

City of Goodview
City Council Minutes
April 18, 2011

The meeting was called to order by Mayor Weimerskirch at 5:00 p.m.

The Pledge of Allegiance was said.

Upon Roll Call: Mayor J.P. Weimerskirch and Councilmembers Steve Baumgart, Dick Ledebuhr, Sandy Erdman, and Mike Alexander were present.

City Staff Present: City Administrator Dan Matejka, Director of Public Works Greg Volkart, Police Chief Kent Russell, and Clerk-Typist Nancy Gaulke.

At 5:01 p.m., Mayor Weimerskirch opened the Board of Appeals meeting for the City of Goodview. Winona County Assessor Steve Hacken and Winona County Appraiser Dave Kohner were in attendance. Mayor Weimerskirch stated the purpose of the annual meeting is to address any questions or concerns from residents regarding their property valuations. Mr. Hacken gave the Council an overview of how valuations were determined by explaining that in general, residential property values – including apartment buildings – were considered flat while commercial property values decreased. He informed the Council Winona Lighting has filed tax petitions for two years; however, they have not contacted his office to explain their concerns. Mr. Bill Baker, owner of parcel numbers 24.000.0945 and 24.000.0946, stated he has been working with Mr. Hacken on the valuations of those parcels. He explained the valuations have been reduced from \$776,500 for 2010, to \$697,400 for 2011, to a proposed \$593,800 for 2012; however he believes the properties are still over-valued. Mr. Baker noted he purchased the properties for \$450,000 and presented the Council with an appraisal valuing the properties between \$472,000 and \$480,000. He further indicated that use of the income approach to valuing apartment buildings (1% of income) supports his conclusion. In response to questions from the Council, Mr. Baker explained parcel 24.000.0945 is a duplex located at 970 49th Avenue currently valued at \$153,000 which he believes should be valued at \$130,000. Parcel 24.000.0946 consists of two 4-plexes located at 950 49th Avenue currently valued at \$440,800 which Mr. Baker believes should be valued at \$320,000. Mr. Hacken explained the calculation of the valuation of apartment buildings depends upon several criteria including rental income, the age of the building, and the size of the apartments as well as the market information on comparable apartment buildings. Because he did not have that data available at the meeting, he offered to go to his office and research the information and return to the meeting to present his findings to the City Council. Mayor Weimerskirch suspended the Board of Appeals meeting at 5:34 p.m. and opened the regular meeting.

Consent Agenda: Councilmember Erdman moved and Councilmember Baumgart seconded the Consent Agenda be approved as presented. The agenda included the minutes of the April 4, 2011 regular City Council meeting and April 2011 claims reviewed by Councilmembers Alexander and Erdman. The claims totaled \$273,527.26 for the following operating funds:

General Fund	\$133,988.84
Water Service Fund	33,175.93
Sewer Service Fund	106,362.49

All voted aye and the motion carried.

Under the Community Input portion of the agenda, Mr. Matt Mancuso, 4070 9th Street, was present to discuss his concerns regarding an apartment building located in the 5100 block of 9th Street. Mr. Mancuso noted there have been several incidents at the apartment building including drug arrests, a sexual assault, and recently a Level 3 sex offender residing in the building. He pointed out the apartment is in close proximity to Goodview Elementary School and stated he is very concerned about the safety of the children as well as the rest of the residents of the neighborhood. Mr. Mancuso questioned why it took 5 days to notify citizens that a Level 3 sex offender was living in Goodview. Police Chief Russell explained the procedures required by law regarding sex offenders and stressed that the Goodview Police Department went beyond what is required by law by notifying the public sooner and by personally checking in with the offender on a daily basis. He pointed out this offender is an unsupervised offender and is free to live anywhere he chooses and has already moved out of Goodview. Mr. Mancuso provided a petition with over 70 signatures to the City Council suggesting the City enact an ordinance requiring landlords to do background checks on prospective tenants and to evict tenants for felonies and other serious offenses. The City Administrator explained he checked with the City's legal counsel and was advised the City cannot require landlords to do background checks. Chief Russell explained the City is researching the possibility of enacting an ordinance that will allow the City to hold landlords responsible for excessive police calls to their properties.

There were no Council concerns, complaints, or inquiries.

The Goodview Fire Department minutes from April 4, 2011 were reviewed.

The Building Permit Report for March 2011 was reviewed.

Mr. Rueben Halvorson, 4240 7th Street, presented a petition signed by 17 residents calling for the City to adopt a "Common Sense Ordinance." The proposed ordinance addresses issues such as planting trees or shrubs in places where they will affect utilities and/or neighbor's properties; improper disposal of food, garbage, or other foreign materials; proper maintenance of properties; and prevention of other potential hazards of unsafe, unhealthy environments to ensure and to protect public health. The City Administrator explained a Nuisance Ordinance was passed on January 24, 2011 which covers many of the items included in Mr. Halvorson's proposed ordinance and the City is in the process of identifying properties that are not in compliance.

Mayor Weimerskirch reconvened the Board of Appeals at 6:14 p.m. After reviewing all available information, Mr. Hacken explained the valuation of Parcel 24.000.0945 seemed reasonable and he would not recommend reducing the valuation. He noted the land value of that parcel is \$65,200 and the building value is \$87,800 which is a very high land to building ratio. He feels the current valuation of \$153,000 is accurate and fair. Mr.

Hacken stated Parcel 24.000.0946 is a rather unique situation because the property contains two 4-plex buildings (four 2-bedroom units and four 1-bedroom units). He explained a 10-unit apartment building with comparable rental income would be valued at approximately \$380,000. However, since the property consists of two separate buildings, he feels a valuation of \$410,000 would be reasonable. Councilmember Erdman moved and Councilmember Baumgart seconded to approve a recommendation to leave the valuation of parcel 24.000.0945 at \$153,000 and to reduce the value of parcel 24.000.0946 from \$440,800 to \$410,000. Mayor Weimerskirch and Councilmembers Baumgart and Erdman voted aye, Councilmember Ledebuhr voted nay, and Councilmember Alexander abstained. The motion carried.

Councilmember Erdman moved and Councilmember Alexander seconded to approve the Board of Review as modified. All voted aye and the motion carried. Mayor Weimerskirch closed the Board of Appeals meeting at 6:30 and reopened the regular meeting.

Councilmember Ledebuhr moved and Councilmember Erdman seconded RESOLUTION NO. 0866, A RESOLUTION ACKNOWLEDGING THE DESIGNATION OF CITY FUNDS TO INDEPENDENT SCHOOL DISTRICT #861 FOR A COLLABORATIVE PROJECT, be adopted. The City Administrator explained this is a collaborative effort between the City of Goodview, School District #861, the Goodview Activity Group, the Morey Miller Foundation, and an anonymous donor to resurface the walking/running track encircling Goodview Elementary School. The total cost of the project is estimated to be \$16,000 of which the City's share will be \$4,000 with the funds coming from a designated reserve account which will be accounted for in the City's books in 2010. Councilmember Alexander inquired if the track received much use from Goodview residents to which the Mayor and the Administrator replied yes and that is the reason for the City's contribution. Mayor Weimerskirch explained the track is a safety issue due to its bad condition. All voted aye and the Resolution was adopted.

The City Administrator informed the Council that a couple property owners in the vicinity of 63rd Avenue have expressed interest in hooking up to City sewer and water. Mr. Greg Volkart, Director of Public Works, explained this project was proposed to the property owners in that area back in 2001 when utilities were installed to service the Sunny Acres and Hub Mill subdivisions, but the residents were not in favor of the project at that time. Mr. Dan Hengel, 410 63rd Avenue, was in attendance to express his support of extending water and sewer to the area. He explained that due to the laws regarding septic systems and wells, he will need City utilities in the future to ensure he is up to code. Mr. Volkart stated the cost of the project in 2001 would have been approximately \$577,900 and he stated that a very rough estimate of the cost now would be approximately 30% higher, but emphasized a study would need to be done to determine a more accurate cost of the project. He also noted that portions of the project's costs would be assessable to area property owners, with the City picking up the balance. In response to a question from Councilmember Ledebuhr, the City Administrator stated the extension would service approximately 25 properties and would be sized to accommodate future expansion. Councilmember Ledebuhr moved and Councilmember Erdman seconded to initiate a formal study for extending sewer and water services to 63rd Avenue. All voted aye and the motion carried.

During the Other portion of the agenda, the Council acknowledged the Maintenance Department on-call schedule for May 2011.

An email regarding Winona County Emergency Management was acknowledged.

The City Administrator notified the Council of a couple upcoming events the Winona Elks Lodge will be holding including a car show with an outdoor band on Saturday, May 21, 2011. This will be held in correlation with the Wounded Warriors Soldier Ride. The other event will be an outdoor concert featuring the White Sidewalls on July 29, 2011.

Mayor Weimerskirch inquired if any pumping of Lake Goodview had been started yet. The Public Works Director stated the lake level reached 7' today but no pumping has been needed yet.

Police Chief Russell stated he would like to meet with the Winona Elks to discuss the scheduled outdoor events as well as to discuss the annual lighted parade. The City Administrator and Councilmember Ledebuhr indicated they would ask representatives from the Elks to contact Chief Russell.

Councilmember Baumgart moved and Councilmember Erdman seconded to adjourn. All voted aye, motion carried.

Adjournment at 6:59 p.m.

NOTE: The next regular meeting of the Goodview City Council will be on Monday, May 2, 2011 at 5:00 p.m. at Goodview City Hall.