

**WILLMAR CITY COUNCIL SPECIAL MEETING**  
**MUNICIPAL UTILITIES AUDITORIUM**  
**WILLMAR MINNESOTA**

October 23, 2023  
6:30 p.m.

The Special Meeting of the Willmar City Council was called to order by Mayor Douglas Reese. Members present on a roll call were Mayor Douglas Reese, Council Members Justin Ask, Audrey Nelsen, Vicki Davis, Carl Shuldes, Michael O'Brien, Thomas Butterfield, and Rick Fagerlie. Present 8, Absent 1. Council Member Julie Asmus was excused from the meeting.

Also present were City Administrator Leslie Valiant, City Operations Director Kyle Box, Finance Director Tom Odens, Public Works Director Justin DeLeeuw, Community Growth Director Pablo Obregon, Human Resource Director LuAnn Sietsema, City Clerk Judy Thompson and Flaherty and Hood, P.A. Attorney Robert Kringler.

There were no additions or deletions to the agenda.

Council Member Ask offered a motion to approve the agenda as presented. Council Member Fagerlie seconded the motion, which carried unanimously.

Council Member Nelsen asked if there could be an additional future budget meeting scheduled after tonight's discussion. City Administrator Valiant stated there could be another meeting scheduled, if necessary.

At 6:32 p.m. Mayor Reese opened the public hearing for continuation of the October 16th public assessment hearing for the 13 properties that needed further review. Mayor Reese stated the hearing tonight is only for the 13 properties under review and took new comments/information from those individuals.

Matt Schrupp, 905 23rd St SE, addressed the Mayor and Council regarding the fact his property was fully assessed in 2010 for the 23rd Street side of his property and was again fully assessed for the 10th Avenue SE side of his property and referenced the assessment policy regarding corner lots.

Duaine Amundson, representing Calvary Lutheran Church cemetery, 3021 Eagle Ridge Drive E, addressed the Mayor and Council and stated per statute, cemeteries are exempt from special assessments and requested the assessment amount be removed from the assessment roll.

Craig Gertsema, 2100 Gorton Ave NW, addressed the Mayor and Council questioning contractor's responsibilities on projects, and stated his driveway was shortened with the street project and the problems it creates for access to his property.

Marilyn Stulen, 1412 17th Street SW, treasurer and board member for Fairview Cemetery, addressed the Mayor and Council requesting the assessments against the cemetery be removed as per statute.

Mayor Reese closed the public hearing at 6:44 p.m. and opened it up for discussion by Council.

Contracted City Engineer Jared Voge referenced the memorandum in the Council packet with the recommendations for each objection to the assessment. The recommendations are as follows:

<b>Nicole Konz</b>	<b>95-380-0040</b>	<b>2213 Gorton Avenue NW</b>
Council Member Davis offered a motion to approve the assessment as stated on the assessment roll. Council Member Ask seconded the motion, which carried unanimously.		

<b>Mitchell Aasen</b>	<b>95-668-0770</b>	<b>405 23<sup>rd</sup> Street SE</b>
Council Member Fagerlie offered a motion to approve the assessment as stated on the assessment roll. Council Member Shuldes seconded the motion, which carried unanimously.		

**Natasha Knutson** 95-916-4020 1725 Gorton Avenue NW  
Council Member Fagerlie offered a motion to approve the assessment as stated on the assessment roll. Council Member Butterfield seconded the motion, which carried unanimously.

**Jeremiah Brendsel** 95-665-0040 1013 Irene Avenue SE  
Council Member Fagerlie offered a motion to approve the assessment as stated on the assessment roll. Council Member Butterfield seconded the motion, which carried unanimously.

**Calvary Lutheran Church Cemetery** 95-916-3310 2401 Gorton Avenue NW  
Council Member Ask offered a motion to delete the property from the assessment roll. Council Member O'Brien seconded the motion, which carried unanimously.

**Fairview Cemetery Association** 95-909-0060 2400 Gorton Avenue NW  
Council Member Shuldes offered a motion to delete the property from the assessment roll. Council Member O'Brien seconded the motion, which carried unanimously.

**Anthony & Mary LaPatka** 95-380-0130 2333 Gorton Avenue NW  
Council Member Fagerlie offered a motion to approve the assessment as stated on the assessment roll. Council Member Ask seconded the motion, which carried unanimously.

**Don & Eileen Twedt** 95-916-5220 2108 Gorton Avenue NW  
Following a lengthy discussion, Council Member Butterfield offered a motion to reduce the footage assessed against said property to 165 feet. Council Member O'Brien seconded the motion, which carried unanimously.

**Craig Gertsema** 95-711-0010 2100 Gorton Avenue NW  
Contracted City Engineer Jared Voge responded to Mr. Gertsema's comments made earlier in the meeting and stated he would view his property regarding the driveway issue brought forward. Council Member Fagerlie offered a motion to approve the assessment as stated on the assessment roll. Council Member Butterfield seconded the motion, which carried unanimously.

**Bradley & Rose Serbus** 95-711-0030 401 20<sup>th</sup> Street NW  
Council Member Ask offered a motion to approve the assessment as stated on the assessment roll. Council Member Davis seconded the motion, which carried unanimously.

**Jay Halliday** 95-668-0410 400 23<sup>rd</sup> Street SE  
Council Member Shuldes offered a motion to approve the assessment as stated on the assessment roll. Council Member Davis seconded the motion, which carried unanimously.

**Matthew & Joanna Schrupp** 95-668-3150 905 23<sup>rd</sup> Street SE  
Following a lengthy discussion, Council Member Butterfield offered a motion to reduce the assessment footage by 30 (30%) percent. Council Member Ask seconded the motion, which carried unanimously.

**Richard Hess** 95-668-1120 2305 6<sup>th</sup> Avenue SE  
95-668-1700  
Council Member Fagerlie offered a motion to approve the recommendation of staff to assess the properties for one large lot in the amount of \$6,000 as presented in the assessment roll. Council Member Shuldes seconded the motion, which carried unanimously.

Council Member Ask offered a motion to adopt the Bolton & Menk memorandum dated October 20, 2023, as the Council's findings regarding these parcels. Council Member Nelsen seconded the motion, which carried unanimously.

Council Member Nelsen offered a motion for Council to review the assessment policy and timeline for notification of assessments to property owners sometime in early spring. Council Member Butterfield seconded the motion, which carried unanimously.

Council Member O'Brien offered a motion to introduce **Resolution No. 2023-171 Amending the 2023 Assessment Roll**. Council Member Butterfield seconded the motion, which carried on a roll call vote of Ayes 7, Noes 0.

At 7:33 p.m. the Council entered into closed session under Minnesota Statute 13D.03 Subd.1 upon motion by Council Member Ask. Council Member Fagerlie seconded the motion, which carried.

At 8:11 p.m. Council returned to open session.

At 8:12 p.m. Council entered into closed session under Minnesota Statute 13D.05 Subd.3(a) upon motion by Council Member Ask. Council Member Butterfield seconded the motion, which carried.

At 9:15 p.m. Council returned to open session.

City Finance Director Odens presented a review of 2024 budget updates for consideration by the Council.

The meeting adjourned at 9:30 p.m. upon motion by Council Member Ask, seconded by Council Member Nelsen.

Respectfully submitted,

/s/ Judy R. Thompson

Judy R. Thompson  
City Clerk

**RESOLUTION NO. 2023-171**

**RESOLUTION AMENDING THE 2023 ASSESSMENT ROLL.**

Motion By: O'Brien                      Second By: Butterfield

**WHEREAS**, The City Council of the City of Willmar, Minnesota duly adopted the assessment roll for the 2023 Street Improvement Project No. 2301 on October 16, 2023, and

**WHEREAS**, certain adopted assessments have been amended due to additional information.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Willmar, Minnesota, as follows:

1. Special assessment amounts against Parcels 95-916-3310, 95-909-0060, 95-916-5220, and 95-668-3150 should be amended.
2. Such assessment roll be amended to the sum of \$3,123,944.50, a copy of which is attached hereto and made a part hereof, is hereby accepted.
3. The City Clerk shall forthwith transmit a certified duplicate copy of this assessment to the County Auditor to be extended on the tax list of the County.

Dated this 23rd day of October, 2023.

/s/ Douglas E. Reese  
MAYOR

ATTEST:

/s/ Judy R. Thompson  
CITY CLERK