

**MINUTES OF BOARDS OF REVIEW OF THE PRINCETON CITY COUNCIL HELD ON
APRIL 7, 2011, 4:30 P.M. IN THE CITY HALL COUNCIL CHAMBERS**

Mayor Riddle called the meeting to order. Council members present were Mayor Jeremy Riddle and Councilors Paul Whitcomb, Dick Dobson, Victoria Hallin, and Thom Walker. Staff present was Administrator Mark Karnowski, Police Chief Brian Payne and City Attorney Dick Schieffer. Absent was Council Member Dick Dobson.

Sherburne County was scheduled to be the first County to give their presentation, but they were late in arriving so Mayor Riddle called on Mille Lacs County.

MILLE LACS COUNTY BOARD OF APPEAL AND EQUALIZATION HEARING – 4:30 P.M.

Pat Stotz, Mille Lacs County Assessor, and Assessor staff member Mary Jo Otten were present to make the presentation. They first handed out a survey to the Council Members which would allow the Councilors to grade the office presentation.

Assessor Stotz advised that they had no scheduled appointments – which was a first for Princeton in her experience doing the Board of Appeal and Equalization Hearing. They did have four letters from Princeton property owners. Those were:

- David Miller – Mr. Miller owns a property in the Pond View Subdivision. He requested that his property be re-evaluated in that the value was placed at \$82,500 and he recently paid only \$48,000 for the property.
- Michael Williams – Mr. Williams sent a letter primarily to reserve his right to appeal his law office building's evaluation to the County Board at their hearing.
- Mike Strandland – Mr. Strandland owns properties in the Pond View Subdivision and has issues with the valuation the County has placed on the vacant lots.
- Roger Winkelman – Mr. Wnikelman was contesting the valuation of the lots at Northfield Commons.

In response to the letters received, the assessor recommended that the valuation of the vacant city residential lots be reduced from \$30,000 to \$20,000 and valuation of the 5-acre parcels be reduced from \$94,000 to \$50,000.

WHITCOMB MOVED TO CONCUR WITH THE RECOMMENDATION OF THE MILLE LACS COUNTY ASSESSOR'S OFFICE AND REDUCE THE VALUATION OF SINGLE FAMILY RESIDENTIAL LOTS FROM \$30,000 to \$20,000 AND REDUCE THE VALUATION OF 5-ACRE LOTS FROM \$94,000 to \$50,900. HALLIN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY (4 AYES, 0 NAYS).

SHERBURNE COUNTY BOARD OF APPEAL AND EQUALIZATION HEARING

Present at the hearing was John Cullen; the Sherburne County Chief Deputy Assessor. He also advised that there were no appointments scheduled through his office. He noted that he had a letter from Roger Winkelman appealing the valuation of the AmericInn Motel, the lot he owns south of McDonalds and the industrial building he owns off 126th Avenue, east of the railroad right-of-way.

Cullen advised that all commercial property had been reduced by 2%-3% and industrial properties were reduced by 3%. While townhouse values were down about 3%. Cullen noted that Princeton's Industrial Park was the most active in all of Sherburne County. He did say that the

actual sales numbers for industrial properties were “all over the board” with some being sold for more than their assessed value and some being sold for considerably less than the assessed value.

WALKER MOVED TO CONCUR WITH THE RECOMMENDATION OF THE SHERBURNE COUNTY ASSESSOR’S OFFICE AND TAKE NO ACTION TO MODIFY THE VALUES OF ANY OF THE PROPERTIES DISCUSSED BY THE BOARD. HALLIN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY (4 AYES, 0 NAYS).

WELLHEAD PROTECTION PROGRAM

Dave Thompson, the general manager of the Princeton Public Utilities Commission (PUC) gave the Council an update on their Wellhead Protection Program (WPP). He noted that they completed the program a couple of years ago but, with the construction of two new wells, they are obligated to update the WPP. The plan has to be into the state by December. The PUC will have 10 years to implement the plan once it’s approved. Once the plan is approved, the PUC will then be able to apply for grants to address any wellhead issues.

He reviewed the various documents that the Council had in their meeting packet. He expressed his frustration that the State already has much of the information that they are requiring the PUC to provide on their own at the PUC’s expense. He noted that the purpose is because, too often, in the past the info the state had was in error.

He also expressed frustration that some of the Baldwin Township Officials charged that the WPP was a veiled attempt to force annexation of areas with well issues. He noted that the State, not the PUC or the City set the WPP boundary. Further, he explained that the work the PUC is doing on the WPP will actually work to the benefit of the water quality for those private wells in Baldwin Township. Thompson noted that they are not looking to condemn any wells anywhere and that the program’s effect will be that the groundwater in the area will benefit.

Thompson noted that he would like to have a city representative on the WPP committee and suggested either Councilmember Dobson or Public Works Director Bob Gerold.

COMMUNITY DEVELOPMENT POSITION

The Council reviewed a memo from the Administrator advising that the city had received over 60 inquiries about the Community Development Director (DCC) position and that 11 applications had already been received.

Karnowski explained the proposed process to select a new CDD. It was determined that Mayor Riddle and Councilmember Whitcomb will sit on the interview committee along with Karnowski, Jackson and, hopefully, a community development director from a nearby city.

HALLIN MOVED TO ACCEPT THE RESIGNATION OF JAY BLAKE AS THE COMMUNITY DEVELOPMENT DIRECTOR WITH A NOTE COMMENDING HIM FOR THE TREMENDOUS JOB HE HAS DONE FOR THE CITY DURING HIS TENURE. WHITCOMB SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY (4 AYES, 0 NAYS).

WWTP EASEMENT

Attorney Schieffer advised the Council that he had negotiated an easement to get the effluent from the WWTP to the river from the Bank that is holding the paper on the property. Schieffer

suggested that the cost for the easement \$2,500 is considerably less than the cost of going through a condemnation process.

Walker asked where the funds for the easement would come from. Karnowski suggested that the funds would come out of the city's sewer fund.

HALLIN MOTIONED TO DIRECT THE MAYOR AND ADMINISTRATOR TO SIGN THE NECESSARY DOCUMENTS TO FACILITATE THE LEASE. WHITCOMB SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY (4 AYES, 0 NAYS).

APRIL 28th COUNCIL MEETING

Karnowski advised that the Princeton Area Visionary Committee was holding a fundraiser to build an amphitheater in Riverside Park on Thursday, April 28th from 6 PM to 9 PM and asked if the Council wanted to move the Council meeting regularity scheduled for that evening to an earlier time (6:30?) or another date (Tuesday, April 26th?) which would allow the Council to attend. The Council agreed that the time should be cleared but asked that it be placed on the April 14th agenda for further discussion.

APPOINTMENT TO BALDWIN/PRINCETON DISCUSSION GROUP

Karnowski noted that, with the newly elected Baldwin Township Board now in place, the city should consider appointing two Council representatives to meet with Baldwin representatives. It was noted that Mayor Riddle had served in the past and that Council Member Walker was not appointed to any other committee and may be a good choice.

WHITCOMB MOVED TO APPOINT RIDDLE AND WALKER TO THE BALDWIN/PRINCETON DISCUSSION GROUP. THE MOTION WAS SECONDED BY HALLIN. THE MOTION CARRIED UNANIMOUSLY (4 AYES, 0 NAYS).

ADJOURNMENT

There being no further business:

HALLIN MOVED TO ADJOURN THE MEETING. WHITCOMB SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY AT 5:51 PM. (4 AYES, 0 NAYS).

Respectfully Submitted,

Mark Karnowski
City Administrator

ATTEST:

Jeremy Riddle, Mayor