

**CITY OF ORONOCO
BOARD OF ADJUSTMENT CONTINUATION 6:00PM
SPECIAL CITY COUNCIL MEETING 7:00PM
TUESDAY, APRIL 29, 2008**

I. CALL TO ORDER

Mayor Scott Keigley called the meeting to order at 6:04pm.

II. ROLL CALL

Mayor Scott Keigley, Councilor Kevin McDermott, Councilor Jackie Hall, Councilor Brian Breider, Deputy Clerk Sandy Jessen, Kathy Frette CMA, Dan Schaffler, and members of the community.

III. BOARD OF ADJUSTMENT CONTINUATION

Councilor Kevin McDermott called for the Board of Adjustment continuation to begin and that this meeting is strictly for residents that attended the prior Board of Adjustment meeting.

- Paul & Cathi Dahlman, 1st Ave NE: Kathy Frette revisited the house and property and adjusted the value to \$199,100.00 down from \$230,000. **Mayor Scott Keigley motioned to approve the change, Councilor Kevin McDermott second; all in favor, motion carried.**
- Commercial piece: Kathy Frette revisited the property and would like to see the class changed to residential because it is used as storage and is in poor condition. Revalued property at \$39,200 down from \$83,900. Property is valued as use not as how it is zoned. **Councilor Jackie Hall motioned to keep the value at \$39,200, Mayor Scott Keigley second; Discussion:** what it was valued at in the past and this year it was brought up to \$83,900. The structure is not used as a business, but was in the past, and should be used as a business. **All in favor, Councilor Kevin McDermott, Mayor Scott Keigley, Councilor Jackie Hall, naves; Councilor Brian Breider, Councilor Tom Novak.**
- Anna Siems, 210 1st Street SW: Kathy Frette revisited the property, most of the home is original with few updates suggests value goes from \$185,400.00 to \$182,500.00. **Councilor Kevin McDermott motioned to accept the assessors offer, Councilor Brian Breider second; All in favor, motion carried.**

Mayor Scott Keigley stepped down from the table .

- Scott Keigley, 720 Treetop Lane SW: Kathy Frette stopped out to revisit the property and no one was home. Scott said that he was offended when asked for his personal appraisal, he spoke to Dean Tloughen from Edina Realty and he said the property was worth from \$210,000 to \$220,000, he has two comparables in the vicinity that are \$199,000 and \$209,000. County knows what property when has been refinanced. Kathy Frette; Board cannot make a decision tonight because the 20 day rescheduling

was not met, must now go to the County Board. Scott Keigley; did respond at the first meeting. Will go to the County Board, has been treated rudely, is disgusted that the property values have taken such a huge spike; \$205,900 to \$247,400.

Discussion: Jeff Justin came forward, he missed the first meeting, his property went up over 21%, \$42,000. His case applies just like Scott's case, he lives in the same neighborhood. Councilor Novak questioned how based values. Kathy Frette; based on comparables to homes in the same area, homes sold from October 2006 – October 2007. Land was undervalued and that's where the biggest increase was. Continued discussion that there were no improvements done and property adjoins a bar and car lot. Values should be based on current sales not from 2006 – 2007. Market values have gone down not up. County looks at this area, not other states. Councilor Novak requested copies of the comparables used for Forest Lane SW and Treetop Lane SW and what the assessed values are. Basement is usually not as nice as the upper level, some are unfinished, some finished nicely. A property has a street running through it and was counted as owned property. Obviously not right – quite excessive, for Scott's value to go up \$45,000, records weren't accurate. Depends on what was missing on old records, doesn't mean that records were correct, and are corrected now. Bottom line is to be at Market Value. All value equally got an increase because the land was undervalued. Jeff Justin; we have drainfields- that land is useless cannot put a tree on it. Some have outlot, group systems. Kathy; some people consider wooded lot useless, you bought property knowing that.

