

Glyndon City Council

12/28/2016

7:00 p.m. Regular Council Meeting
City Hall Council Chambers

1. **Call to Order:** Mayor Cecil Johnson called the meeting to order at 7:00 p.m.
2. **Roll Call:** Council Members Present: Dave Owings, Chris Jensen, Joe Olson and Kimberly Savageau, Deputy City Clerk Wendy Affield, Maintenance Supervisor Scott Lofgren and Fire Chief Bob Cuchna.

As Per Sign in Sheet: Justin Schreiber, Kelly Richards, Frank Gross and Lynn Stuhaug.
3. **Motion to Approve Consent Agenda**
 - a. Minutes – 12-14-16 Truth in Taxation Meeting
 - b. Minutes – 12-14-16 Council Meeting
 - c. Minutes – 12-14-16 Public Hearing 2-Year Tax Abatement Meeting
 - d. Motion to Approve Resolution of Payments – Affield requested to add Twin City Garage Door invoice for \$540.24 for repairs to the Recycling Center overhead door and an invoice for \$1520.00 from E&M Electric for installing lights in the water treatment plant. Chris Jensen made a motion to approve the Consent Agenda, seconded by Joe Olson.
Motion Carried.
4. **Additions to Agenda**
 - Changing Council Meeting on February 8th 2017 – Wendy Affield
5. **Motion to Approve Agenda**

A motion to approve the 12/28/2016 Agenda was made by Kimberly Savageau, seconded by Dave Owings.
Motion Carried.
6. **New Business**
 - a. **2016 Property/Casualty Dividend from LOMC** – Mayor Johnson informed Council this was a dividend check received from the League of Minnesota Cities.
 - b. **Maple River Communications Sold to InvisiMax, Inc.** – Mayor Johnson informed Council Maple River Communications who offers internet service in Glyndon has been purchased by InvisiMax, Inc.
 - c. **Council Appreciation – Chris Jensen** – Mayor Johnson presented Chris Jensen with an engraved football paperweight that shows years he served on the City Council and thanked him for his time and service for the last eight years.

d. Approve Ordinance #166 - Ordinance Adopting the 2017 City of Glyndon Fee Schedule – Chris Jensen made a motion to accept Ordinance #166 and adopted the City of Glyndon’s Fee Schedule for the 2017 calendar year, seconded by Kimberly Savageau. Motion Carried.

e. Approve Glyndon Utility Rates per Month Chart for 2017 – Kimberly Savageau made a motion to approve the Utility Rates per Month Chart for 2017, seconded by Joe Olson. Motion Carried.

f. Approve Glyndon Council Meeting Schedule for 2017 – At this time Affield discussed the addition to the Agenda concerning changing the February 8th, 2017 morning Council Meeting to an evening meeting at 7:00 p.m. Affield informed Council she will out of the office on vacation and will not be back until the 8th and would like to have time to prepare for the meeting. Joe Olson made a motion to approve the 2017 Council Meeting Schedule and change the Council Meeting on February 8th to an evening meeting, seconded by Dave Owings. Motion Carried.

g. Approve Payroll Schedule for 2017 – Affield informed Council this is new to the Agenda approval for 2017, she wanted to make sure it was reviewed by the Council. Dave Owings made a motion to approve the 2017 Payroll Schedule, seconded by Kimberly Savageau. Motion Carried.

h. Approve IRS Mileage Rate for 2017 – Set at 53.5 Cents per Mile – Dave Owings made a motion to approve the 2017 IRS Mileage Rate of 53.5 cents per mile, seconded by Chris Jensen. Motion Carried.

i. Accept Scott Lofgren’s Resignation from the Glyndon Volunteer Fire Department – Joe Olson made a motion to accept Scott Lofgren’s resignation from the Glyndon Volunteer Fire Department, seconded by Dave Owings. Motion Carried.

