar energy is allowed in Residential. It doesn't state what type of solar energy or how big. A. Hennen stated this keeps coming up because Sacred Heart Parish keeps being approached. Council agreed that something more concrete should be established since this is becoming a big thing.

Fire Department Report

No report was given.

Old Business

Welle Addition Park/Soccer Field

Atkinson stated he is reconsidering having it at the Welle Addition Park and instead having the meeting at City Hall. He stated when you get people in that environment you can't hear everyone and there are side conversations. Renneker agreed that he would rather have it at City Hall. Council stated that A. Hennen should find out when Eveslage is available before a date is set.

Xcel Energy Transmission Line

Ettle moved to approve the counter offer regarding the transmission line to Xcel Energy, seconded by Renneker. Atkinson-yes, Ettle-yes, T. Hennen-yes, Renneker-yes. Motion carried 4-0.

New Business

Resolution 2018-07 Disbursement of Payment and Claims Policy

Atkinson stated he would like to see "credit card" added behind Central MN Credit Union as a preapproved vendor. Ettle moved to approve Resolution 2018-07 with Atkinson's recommendation, seconded by T. Hennen. Motion carried 4-0.

Danny's Disposal

Danny Bueckers stated that as of May 1st Waste Management would be taking over his business. Council thanked Danny for serving Freeport for many years.

Resolution 2018-08 – Liquor License Renewals

Ettle moved to approve Resolution 2018-08, seconded by Renneker. Atkinson-yes, Ettle-yes, T. Hennen-yes, Renneker-yes. Motion carried 4-0.

Resolution 2018-09 – Calling for a Public Hearing to Establish a Housing TIF District

A. Hennen stated that this is just to get the process going, this isn't to approve anything beyond getting the public hearing established. T. Hennen moved to approve Resolution 2018-09, seconded by Ettle. Motion carried 4-0.

Resolution 2018-10 – Calling for a Public Hearing to Establish a Industrial Park TIF District
Reneker moved to approve Resolution 2018-10, seconded by T. Hennen. Motion carried 4-0.

Bud Heidgerken stated that the parade route would be changing this year. He also asked that a softball letter be sent out with the next water/sewer bills. Council stated to include the spring newsletter too with the water bills.

Adjourn

Ettle moved to adjourn at 9:32, seconded by Reneker. Motion carried 4-0.

Mayor, Rodney Atkinson

City Clerk-Treasurer, Adrianna Hennen