

## COUNCIL PROCEEDINGS

### Special Council Meeting

April 22, 2008

The City Council of Thief River Falls, Minnesota, met in special session at 5:00 p.m. on April 22, 2008 in the Council Chambers of City Hall. The following Councilmembers were present: Bendickson, Cullen (left meeting at 5:30 p.m.), Erickson, Kajewski, Lee, Schmalz, and Nordhagen. Councilmember Holten was absent. Mayor Nordhagen chaired the meeting.

#### **BOARD OF APPEAL AND EQUALIZATION**

Adeline Olson, Pennington County Assessor presented the City Council with her recommendations with regard to appeals filed by taxpayers at the April 10, 2008 Board of Appeal and Equalization held at the Pennington County Courthouse.

#### **RESOLUTION NO. 4-96-08: BARNICK PROPERTY, 14.23 ACRES BETWEEN HIGHWAY 59 SOUTH AND NELSON DRIVE, ESTIMATED MARKET VALUE AND PROPERTY CLASSIFICATION DESIGNATION**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Cullen introduced Resolution No. 4-96-08, being seconded by Councilmember Schmalz, that:

WHEREAS, Mark and Anne Barnick and Joan Baker, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of 14.23 acres of land between Highway 59 South and Nelson Drive. Also being appealed was the reclassification of the property from agriculture to commercial; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended that the estimated market value not be amended, and did recommend to change the property classification back to agriculture.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the estimated market value of \$284,600 for 14.23 acres of property owned by Jacob M. Barnick Revocable Trust (Parcel No. 25.001.068.54) and that the property remain classified as agricultural.

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-97-08: RONALD AND PEGGY REIERSON, 1209 SOMERSET DRIVE, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Lee introduced Resolution No. 4-97-08, being seconded by Councilmember Kajewski, that:

WHEREAS, Ronald and Peggy Reiersen, 1209 Somerset Drive, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the \$162,700 estimated market value of their home; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and determined that the square footage of the property may be incorrect and has recommended adjusting the estimated market value to reflect the correct square footage.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation to amend the estimated market value of 1209 Somerset Drive (Parcel No. 25.101.021.20) to reflect the correct square footage of the residence.

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-98-08: JAMES AND MARY HART, 1126 GREENHILL DRIVE, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Lee introduced Resolution No. 4-98-08, being seconded by Councilmember Cullen, that:

WHEREAS, James and Mary Hart, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of their property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$118,400 estimated market value of 1126 Greenhill Drive (Parcel No. 25.055.006.10),

On vote being taken, the resolution was unanimously passed.

Councilmember Cullen left the meeting at this time.

**RESOLUTION NO. 4-99-08: DARCY AND JODI HARBOTT, 127 FERN ROAD,  
ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Lee introduced Resolution No. 4-99-08, being seconded by Councilmember Schmalz, that:

WHEREAS, Darcy and Jodie Harbott, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of their property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$429,700 estimated market value of 127 Fern Road (Parcel No. 25.092.009.60),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-100-08: KRUTA PROPERTY, HOME LUMBER BUILDINGS  
AND LOTS ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Schmalz introduced Resolution No. 4-100-08, being seconded by Councilmember Kajewski, that:

WHEREAS, Richard and Patricia Kruta, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of the Home Lumber building and adjacent lots.

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property containing the buildings, but did recommend to amend the estimated market value of the lots adjacent to the buildings.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$424,600 estimated market value of the Home Lumber Company property (Parcel No. 25.076.001.10), but to amend the estimated market value of the adjacent lots (Parcel No. 25.100.030.20) from \$16,200 to a \$3,700.

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-101-08: DORIS PANTOW, 704 8<sup>TH</sup> STREET EAST, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Lee introduced Resolution No. 4-101-08, being seconded by Councilmember Schmalz, that:

WHEREAS, Doris Pantow, 704 8<sup>th</sup> Street East, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of her home; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$60,200 estimated market value of 704 8<sup>th</sup> Street East (Parcel No. 25.016.032.80),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-102-08: DANIEL AND MONIQUE WILSON, 1233 WENDT DRIVE, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Bendickson introduced Resolution No. 4-102-08, being seconded by Councilmember Lee, that:

WHEREAS, Daniel and Monique Wilson, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of their property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$178,600 estimated market value of 1233 Wendt Drive (Parcel No. 25.102.005.10),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-103-08: WENDELL TEIGLAND, 401 ARNOLD AVENUE NORTH, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Lee introduced Resolution No. 4-103-08, being seconded by Councilmember Kajewski, that:

WHEREAS, Wendell Teigland, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of his property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$91,600 estimated market value of 401 Arnold Avenue North (Parcel No. 25.003.180.40),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-104-08: COVENANT LINE, INC., 212 LABREE AVENUE NORTH, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Lee introduced Resolution No. 4-104-08, being seconded by Councilmember Bendickson, that:

WHEREAS, Covenant Line, Inc., presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of its property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$96,400 estimated market value of 212 LaBree Ave North (Parcel No. 25.003.295.50),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-105-08: YVONNE SURONEN, 701 DEWEY AVENUE NORTH, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Bendickson introduced Resolution No. 4-105-08, being seconded by Councilmember Kajewski, that:

WHEREAS, Yvonne Suronen, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of her property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of her property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$64,300 estimated market value of 701 Dewey Avenue North (Parcel No. 25.016.023.60),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-106-08: GDH OF THIEF RIVER FALLS, INC., 225 MAIN AVENUE NORTH, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Schmalz introduced Resolution No. 4-106-08, being seconded by Councilmember Kajewski, that:

WHEREAS, GDH of Thief River Falls, Inc., presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of the property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$135,200 estimated market value of 225 Main Avenue North (Parcel No. 25.003.320.70),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-107-08: DAVID AND ELAINE GROVUM, 1809 NELSON DRIVE, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Bendickson introduced Resolution No. 4-107-08, being seconded by Councilmember Schmalz, that:

WHEREAS, David and Elaine Grovum, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of their property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$207,900 estimated market value of 1809 Nelson Drive (Parcel No. 25.092.016.60),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-108-08: EMERY LEE, 540 9<sup>TH</sup> STREET WEST, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Bendickson introduced Resolution No. 4-108-08, being seconded by Councilmember Kajewski, that:

WHEREAS, Emery Lee, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of his property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$543,500 estimated market value of 540 9<sup>th</sup> Street West (Parcel No. 25.078.002.10),

On vote being taken, the resolution was passed by a six-yes vote with Councilmember Lee abstaining.

**RESOLUTION NO. 4-109-08: DR. ROBERT DICKEN, 703 MAIN AVENUE NORTH, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Schmalz introduced Resolution No. 4-109-08, being seconded by Councilmember Kajewski, that:

WHEREAS, Dr. Robert Dicken, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of his property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that \$65,400 shall be the estimated market value of 703 Main Avenue North (Parcel No. 25.014.016.30),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-110-08: CHARLES AND THERESA WALRATH, 220 CROCKER AVENUE SOUTH, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Kajewski introduced Resolution No. 4-110-08, being seconded by Councilmember Lee, that:

WHEREAS, Charles and Theresa Walrath, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of their property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to not amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation that no change be made to the \$132,000 estimated market value of 220 Crocker Avenue South (Parcel No. 25.012.013.40),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-111-08: ARTHUR AND JANE BAKKE, 308 ARNOLD AVENUE NORTH, ESTIMATED MARKET VALUE**

The City Council reviewed a recommendation presented by Pennington County Assessor Olson. Following discussion, Councilmember Lee introduced Resolution No. 4-111-08, being seconded by Councilmember Bendickson, that:

WHEREAS, Arthur and Jane Bakke, presented an appeal at the Board of Appeal and Equalization meeting conducted on April 10, 2008 with regard to the estimated market value of their property; and,

WHEREAS, Pennington County Assessor Olson reviewed the appeal and has recommended to amend the estimated market value of the property.

THEREFORE, BE IT RESOLVED, by the City Council, to accept the Pennington County Assessor's recommendation to amend the estimated market value of 308 Arnold Avenue North from \$11,800 to \$6,000 (Parcel No. 25.003.198.60),

On vote being taken, the resolution was unanimously passed.

**RESOLUTION NO. 4-112-08; APPROVAL OF QUOTE SUBMITTED BY THIEF RIVER FORD AND BERT'S TRUCK EQUIPMENT FOR ELECTRIC DEPARTMENT TRUCK AND UTILITY BOX**

Director of Utilities Rude presented a recommendation. Following discussion, Councilmember Bendickson introduced Resolution No. 4-112-08, being seconded by Councilmember Schmalz, that:

WHEREAS, the following quotes were received for an Electric Department one-ton truck and utility box:

One-Ton Truck:	Thief River Ford	\$17,965.00
	Thief River Ford	\$18,255.00
	Thane Hawkins Polar Chev	\$18,871.43 (state bid)
	Northern Motors	\$19,606.09
Utility Box:	Bert's Truck Equipment	\$5,516.25
	Truck Utilities	\$6,558.00
	ABM Equipment	\$8,638.00

THEREFORE, BE IT RESOLVED, by the City Council, to accept the low quote submitted by Thief River Ford in the amount of \$17,965.000 for a 2008 Ford F series FD one-ton truck and the low quote submitted by Bert's Truck Equipment in the amount of \$5,516.25 for a utility box and installation. Tax is not included in the above amounts.

On vote being taken, the resolution was unanimously passed.

**ADJOURNMENT**

There being no further discussion, Councilmember Schmalz moved, being seconded by Councilmember Kajewski, to adjourn the meeting at 8:14 p.m. On vote being taken, the Chair declared the motion unanimously carried and the meeting adjourned.

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Steve Nordhagen, Mayor

Attest: \_\_\_\_\_  
Jodie R. Torkelson, City Administrator