Council thanked Mr. Lofgren for the twenty-six (26) years of volunteer service he gave the City of Glyndon Fire Department.

j. Petition for Rezoning from Sullivan Construction – Affield informed Council after the conclusion of the last Council Meeting Sullivan Construction presented her with the Petition for Rezoning including the fee for the process. Affield stated Council will need to set a date, time and place for a Public Hearing so she can publish the information and send letters to the residents within three hundred feet (300’) of the said rezoning area. Council scheduled the Public Hearing for January 11th and changed the morning meeting to the evening (Dave Owings motion, Kimberly Savageau seconded, motion carried) but after further discussions and realizing more time was needed for the notification to residents, Council changed the Public Hearing to Wednesday, January 18th at 6:00 p.m. at the Glyndon Community Center. The Petition of Rezoning is to change Block 10 and Block 11 of Centennial Addition to the City of Glyndon, Clay County, Minnesota from R1 (Low Density Residential District) to R2 (Moderate Density Residential District).

k. Lynn Stuhaug – Discussion Concerning 2017 Proposed Property Taxes – Mayor Johnson introduced Lynn Stuhaug who owns and operates Buffalo River Sales and Frank Gross who is a County Commissioner for Clay County. Mr. Stuhaug informed Council his property

taxes on one piece of property went up 116% and another 216.5% and does not understand how this amount can be justified. Stuhaug explained an addition was added to one of the buildings so he was expecting an increase to the taxes but not as much as what is proposed on his 2017 tax statement. Stuhaug explained he has visited with the City and the County to try and figure out why the taxes increased so much in one year. Stuhaug stated he does not feel comfortable paying these taxes because that would say he accepts them and he does not. Stuhaug informed Council if he needs to change the aspect of his business to reduce the taxes he may need to do that. Jensen feels the biggest factor here is the increase in the market value of the property. Stuhaug stated the County changed the calculation process from acreage to square footage when figuring the value. Stuhaug stated he was also told by the County that when the property was purchased it was classified as a poorly built building. Mayor Johnson asked Frank Gross if he had any information that would clear up some of the questions asked. Mr. Gross stated the County does the assessing process and Mr. Stuhaug's taxes did not go up any more than anyone else in Glyndon, it is his evaluation that went up which is what increased his taxes. Gross has also tried to visit with Nancy at the County but she will be out of the office until next week. Gross explained the County assesses property every five (5) years but if a building permit is issued that may alert the County to review the property earlier. Gross apologized for not having the information for him at this time but he will visit with Nancy when she gets back to work and then will let Stuhaug know what he finds out along with the process of requesting the Board of Equalization to review his property. Savageau explained she has visited with Nancy at the County and there are a lot of factors involved with calculating property taxes it would be best to wait and have Nancy explain them. Savageau explained when you build on your property it takes a year to a year and a half before the value shows up on your tax statement. Savageau informed Stuhaug these numbers are preliminary at this time, once the tax levy percentage (City's went from 7 to 3) is decreased he will notice some relief on his tax statement. Follow-up discussion will be added to the January 11th, 2017 Agenda. Olson asked if the impact from the fertilizer storage bins being removed from the tax roll affect everyone in the City. Savageau stated it gets spread out across the whole entire town. Mayor Johnson asked Frank Gross to give him a call when he was going to have the conversation with Nancy from the County and he will be there or someone from the Council will be there. Olson asked Savageau if she was going to represent the Council since she works close by. Savageau stated "I guess, yes." Owings asked Savageau if the levy information has been updated at the County yet. Savageau stated it will not be done until March.

7. Old Business/Unfinished Business

a. Kelly Richards Development Discussion – Affield explained she added this to the Agenda for the Planning and Zoning Committee to discuss what happened at the informal meeting with Kelly Richards and Jim Sullivan. Mayor Johnson informed Council the closing date on the land being purchased by Richards is set for January 3rd, 2017. Affield asked Richards if he would like to set up another planning committee meeting at this time. Richards stated not at this time, he will leave that up to Mr. Parke.

b. Update on 418 2nd Street – Affield informed Council the house mover is supposed to show up the week of December 26th to set the house if the knee walls have been installed.

c. Review/Discuss Offer from Nick Schultz for Administrator Position – Dave Owings requested to move this discussion to after the Department Reports.