- Don Clark, 510 MN Ave S; Kathy Frette revisited the property, it was sold in 2005 for \$150,000, it needs a lot of work the walls and ceilings are crumbling. There was a pole shed built in 1994 and that gives value. Recommends an assessed value at \$94,600, last year was at \$125,000. **Councilor Kevin McDermott motioned to put it at assessors value, Councilor Jackie Hall second; all in favor, motion carries.**
- Don Clark, 705 Timberline Dr: Kathy Frette revisited the property and recommends that value stay at \$253,200, 2 acres went from \$32,000 to \$75,000, was valued at \$177,000 for 5 years, paid \$255,000 in 2005. Has water running through land. **Councilor Tom Novak motioned assess the property at \$250,000 even, Mayor Scott Keigley second, all in favor, ayes; Councilor Tom Novak, Councilor Jackie Hall, Councilor Kevin McDermott, Mayor Scott Keigley, Naves; Councilor Brian Breider, motion carries.**
- Kevin McDermott, 105 4th Street SE: Councilor Kevin McDermott stepped down from the table, Kathy Frette revisited the property; it is very original, no interior updates, 1 ¾ baths, no basement, valued at \$221,700 before and would lower to \$208,000. Kevin said it was up \$30,000. Last year was

at \$185,200. No basement, .58 acres, just house, 66 foot road easement through property, city row. **Mayor Scott Keigley made a motion to accept the new value on the property, Councilor Tom Novak second, all in favor, motion carries.**

- Roger Wells, 140 6th Lane NE: Kathy Frette revisited the property she kept the land value the same, lowered home after viewing the property from \$384,000 to \$373,500. Home is insured for \$312,200 just on house. It went from \$314,000 to \$380,000, Councilor Novak asked how much you can stomach in one year? Kathy said that it is a very nice house. **Councilor Tom Novak motioned a \$50,000 increase to \$364,700, Councilor Jackie Hall second, Discussion, view of junkyard, All in favor ayes; Councilor Tom Novak, Councilor Jackie Hall, Councilor Brian Breider, naves; Mayor Scott Keigley, Councilor Kevin McDermott, motion carries.**
- Ruth Olson: Mayor Scott Keigley was concerned with her increase of over \$100,000. Kathy Frette said that Ruth was going to contact her, but didn't.
- Bridgett Bowen, 720 2nd Ave SE: Kathy Frette can contest before June, she can review the property. Bridgett will schedule and appointment.

Councilor Kevin McDermott motioned to close the Board of Adjustment Hearing at 7:20pm.

Mayor Scott Keigley opened the Special City Council Meeting at 7:20pm.

IV. SPECIAL COUNCIL MEETING

A. PARKING LOT BIDS

Mayor Scott Keigley motioned to accept the parking lot bids, Councilor Jackie Hall second; discussion: will bring to regular meeting, all in favor, motion carried.

B. RFP'S FOR CITY ATTORNEY

Mayor Scott Keigley called the Mayor of Chatfield for a reference on Frederick Suhler. The Mayor of Chatfield said that he was a very knowledgeable on City Law and policies, although he sometimes is very busy and that answers are not always as quickly given. Councilor Tom Novak questioned why he left in 1997. A small portion of the minutes were read for the meeting he resigned. Councilor Tom Novak would like to meet with the attorneys, and would set meetings soon, as the city is

running out of time. Councilor Brian Breider will also meet with Councilor Novak and attorneys. Attorney Tom Canan: Iverson Reuvers and Meagher & Geer neither do direct city work. Iverson Reuvers know the law. Fred Suhler also worked for the city in the 1980's. He is taking over for him in Eyota. Discussion continued on costs, location, experience, and seeing if they would price match. **Mayor Scott Keigley motioned to rule out Meagher & Geer, Councilor Kevin McDermott second, all in favor, motion carried.** Councilor Kevin McDermott asked who would be available for City Wide Clean-up and Councilor Brian Breider and Councilor Tom Novak said they would be. Discussion: Iverson & Reuvers , cost of \$250 for development work, question on how much for mileage with the cost of gas, question of charges for legal research. Councilor tom Novak will bring back a recommendation.

Meeting went into closed session to discuss a personnel issue at 7:50pm. Summary for the record: The employee will be suspended with pay until an investigation is completed.

IV. ADJOURNMENT

Mayor Scott Keigley motioned to adjourn at 9:12pm, Councilor Jackie Hall second; all in favor, motion carried.

Respectfully Submitted:

Scott Keigley, Mayor

Sandra Jessen, Deputy Clerk