

City of Ottertail
June 22, 2016
SPECIAL MEETING
7:00 AM

Council Present: Mayor Myron Lueders, Jill Carlson, Ronald Grobeck, Darold Woessner, Heather Rosenthal.

Staff: Elaine Hanson, Clerk-Treasurer

Others Present: Traci Ryan, Ryan Development Consultants; Brad Stevens, Thumper Pond.

Mayor Lueders opened the meeting and the Pledge of Allegiance was recited.

Traci Ryan submitted information on a Tax Abatement request from Thumper Pond to help alleviate financial difficulties due to the April 16, 2015 roof collapse. Ryan's understanding is that this was the first time the city has considered a tax abatement and at this time the council is only to consider the request with formal action to take place at the July regular meeting. Brad Stevens provided a narrative describing why the request is being made. A calculation made by Otter Tail County Assessor, Kevin Schiedecker was also provided along with a letter to try to explain the estimated market value of the property. A 10 year abatement is requested, but should insurance dollars come through after their legal action to obtain insurance funds, the abatement would cease. It was made clear that the abatement would be on the property, not the building. Ryan explained that a TIF would not work in this situation and that the Abatement would be County and City, the City would carry the request forward to the County. The way abatement works, the value would be decreased initially, abating a portion of the existing property. A public hearing will be required at the county level. At the next city council meeting a resolution will be presented for approval to request a public hearing.

Ryan presented a proposal for her services to administratively coordinate the Tax Abatement process. A fee of \$4,200 plus mileage and out of pocket expense not to exceed \$500 of which all will be reimbursed by Thumper Pond. Motion made by Grobeck and second by Woessner to accept the proposal for services. All voted in favor, carried.

At 7:16 a.m. Mayor Lueders closed the special meeting pursuant to and authorized by MN Statutes 13D.05 section 3 to discuss land acquisition at Thumper Pond. Special meeting was closed to the public. Those in attendance of the closed meeting were Council members Lueders, Rosenthal, Carlson, Grobeck & Woessner; City Clerk-Treasurer, Elaine Hanson; Traci Ryan, Ryan Development Consultants.

At 7:36 a.m. the special meeting was reopened.

Having reviewed Apex Engineering proposal for a preliminary engineering report for the proposed purchase a motion was made by Carlson and second by Rosenthal to authorize a report in the amount of \$4300. Carried. After reviewing quotes for surveying and creating a preliminary plat from Anderson Land Surveying \$6500 and Compass Consultants, Inc. \$4400 a motion was made by Carlson and second by Grobeck to award Compass Consultants, Inc. the work. Voting in favor of said motion was Lueders, Grobeck, Carlson and Woessner. Rosenthal abstained citing spouse as an employee of Compass. Motion carried.

A motion was made by Rosenthal and second by Carlson to move forward on the Purchase Agreement to be drawn up by City Attorney Karkela if he can get it done by the end of next week, otherwise the committee can look for the services of an alternative attorney. All voted in favor, carried.

With no further business, council adjourned at 7:50 a.m.

Elaine Hanson, MCMC
City Clerk-Treasurer

Myron Lueders
Mayor