8. Department Reports / Committee Reports

a. Mike Cline, Police Chief – Not present

b. Bob Cuchna, Fire Chief – Cuchna thanked Scott Lofgren for his volunteering and informed Council a get together will be scheduled in March to formally thank him. Cuchna will be working on his 2016 Year End Report once he receives those numbers from Affield. Olson discussed the plan for the radio system and asked if the Fire and Rescue departments are considered one or separate. Cuchna stated he will purchase half of the radios in 2017 and the other half in January of 2018 and the Fire and Rescue have separate budgets. Olson just wanted to see if the Rescue could apply for grants separate from the Fire Department.

c. Scott Lofgren, Maintenance/Public Works Supervisor – Lofgren informed Council the Bobcat skid steer was delivered on Friday, the skating rink and sledding hill are up and running and seem to be a hit with the children. Olson stated he has heard a lot of good feedback on the sledding hill. Lofgren informed Council he has three (3) bids for the Community Center roof repair that he will present to Council in January.

d. Wendy Affield, Deputy City Clerk – Affield informed Council Lori Vanderhider contacted her today to inform the City that the lilac bushes along Highway 10 on the South side will be removed so the sidewalk can be installed when the Highway 10 project starts in 2017. Vanderhider has informed the homeowners in that area what will be done with the lilac bushes. Affield informed Council a Landscape Agreement between the City and MN DOT was done in 1993 stating the City is responsible to remove the bushes if ever needed but MN DOT already has this included in their project so they will take care of everything.

e. Councilman Joe Olson & Kimberly Savageau, Glyndon Improvement Committee – Discussed the possibility of planning a gathering at the skating rink if weather permits. Council discussed a warming house and needing an attendant that would be nice to have in the future.

At this time (7:50 p.m.) the meeting was closed to the public for discussion concerning the counter offer from the candidate for the Administrator position. Salary negotiations were addressed at this time. The meeting was reopened at 8:25 p.m. Dave Owings made a motion to offer Nick Schultz \$61,000.00 for compensation with no increase during the first year and allow him 10 working days to respond and if he chooses not to accept the job Council will discuss this further at the next Council Meeting, seconded by Chris Jensen.
Motion Carried.

Olson asked if Affield can send out letters to the applicants that did not receive an interview. Council requested Affield to send the letters out to finalize the process.

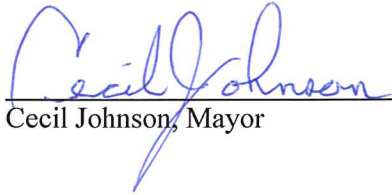
Affield informed Council the Public Hearing would need to be changed due to the two week publication notice process. Dave Owings made a motion to change the Public Hearing for the rezoning from January 11th to the 18th at 6:00 p.m. at the Community Center, seconded by Kimberly Savageau.
Motion Carried.

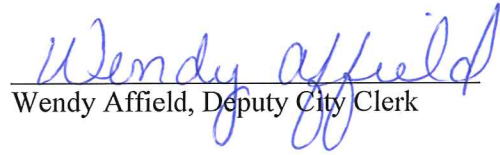
9. Open Forum –

10. Miscellaneous Announcements – Mayor Johnson informed Council he will be working at the City Hall when Affield is on vacation. Affield stated Devin Lee will also be around to help Mayor Johnson at City Hall while she is gone.

11. Adjournment

A motion was made by Chris Jensen, seconded by Joe Olson to adjourn at 8:45 p.m.
Motion carried.


Cecil Johnson, Mayor


Wendy Affield, Deputy City Clerk

December 28th, 2016 Glyndon City Council Minutes