

**SPECIAL ROSEAU CITY COUNCIL MEETING
MONDAY – MARCH 16, 2009 @ 5:00 P.M.
ROSEAU CITY CENTER COUNCIL CHAMBERS
121 Center Street East Suite 201
Roseau, MN 56751**

A Special meeting of the Roseau City Council was held on the above date, time and place. Members present were Mayor Jeff Pelowski, Council members Gerry Schiltz, Curt Ireland and Linda Vatsdal. Absent none. Others present were Clerk-Treasurer Michelle Slater, Community Development Coordinator and Attorney Patrick Moren.

Mayor Pelowski called the meeting to order and the Pledge of Allegiance was said.

Pursuant to due call and notice a special meeting of the Roseau City Council was held on the above date, time and place. The purpose of the meeting was to:

- Approve Roseau Airport/FAA rezoning grant agreement.
- Consider East Diversion Project Land Purchase Appraisal proposals.
- Hold a Comprehensive Plan work session – Land Use.

Council member Ireland introduced the following resolution and moved for its adoption;

#R 17-09

**RESOLUTION AUTHORIZATION TO EXECUTE MINNESOTA
DEPARTMENT OF TRANSPORTATION GRANT AGREEMENT FOR AIRPORT
IMPROVEMENT EXCLUDING LAND ACQUISITION
(AGREEMENT ON FILE IN THE OFFICE OF THE CITY CLERK)**

It is resolved by the City of Roseau as follows:

1. That the state of Minnesota Agreement No. 94295, “Grant Agreement for Airport Improvement Excluding Land Acquisition,” for State Project No. 6801-27 at the Roseau Municipal Airport is accepted.
2. That the Mayor (Jeff Pelowski) and Community Development Coordinator (Todd Peterson) are authorized to execute this Agreement and any amendments on behalf of the City of Roseau.

Signature: s/s Michelle Slater
(Clerk or Equivalent)

The motion for the adoption of the foregoing resolution was duly seconded by Council member Vatsdal and upon vote being taken, the following voted in favor thereof: Ireland, Vatsdal, Schiltz and Pelowski

and the following voted against the same: None

and the following abstained: None

and the following were absent: Novacek

whereupon said motion was declared duly passed and adopted.

Council member Ireland introduced the following resolution and moved for its adoption;

#R 18-09

**RESOLUTION AUTHORIZING EAST DIVERSION
PROJECT LAND APPRAISAL SERVICES**

WHEREAS, pursuant to a request for real estate appraisal services for the East Diversion land purchase, request for appraisal services were received as follows;

<u>Company</u>	<u>Quote</u>	
ProSource	Residential	
	1004 URAR Singel Family	\$ 325+ Expenses
	Operating Income Statement	\$ +50
	FHA	\$ +50

1025 Duplex	\$ 450 + Expenses
FHA	\$ +50
Commercial	
Partial Acquisition	
*Uncomplicated (land)	\$ 700/Parcel + Expenses
Before and After (land)	\$1,500/Parcel + Expenses
Before and After (with improvements) requires individual quote	
Full Acquisition	
Summary Report (land)	\$1,200/Parcel + Expenses
Summary Report (with improvements) requires individual quote	
Self-contained (land)	\$1,800/Parcel + Expenses
Self-contained (with improvements) requires individual quote	
*Not permitted for condemnation purposes.	
Note: Discounts can be made if multiple parcels are involved within one assignment	
Hourly Rates	
Certified General Appraiser	\$ 90/hour
Certified Residential Appraiser	\$ 85/hour
Licensed Residential Appraiser	\$ 80/hour
Rick Battles	
Fixed rate for each parcel appraised	
1-5 parcels	\$3,000.00 each
6-10 parcels	\$2,500.00 each
Greater than 10	\$2,250.00 each

WHEREAS, both proposals received had comparable and adequate appraisal qualifications; and

WHEREAS, both proposals have comparable costs based on the wide variety of appraisals that will be required by the East Diversion Project;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROSEAU, MINNESOTA;

That Rick Battles of Dynasty Enterprises Inc., dba Rick's Appraisal Service shall be awarded a contract to do appraisals for the East Diversion Project, contingent upon U.S. Army Corps of Engineers approval and his stated ability to deliver appraisals within the timelines established for delivery of the overall East Diversion Project;

BE IT FURTHER RESOLVED THAT, Community Development Coordinator Peterson shall be given the authorization on behalf of the Roseau City Council to obtain appraisal services from ProSource if Dynasty Enterprise Inc. dba Rick's Appraisal Service is unable to meet the requirements of the U.S. Army Corps of Engineers or the City of Roseau in the delivery of appraisals for the East Diversion Project.

Adopted by the Roseau City Council this 16th day of March 2009.

ATTEST:

Clerk-Treasurer

Mayor

The motion for the adoption of the foregoing resolution was duly seconded by Council member Vatsdahl and upon vote being taken, the following voted in favor thereof: Ireland, Vatsdahl, Schiltz and Pelowski

and the following voted against the same: None

and the following abstained: None

and the following were absent: Novacek

whereupon said motion was declared duly passed and adopted.

Mayor Pelowski summarized the current State and Federal funding status for the East Diversion Project.

Community Development Coordinator Peterson presented the Land Use portion of the Comprehensive Plan for discussion. The Council reviewed and made changes/additions to the “Land Use” segment of the Comprehensive Plan.

Council member Ireland motioned, Council member Schiltz seconded and it was carried by unanimous vote that there was no further business, therefore the meeting be adjourned.

ATTEST:

Clerk-Treasurer

Mayor