

BAXTER CITY COUNCIL MINUTES
October 2, 2018

1. Call Meeting to Order

Mayor Darrel Olson called the meeting to order at 7:00 p.m.

2. Roll Call

Mayor Darrel Olson and Council Members Quinn Nystrom, Todd Holman, and Mark Cross were present, and Steve Barrows was absent.

Administrator Brad Chapulis, Finance Director Jeremy Vacinek, Assistant City Administrator Kelly Steele, Public Works Director Trevor Walter, and Community Development Director Josh Doty were present.

3. Pledge of Allegiance

All joined Mayor Darrel Olson in the Pledge of Allegiance

4. Additions or Changes to the Agenda

City Administrator Chapulis asked to add item 8A Deny Contract with Nordic Appraisal & Consulting/Nagell Appraisal & Consulting in the amount of \$650 per parcel to the agenda; correct the closed session agenda item under the City Attorney Report to be closed under Minnesota Statute 13D.05, subd. 3(b), Attorney-Client Privilege; and add agenda item 6I Approve License Agreement Between ISD 181 and the City.

5. Public Comments

None.

6. Consent Agenda

- A. Approve City Council Minutes from September 18, 2018
- B. Approve City Council Work Session Minutes from September 18, 2018
- C. Approve the Payment of Bills and Finance Report
- D. Schedule a Public Hearing for Certification of Delinquent Utility Bills, Invoices, and Abatements for Tuesday, November 20, 2018 at 7:00 p.m., or shortly thereafter
- E. Set a Special Council Meeting for Tuesday, October 30, 2018 at 6:00 p.m. to Award the 2018 Bond Sale
- F. Adopt Purchasing Policy
- G. Accept Parks and Trails Commission Minutes from September 24, 2018
- H. Accept Memorial Park Bench donation of \$1,500 for a new bench at Whipple Beach Recreational Area

MOTION by Council Member Cross, seconded by Council Member Nystrom to approve the Consent Agenda. Motion carried unanimously.

7. Pulled Agenda Items

8. Other Business

A. Deny Contact with Nordic Appraisal & Consulting/Nagell Appraisal & Consulting in the amount of \$650 per parcel.

Community Development Director Doty explained on August 7, 2017, the City considered an offer of property for sale from Park Region Limited Partnership/Navillus Land Company for the development of the City's trail system on the east side of State Highway 371. On September 18, the City Council provided consensus support move forward with a contract with Nordic Appraisal & Consulting/Nagell Appraisal & Consulting in the amount of \$650 per parcel (\$17,550 for 27 parcels), subject to Parks and Trails Commission review.

On September 24, 2018 the Parks and Trails Commission recommended that the City not move forward with the contract for appraisal. Specifically, the Parks and Trails Commission stated that this project is not in the City's immediate CIP for purchase or construction and that the appraisal might be dated by the time the City would be ready to fund the purchase or construct the trail. The Commission did note that if the City decided to move the construction of this trail to an earlier timeframe, then they may reconsider the situation.

From a staff perspective, the potential purchase is being raised because the property owner is a willing seller. Although the trail is not scheduled for construction at this time, it is designated as a future goal in the Comprehensive Plan.

Council Member Holman explained he spoke to two Parks and Trails Commission members in which they explained that had they had a better understanding of the big picture they may have had a different recommendation.

Mayor Olson explained he understands the Parks and Trails Commission recommendation. It is hard to plan for the future without knowing the cost.

MOTION by Council Member Holman, seconded by Council Member Cross award the contract with Nordic Appraisal & Consulting/Nagell Appraisal & Consulting in the amount of \$650 per parcel, based on the recommendation provided by staff and they provided the lowest appraisal, with full respect to the Park and Trails Commission. Motion carried unanimously.

9. Council Comments

Mark Cross: Council Member Cross reminded motorists to watch out for motorcycles.

Darrel Olson: Mayor Olson attended a function provided by local realtors and HART. The City's K9 unit attended the event and wowed the crowd with their presentation.

10. City Administrator's Report

City Administrator Chapulis reminded the council of the two assessment hearings to be held next week.

11. City Attorney's Report

A. Closed Session Under Minnesota Statute 13D.05, subd. 3 (b), Attorney-Client Privilege

City Attorney Person asked the council to enter into a closed session under Minnesota Statute 13D.05, subd. 3 (b), Attorney-Client Privilege.

MOTION by Council Member Cross, seconded by Council Member Nystrom to enter into a closed session at 7:12 p.m. Motion carried unanimously.

The council returned to an open session at 7:30 p.m. and Attorney Person announced no final action would be taken by the council at this time.

12. Adjourn

MOTION by Council Member Cross seconded by Council Member Nystrom to adjourn at 7:30 p.m. to special council meeting on Wednesday, October 10 at 6 p.m. and Thursday, October 11 at 7:30 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator