

FAIRMONT CITY COUNCIL AGENDA

Monday, July 10, 2023, 5:30 p.m.

1. **Roll Call/Determination of Quorum**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Recognition/Presentations**
5. **Mayor's Update** (03)
6. **Public Discussion/Comment** (Individual comments are limited to 3 minutes) (04)
7. **Consent Agenda** (Items removed from consent will be placed at the end of the items under new business)
 - A. **Minutes**
 - 7.A.1 Regular Meeting, June 26, 2023 (05)
 - B. **Check Registers**
 - C. **Other**
 - 7.C.1 Event Permit – Indulge Pop Up Walk, July 22, 2023 (08)
 - 7.C.2 Peddler's Permit – Southwestern Advantage, Kristaps Kaza (11)
8. **Public Hearings**
 - 8.1 Rural and Urban Service Districts (12)
9. **Old Business**
10. **New Business**
 - 10.1 Request for Demolition Assistance, Michael Munsterman (18)
 - 10.2 Amend Restrictions on Property at 1760 State Street (26)
11. **Council Discussion**
 - 11.1 City Administrator, Interim City Administrator Search Update (34)

12. Staff/Liaison Reports

A. Public Works

B. Finance

C. City Administrator

D. Mayor/Council

Lubenow – HRA

Maynard – FEDA

Miller – FEDA, Visit Fairmont

13. Adjournment



Fairmont City Council
July 10, 2023

Agenda Item: 5

From: Mayor Baarts
To: Mayor and City Council
Subject: Mayor's Update

Budget Impact: N/A

Attachments: N/A

Council Action: _____ Date: _____

C I T Y O F L A K E S



Fairmont City Council
July 10, 2023

Agenda Item: 6

From: City Administration
To: Mayor and City Council

Subject: Public Discussion/Comment

INDIVIDUAL COMMENTS ARE LIMITED TO 3 MINUTES

Overview: Prior to regular business, is there any public discussion/comment?

Budget Impact: N/A

Attachments: N/A

Council Action: _____ Date: _____



Fairmont City Council
July 10, 2023

Agenda Item: 7.A.1

From: Patricia J. Monsen, City Clerk
To: Mayor and City Council

Subject: Council Minutes from Regular Meeting on June 26, 2023

Policy/Action Requested: To Approve City Council Minutes from June 26, 2023

Vote Required: Simple Majority Roll Call

Recommendation: Approval

Overview:

Budget Impact: N/A

Attachments: City Council Minutes Regular Meeting, June 26, 2023

Council Action: _____ Date: _____

The minutes of the Fairmont City Council meeting held on Monday, June 26, 2023, at the City Hall Council Chambers.

Mayor Lee Baarts called the meeting to order at 5:30 p.m.

Council Members Wayne Hasek, Britney Kawecki, Randy Lubenow and Michele Miller were present. Council Member Jay Maynard was absent. Also in attendance: Finance Director Paul Hoye, Director of Public Works/Utilities Matthew York, City Clerk Patricia Monsen, Police Chief Mike Hunter, Civil Engineer Tyler Cowing, Zoning Official Peter Bode and City Attorney Cara Brown.

Council Member Miller made a motion to approve the agenda with the addition of a lake update by Civil Engineer Tyler Cowing. Council Member Hasek seconded the motion and the motion carried.

Mayor Baarts recognized the following employees for their years of service: Ben Austin, Street Department, 10 years; Neal Becker, Water Department, 35 years; Jaime Bleess, Police Department, 20 years; and Eric Schaefer, Park Department, 25 years.

Chief Hunter introduced three new police officers: Officer Justin Jobe, Officer Theodore Cromwell and Officer Jordan Slater. City Clerk Monsen administered the Oath of Office to each of them. Chief Hunter also introduced CSO-Cadet Derek Hughes.

Matt Mayer of Bergan KDV presented the 2022 Annual Comprehensive Financial Report. Council Member Miller made a motion to accept the 2022 audit and approve the distribution of the 2022 Annual Comprehensive Financial Report. Council Member Lubenow seconded the motion and the motion carried.

Civil Engineer Tyler Cowing gave an update on the city's lakes.

Mayor Baarts shared that WCCO will be doing a story on Going Hog Wild in Fairmont. The news clip will be this Wednesday night at 10:00 p.m. This past weekend, the Fairmont Baseball Association hosted a 10U-14U tournament with 30 teams competing. The Fairmont High School Trap Team placed second at state. Mayor Baarts announced all the events happening in the city for the next two weeks.

No one spoke during Open Discussion.

Council Member Hasek made a motion to approve the consent agenda. Council Member Miller seconded the motion and the motion carried. Items on the consent agenda were: Minutes from the June 12, 2023 City Council meeting; Payment of the June Accounts Payable; Event Permit for Cardinal Power Fastpitch Softball Tournament to be held July 8 & 9, 2023 at Cardinal Park and Winnebago Sports Complex; Event Permit for a Latin Festival to be held on July 29, 2023 on Downtown Plaza; On-Sale Liquor License for Bean Town Grill, LLC, d/b/a Bean Town Grill; and a Temporary On-Sale Liquor License for Forever Emmalyne to hold an event on July 22, 2023 at 83 Downtown Plaza.

Council Member Kawecki made a motion to authorize the City of Fairmont to enter into a Grant Agreement with the State of Minnesota for the 2023 Preparing for Emerald Ash Bore Grant in the amount of \$4,600. Council Member Lubenow seconded the motion and the motion carried.

Council Member Kawecki made a motion to approve Task Order #2 for the repairs to the Gomsrud Channel Wall. Council Member Miller seconded the motion and the motion carried.

Council Member Miller made a motion to adopt **Resolution 2023-24**, Approval of the Preliminary and Final Plat of the Fairmont Industrial Park Twelfth Addition. Council Member Hasek seconded the motion. On roll call: Council Members Hasek, Kawecki, Lubenow and Miller voted aye. No one voted nay. Mayor Baarts declared said motion passed.

Council Member Miller made a motion to adopt **Resolution 2023-25**, Approval of the Planned Unit Development of the Fairmont Industrial Park Twelfth Addition. Council Member Hasek seconded the motion and the motion carried.

Mayor Baarts and Council Member Miller gave an update on the city administrator/interim city administrator search.

York gave an update on the city's yard waste site.

Council Member Hasek stated that the Public Utilities Commission discussed transformers.

Council Member Kawecki reported on the clean up at the library from the recent fire.

Council Member Lubenow stated that the Park Board had a presentation regarding park items made from recycled windmill blades. Lubenow reported that the HRA has decided to hire their own person for community development and not partner with the city.

A motion was made by Council Member Miller, seconded by Council Member Hasek and carried to adjourn the meeting at 6:43 p.m.

Lee C. Baarts, Mayor

ATTEST:

Patricia J. Monsen, City Clerk



Fairmont City Council
July 10, 2023

Agenda Item: 7.C.1

From: Patricia J. Monsen, City Clerk
To: Mayor and City Council

Subject: Event Permit – Indulge Pop Up Walk, July 22, 2023

Policy/Action Requested: Motion to approve the Event Permit for Indulge to hold a Pop Up Walk on July 22, 2023 at 83 Downtown Plaza

Vote Required: Simple Majority Roll Call

Recommendation: Approval

Overview: Laura Spitzer has made application for an Event Permit to hold an Indulge Pop Up Walk on July 22, 2023 at 83 Downtown Plaza. This event will include the Pony Up Pub and Spitzer has obtained a Temporary One Day On Sale Liquor License for the event. The area where alcohol will be served will be fenced off. The event is scheduled to being at 8:30 a.m. and end at 1:00 p.m.

Budget Impact: N/A

Attachments: Event Permit Application

Council Action: _____ Date: _____



EVENT APPLICATION/PERMIT

This form must be filed with the City at least thirty (30) days in advance of the event. The City will review the application in accordance with the permitting process outlined in the City Code, Chapter 18. Attach additional sheets, maps, etc. if necessary. For events which include overnight camping a separate addendum must be included with the event application.

Date: July 22nd 2023 Permit Fee: \$15.00

Event: Indulge Pop Up (Pony up pub) walk

Sponsoring entity: _____

Address: 83 Downtown Plaza, Fairmont MN 56031

Maximum estimated number of persons expected to attend at any one time: 50

Event coordinator(s): Laura Spitzer
Contact Info: 507. 226. 3334 Phone #
laura.spitzer@outlook.com E-mail

Primary contacts (during event):
Name: Laura Spitzer Name: Tom Spitzer
Cell#: 507. 226. 3334 Cell#: 236-1647
E-mail: laura.spitzer@outlook.com E-mail: t.spitzer@outlook.com

Event Start: Day/Date July 22nd Time: 8:30
Event End: Day/Date July 22nd Time: 1:00
Setup: Day/Date July 21st Start time: 8:00 pm End Time: 7:00 pm
Teardown: Day/Date July 22nd Start time: 1:00 End Time: 1:30

1. Type and description of the event and a list of all activities to take place at the event.
Emmalynics organization to have a outdoor pop up, planning to walk the lake in her memory. at own pace. Casual morning. to return to indulge for pony up pub and shop for coffee and bloody marys! applied for liquor paperwork already

2. Proposed location of event, including a site plan or diagram of the proposed area to be used showing the location of any barricades, perimeter/security fencing, fire extinguishers, safety or first aid stations, entertainment, stages, restrooms or portable toilets, parking areas, ingress and egress routes, signs, special lighting, trash containers and any other items related to the event.
Just a few stalls (5) in front of Indulge & Co. barricaded off with the orange city barricades to make sure all alcohol is controlled to that space. Ideally also borrowing 4 picnic tables for people attending.

3. Will outside drinking water or waste collection systems be supplied? Yes; No
If yes, supply public health plans, including the number of toilet facilities that will be available.

4. Will the event be providing: fire prevention, emergency medical service, security and severe weather shelter. Yes; No
If yes, provide the written plans: _____

5. Will organizers allow outside food wagon/vendors at the event? Yes; No
If yes, all food wagons/vendors must complete a Food Wagon/Vendor Permit and submit payment.

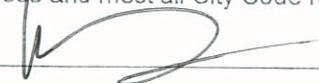
6. Will camping or temporary overnight lodging be included for the event? (allowed only at Cedar Creek Park and Winnebago Sports Complex): Yes; No
If yes, event coordinator must complete temporary overnight camping permit and submit payment.

7. Will the event be using any sound amplification, public address system or will there be any live performances of any music or musical instruments? Yes; No
If yes, please describe: _____

8. Will the event restrict or alter normal parking, vehicular traffic or pedestrian traffic patterns?
 Yes; No
If yes, provide a detailed description of all public rights of way and private streets for which the applicant requests the city to restrict or alter traffic flow. (Please attach a detailed map).
Just need ~~two~~ five barricades to block parking in front of CO.

9. Will you be providing shuttle service? Yes; No
If yes, provide offsite parking locations, shuttle routes, types of vehicles that will be used for shuttling passengers, hours of operation and frequency of shuttle service.

I affirm that I am authorized to execute this application on behalf of the applicant and that the statements contained therein are true and correct to the best of my knowledge. If the special event requires special services provided by the City of Fairmont, the applicant agrees to indemnify, defend and hold the City of Fairmont, its officials, employees, and agents harmless from any claim that arises in whole or in part out of the special event, except any claims arising solely out of the negligent acts or omissions of the City of Fairmont, its officials, employees and agents. The applicant agrees to pay all fees and meet all City Code requirements.

Signature  Title owner Date 6-23-22

If you would like your event published on the City's website/Community Calendar, please indicate: Yes; No

Office Use Only			
\$15.00 Fee Paid	Date: <u>6/26/23</u>	Received by: <u></u>	
Requires Council Approval	<input checked="" type="checkbox"/> Yes; <input type="checkbox"/> No	Council Meeting Date: <u>7/10/23</u>	Action:
City Administrator Approval	Yes	No	Date

- Permit distribution:
- City
 - Applicant
 - Police
 - Parks/Streets
 - Other



Fairmont City Council
July 10, 2023

Agenda Item: 7.C.2

From: Patricia J. Monsen, City Clerk
To: Mayor and City Council

Subject: Peddlers Permit – Southwestern Advantage, Kristaps Kaza

Policy/Action Requested: Motion to approve a Peddlers Permit for Kristaps Kaza with Southwestern Advantage to sell educational books for one month.

Vote Required: Simple Majority Roll Call

Recommendation: Approval

Overview: Kristaps Kaza has made application for a Peddlers Permit to sell educational materials from Southwestern Advantage for one month in the City of Fairmont. A background check has been completed and no disqualifying issues were found.

Budget Impact: N/A

Attachments:

Council Action: _____ Date: _____



Fairmont City Council
July 10, 2023

Agenda Item: 8.1

From: City Administration
To: Mayor and City Council

Subject: Rural and Urban Service Districts

Policy/Action Requested: Public Hearing for Proposed Ordinance 2023-02

Vote Required: _____ Simple Majority _____ Roll Call

Recommendation:

Overview: Each year the City reviews the Rural and Urban Service Districts within the corporate limits of the City of Fairmont. These two service districts are taxed at different rates due to the different demands on municipal services generated by the parcels in each district. Changes are indicated on the proposed Ordinance by striking out outdated information and underlining current information.

The City is required to send its Ordinance to the County Auditor/Treasurer by August 1st of Levy Year in order for changes to be effective for the next Payable Year. In 2022, Ordinance 2022-09 did not pass and no updates were made to the City of Fairmont’s Rural and Urban Districts. Ordinance 2023-02 reflects changes sent to the City by the Auditor/Treasurer’s Office for 2021 and 2022.

In 2022, council had discussion on re-evaluating the criteria for determining rural and service districts, but current staff is unaware of any changes having been made.

Budget Impact: N/A

Attachments: Proposed Ordinance 2023-02

Council Action: _____ Date: _____

ORDINANCE 2023-02

AN ORDINANCE AMENDING ORDINANCE 2021-02 ESTABLISHING A RURAL AND URBAN SERVICE DISTRICT WITHIN THE MUNICIPAL LIMITS OF THE CITY OF FAIRMONT

WHEREAS, the Martin County Treasurer/Auditor has been maintaining a tax roll of properties in the City of Fairmont, consisting of two separate taxing districts one classified as Rural Service District and the other classified as Urban Service District; and,

WHEREAS, these properties are taxed at different rates due to the different demands on municipal services generated by the parcels in each type of district; and

WHEREAS, it has been determined that there have been some acreage changes and ownership changes; and,

WHEREAS, the properties need to be reclassified so that they may be properly taxed as either Rural Service District or Urban Service District; and,

WHEREAS, the properties struck from the Rural Service District list shall be reclassified as Urban Service District and the properties added to the Rural Service District list shall be reclassified from Urban Service District to Rural Service District; and,

WHEREAS, it is in the best interest of the City of Fairmont to periodically review the Rural Service District and the Urban Service District for taxing purposes to ensure that properties are properly designated as Rural Service District parcels and Urban Service District parcels.

NOW THEREFORE the City of Fairmont does ordain that Ordinance 2021-02 shall be amended as follows (strikeouts indicate deletions and underlines indicate additions):

Section 1. Purpose. Pursuant to Minnesota Statute 272.67, the City of Fairmont hereby divides the area within the City of Fairmont’s municipal limits into an Urban Service District and a Rural Service District creating separate taxing districts for the purpose of levying municipal property taxes except those levied for the payment of principal and interest on bonds and judgments.

Section 2. Definitions.

Rural Service District. The parcels of land that in the judgment of the City Council, are rural in character because they are unplatted and not developed for commercial, industrial, or urban residential purposes and are not benefitted to the same degree as other lands by municipal services financed by general taxation. These lands need not be contiguous to one another.

Urban Service District. All the parcels of land within the boundaries of the City of Fairmont that are not included in the Rural Service District.

Benefit Ratio. The ratio, that in the judgment of the City Council, exists between the benefits to parcels of land of like market value, situated in the Rural Service District and in the Urban Service District, resulting from tax supported municipal services.

Section 3. Rural Service District Established. The City Council hereby establishes the Rural Service District as those parcels of land that meet the definition of the Rural Service District defined in this ordinance and consisting of the following parcels of land:

<u>Tax Identification Number</u>	<u>Acreage</u>	<u>Name of Owner</u>
239990415		Federated Rural Electric Assn,
230370010	159.68	Stoneback, Kevin
230370030	28	Unke, Kent D. <u>Fairmont Foods, Inc.</u>
230370040	15.56	Thomas L. Houck Rev Trst Agmt, Teresa A. Houck Rev Trst Agmt
230370050	47.45	Fairmont Foods, Inc.,
230370080	15.36	Grupe of Fairmont Inc., <u>Zierke Real Estate, LLC</u>
230370085	40.32	FTF Partnership
230370090	73.07	Fairmont Foods, Inc.,
230370100	157.02	Fairmont Foods, Inc.,
230370120	15.48	Thate, John W & Jane M
230370130	<u>7.29</u> 5.01	City of Fairmont
230370145	24	Fairmont Cemetery Assoc.
230370150	92.84	Cartwright, David D & Norma J <u>Carlson Walters Group, LLC</u>
230370155	17.72	Miller, Randy
230370180	79.6	Miller, Mildred C TT of Rev Trust of <u>Mildred C. Miller Randy Miller</u>
230370185	11.87	Miller, Randy
230370188	11.86	Miller, Randy
230370200	6.31	Cartwright, David
230370230	146.62	Spencer, Jacqueline K
230370250	10.25	Buhmann, Brent
230370270	73.52	DFP Limited Partnership,
230370280	31.54	Leiding, Terrance & Leiding, Thad
230370290	11.84	Thate, John W & Jane M
230370320	75	City of Fairmont
230370340	51.15	Moeller, Dale S & Debra <u>Dale and Debra Moeller Trust</u>
230370360	<u>62.98</u> 82.75	Silker, Peggy <u>Maschoff, Marlo</u>
<u>230370365</u>	<u>31.49</u>	Silker, Peggy <u>Crowley, Francis</u>
230370370	<u>31.49</u> 42.85	Silker, Peggy <u>Lenort, Robert G. & Susan K.</u>
230370380	34.6	Three Sheep to the Wind LLC & Janette Fickbohm Rev Liv Trust

<u>Tax Identification Number</u>	<u>Acreage</u>	<u>Name of Owner</u>
230370390	79.5	Crowley, Francis W
230370400	43.33	Lenort, Robert G. & Susan K.
230370410	387.81	A L & C E Ward Inc.,
230370420	40	Minnesota Mining & Manufacturing,
230370450	56.69	Marjorie L Pfiffner Resid Trust,
230370455	7.51	Davison, Benjamin
230370460	153.48	Lowell Spee (LE) Etal,
230370470	69.18	A L & C E Ward Inc.,
230370490	243.02	City of Fairmont,
230370500	66.05	Marjorie L Pfiffner Resid Tst,
230370510	77.22	Heminover, James L.
230370520	230.07	Tenhassen Farms Inc,
230370590	10.12	Fairmont Community Hospital Assoc
230370650	39.96	Reiman, Kenneth O
230370660	40	Fern F Bulfer Trust Agreement
230370670	159.29	Fern F Bulfer Trust Agreement
230370680	4.02	Bulfer Farms, LLC
230370690	1.29	Bulfer, James G & Carol A
230370700	1	Bulfer, William J
230370710	80	Bents, Kenneth C & Ruby L
230370720	19.26	Bulfer, Patrick <u>Bulfer, Patrick J. & Joyce A.</u>
230370723	5.48	Bulfer, Patrick J. & Joyce A.
230370725	5	Bulfer, Patrick J & Joyce A
230370727	134.84	Gerhardt, Dick
230370730	104.73	Barker, Orel A <u>Kent Barker & Stephen Barker</u>
230370732	5,581 sqft	City of Fairmont
230370770	80	City of Fairmont
230370780	84.91	Gerhardt, Dick
230370781	5	Wilken, Lance A & Susan R <u>Lucas D. Jeno</u>
230370782	5	Gerhardt, Dick
230370785	5.69	Gerhardt, Dick
230370788	5.0	Schmidt, Adam L. & Jessica L
230370790	7.62	Bettin, Joanne E. Revoc Liv Trust
230370800	5.38	Cowell, Joshua & Cowell, Kelly
230370810	5.0	Joanne E. Bettin Revoc Liv Trust
230370820	5.0	Joanne E. Bettin Revoc Liv Trust
230370830	44.69	Gerhardt, Dick
230370835	18.13	Gerhardt, Dick
230370840	82.14	Barker, Stephen & Kent
230370880	35.99	Luedtke, Andrea LE EtAl Karen Fisher
230370882	21.7	City of Fairmont

<u>Tax Identification Number</u>	<u>Acreage</u>	<u>Name of Owner</u>
230370885	40.06	Scott, Kenneth E. EtAl
230370887	14.9	City of Fairmont
230370890	14.67	Triple B & G Inc <u>Krueger Realty, Inc.</u>
230370895	5.13	City of Fairmont
230370900	80	Luedtke, Andrea LE EtAl <u>Karen Fisher</u>
230370910	14	Luedtke, Andrea LE EtA <u>Karen Fisher</u>
230370925	7.27	Janzen, Jon R <u>Janzen, Jon R. & La Nette M.</u>
230370930	64.11	Poetter, John M & Sylvia
230370950	59.53	Scheff, Lylas J. LE Et Al
230370960	13.5	Scheff, Leonard & Lylas Et Al LE
230370965	5.6	Thate, Andrew Scott
230370970	80	Luedtke, Andrea LE EtAl <u>Trust Agreement of Robert D. Neusch UHAD 5-10-2</u>
230370980	3.02	Poetter, John M & Sylvia
230370990	38.43	Poetter, John M & Sylvia
230370995	36.1	Poetter, Jeffrey J. & Denise C.
230371000	12.71	Poetter, John M & Sylvia
230371005	23.3	Poetter, Jeffrey J. & Denise C.
230371010	48.55	Poetter, John M & Sylvia
230371015	30.83	Poetter, Jeffrey J. & Denise C.
230371020	39.74	Poetter, John M & Sylvia
230371025	39.77	Poetter, Jeffrey J. & Denise C.
230371060	85.11	Maria C. Langford Trust & Amy M. Bacon Trust
230371100	42	Krahmer, Inc.
230371120	42	Wendt, Elmer B & Lois L Rev Tr
230371310	5.10	Grupe of Fairmont, Inc.
230371320	36.82	City of Fairmont
230371330	5.83	Gerhardt, Dick
230390035	18.95	Weigh-Tronix Acquisition Corp,
230390040	36.77	Fausch, Arthur L <u>Lucille Fausch</u>
230390045	0.48	Ault, Danny L
230390080	42.15	Fairmont Growth Oppty Co
230390085	19.09	City of Fairmont
230392300	13.09	Thate, John W & Jane M
230392315	4.13	Byers, Deann <u>Embry, Heather D. & Jason G.</u>
230392330	37.61	Meschke, David E <u>Fraser Stock Farm, LLC</u>
230392345	3.58	Spencer, Blossom M & James B Irrev Trusts

<u>Tax Identification Number</u>	<u>Acreage</u>	<u>Name of Owner</u>
230392347	0.98	Spencer, Blossom M & James B Irrev Trusts
232110750	23.3	Lakeview Methodist Health Care Foundation
233490010	1.13	AL & CE Ward Inc.
233490020	2.5	Tenhassen Farms Inc.

Section 4. Urban Service District Established. The City Council hereby establishes the Urban Service District as those parcels of land that do not meet the definition of the Rural Service District as defined in this ordinance.

Section 5. Parcels Added or Removed. By amendment of this ordinance, parcels of land may be added or removed from the Rural Service District.

Section 6. Benefit Ratio Established. It is the judgment of the City Council that the ratio of benefits within the Rural Service District compared to the land within the Urban Service District shall be 20%.

Section 7. Benefit Ratio Change. By amendment of the ordinance, the benefit ratio may be changed by the City Council.

Section 8. Effective Date. This ordinance becomes effective after its passage and publication.

Motion by:
 Second by:
 All in Favor:
 Opposed:
 Abstained:
 Absent:

PASSED, APPROVED AND ADOPTED, this 24th day of July 2024.

 Lee C. Baarts, Mayor

Attest:

 Patricia J. Monsen, City Clerk

1st Reading: July 10, 2023
 2nd Reading: July 24, 2023



Fairmont City Council
July 10, 2023

Agenda Item: 10.1

From: Patricia J. Monsen, City Clerk
To: Mayor and City Council

Subject: Request for Demolition Assistance – Michael Munsterman

Policy/Action Requested: To approve or deny a demolition assistance at 50% of the actual cost up to \$5,000.
Vote Required: _X_ Simple Majority _____ Roll Call

Recommendation: Approval

Overview: Michael Munsterman of 702 Bird Street has applied for demolition assistance for a garage located at this property. Munsterman is planning on building a new garage at this location. Munsterman is a city employee. City Personnel Policy #5 "Financial Interest" prohibits employees from financially benefiting from a contract or service with the City. The policy does allow for the city council to make an exception. Therefore, the city council could make the grant should they choose. This same situation occurred with a city employee on June 9, 2014, and the city council approved the grant at that time.

Budget Impact: Budgeted

Attachments:

- 1. Application
2. Property information
3. Photo
4. Estimate for demolition

Council Action: _____ Date: _____



City of Fairmont
Financial Assistance for the Demolition of Blighted Properties
Program Application

Applicant Name: Michael Munsterman

Address of Applicant: 702 - Bird Street Fairmont, MN 56031

Telephone Number: 507-236-3238 Email:

Address of property to be demolished: 702 Bird Street (Garage)

1. Description of property and reason for request:
The Garage is shot Needs to be tore Down!
Tear Down (Garage)

2. What do you plan to do with the property after demolition?
I plan on Building a new Garage!

end of

3. Date demolition will be complete by: May 31, 23

The applicant agrees to demolish the substandard structure within one year following application date. In addition, the applicant agrees to obtain all necessary demolition and building permits and to observe all applicable Building Code provisions during the demolition and/or construction process. It is further agreed that the applicant will hold the City, its officers, agents, and employees harmless from all claims, acts, or event resulting directly or indirectly on account of this application.

(Saturday)
Day they tore Down Garage
5/27/23

Michael Munsterman

Applicant Signature

Date

FOR CITY USE
6/12/23 Date of Council Action
4/11/23 Date Demo Permit Issued



Summary

Parcel ID 232110330
 Property Address 702 BIRD ST
 FAIRMONT MN 56031
 Sec/Twp/Rng N/A
 Brief Tax Description SHOREACRES SUBD. LOT-001 BLOCK-002 EAST 125'
 (Note: Not to be used on legal documents)
 Deeded Acres 0.00
 Class 201 - (HSTD) 1A/1B/4BB RESIDENTIAL SINGLE UNIT
 District (2301) CITY OF FAIRMONT-2752
 School District 2752
 Neighborhood 00231530 - SUMMIT/SHOREACRES
 Contact Appraiser: [Matthew Malone](#)

[View Map](#)



Owner

Primary Owner
 MICHAEL W MUNSTERMAN
 702 BIRD ST
 FAIRMONT MN 56031

Buildings

Building 1
 Year Built 1940
 Architecture CONVENTION
 Above Grade Living Area 768
 Construction Quality AVERAGE
 Condition AVERAGE
 Foundation Type CONC BLOCK
 Frame Type WOOD FRAME
 Size/Shape 1.00 L-SHP
 Exterior Walls WOOD SDNG;
 Windows DH/VINYL
 Roof Structure FLAT
 Roof Cover ROLL COMP
 Interior Walls PLASTER;
 Floor Cover CARPET;
 Heat AIR DUCTED
 Air Conditioning WINDOW
 Bedrooms 2
 Bathrooms 1
 1st Floor Area Sq Ft 372
 Stories 1

Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT	Unit Price	Adj 1	Adj 2	Adj 3	Eff Rate	Div %	Value
1	RESLOT 16A	0	0	0	6,660.000	S	1,450	0.00	0.00	0.00	2.216	1.000	14,756
Total					6,660.000								14,756

Sub Area Square Footage

Card	Line	Lower	First	Second	Third	Year Built	Effective Year Built	Area	RCNLD
1	0		OWB			0	0	372	21005
1	1		ONE			0	0	396	17143
1	2		TVE			0	0	40	1129
1	3		UGR			0	0	312	5637

[Click here for more information on Sub Area Codes](#)

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	WD	Q	9/26/2005	MUNSTERMAN, MICHAEL M	JOHNSON, WINTON J & JOANNE A	\$39,900	\$39,900	497779
N	WD	Q	11/9/1992	JOHNSON, WINTON J & JOANNE A	STEUBER, ADELIA	\$7,500	\$7,500	0

Please contact Assessor's Office for CRV's prior to October 2014

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Land Value	\$14,800	\$15,400	\$15,400	\$15,400
+ Estimated Building Value	\$68,800	\$45,400	\$35,200	\$35,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$83,600	\$60,800	\$50,600	\$50,600

Taxation

Classification	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
	201 - 1A/1B/4BB RESIDENTIAL SINGLE UNIT				
Estimated Market Value	\$60,800	\$50,600	\$50,600	\$48,200	\$48,200
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$24,320)	(\$20,200)	(\$20,200)	(\$19,300)	(\$19,300)
= Taxable Market Value	\$36,480	\$30,400	\$30,400	\$28,900	\$28,900
Net Taxes Due	\$541.00	\$481.00	\$455.00	\$455.00	\$451.00
+ Special Assessments	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00
= Total Taxes Due	\$610.00	\$550.00	\$524.00	\$524.00	\$520.00
% Change	10.91%	4.96%	0.00%	0.77%	1.56%

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Taxes Unpaid

	Current Taxes Due
Unpaid Tax	\$305.00
+ Unpaid Penalty	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$305.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE FOR A FULL BREAKDOWN

Tax Statements



- [2023 Tax Statement \(PDF\)](#)
- [2022 Tax Statement \(PDF\)](#)
- [2021 Tax Statement \(PDF\)](#)
- [2020 Tax Statement \(PDF\)](#)
- [2019 Tax Statement \(PDF\)](#)
- [2018 Tax Statement \(PDF\)](#)

Proposed Taxes



- [2023 Proposed Taxes \(PDF\)](#)
- [2022 Proposed Taxes \(PDF\)](#)

Valuation Notice



- [2024 Valuation Notice \(PDF\)](#)
- [2023 Valuation Notice \(PDF\)](#)
- [2022 Valuation Notice \(PDF\)](#)
- [2021 Valuation Notice \(PDF\)](#)

Photos



Recent Sales In Area

Sale date range:

From:

01/01/2022

To:

06/05/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

No data available for the following modules: Extra Features.

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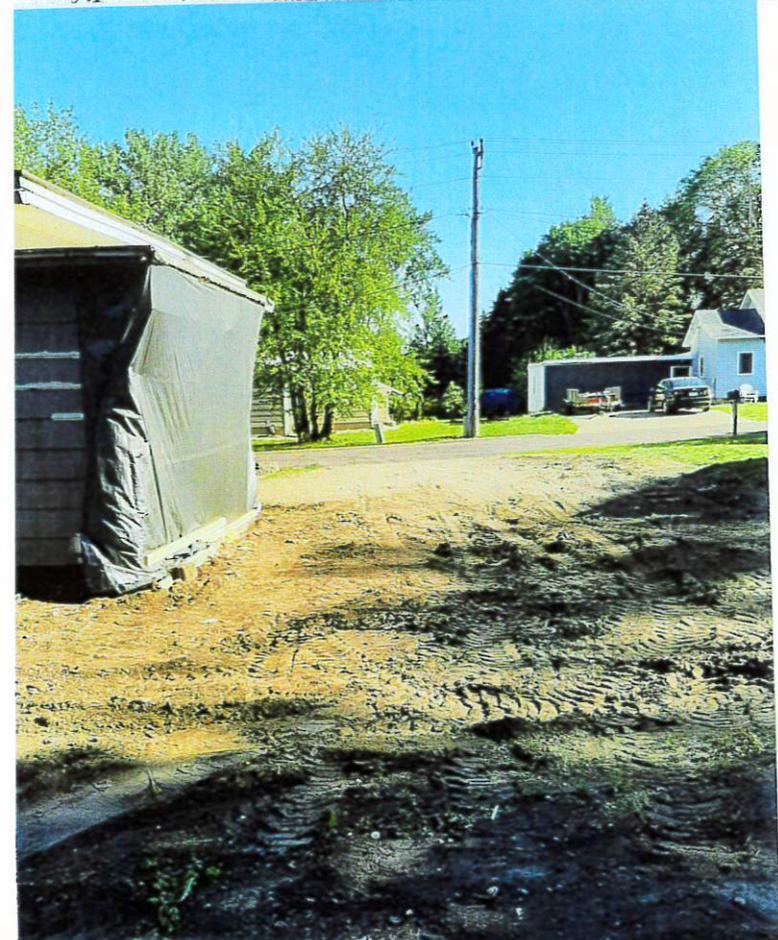
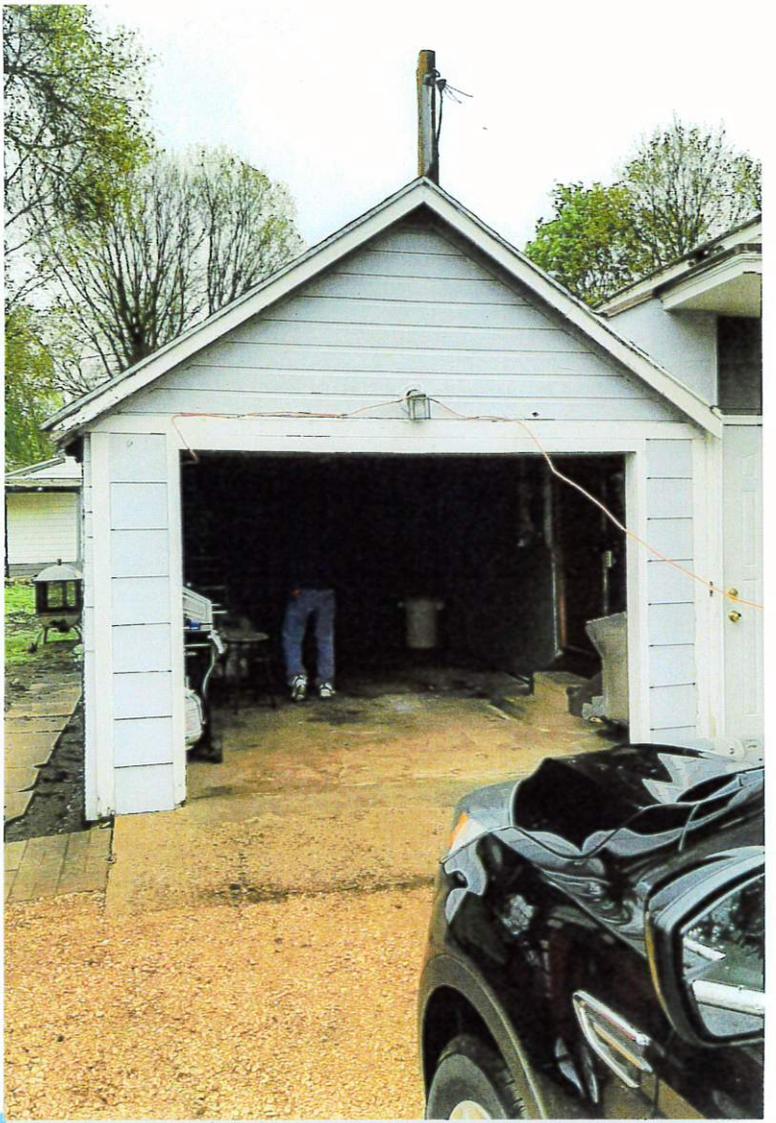
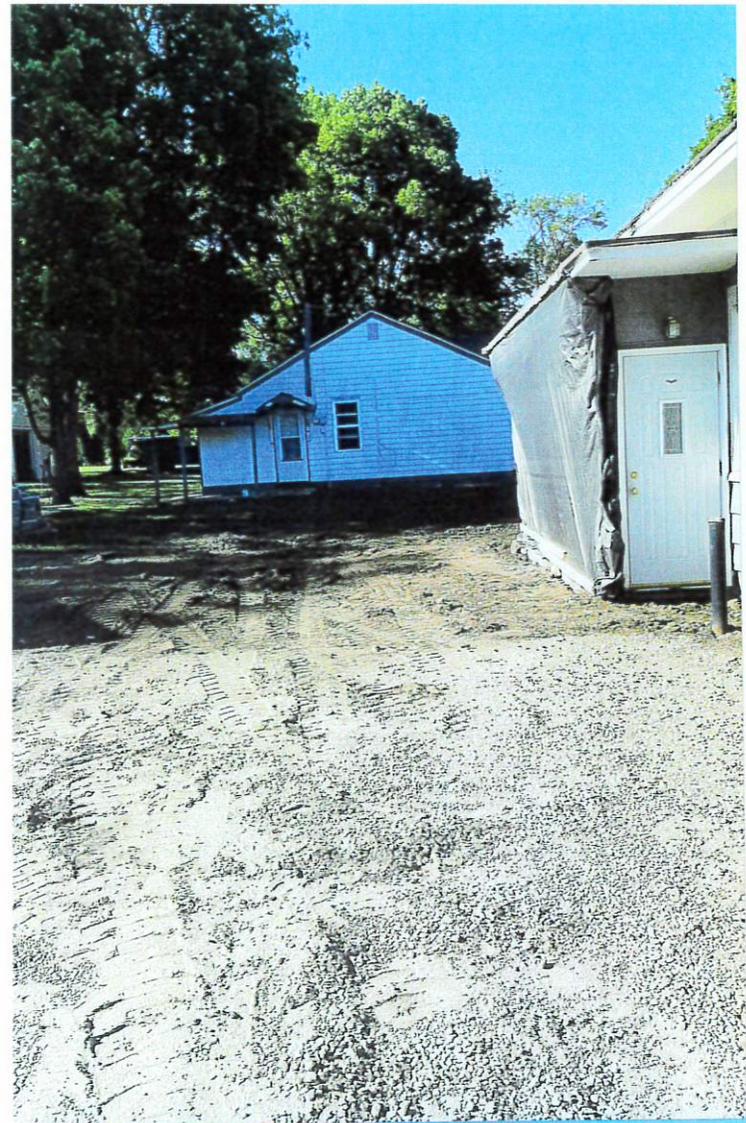
[GDPR Privacy Notice](#)

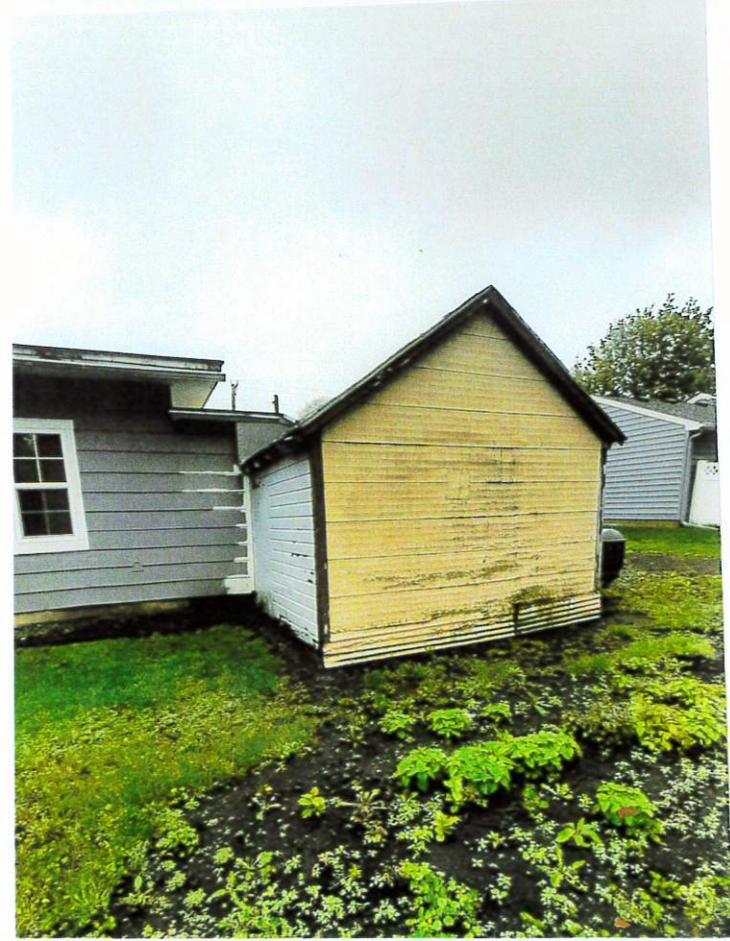
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Developed by

 Schneider
 GEOSPATIAL

Version 3.1.12





HINZ-n-HINZ GENERAL CONTRACTORS, INC.

1532 265th Avenue
Granada, MN 56039
License#BC509215

TOM - 507.236.0599
ROD - 507.236.7539
MIKE - 507.848.0578
JOSH - 507.848.6595



PROPOSAL AND ACCEPTANCE

3522

PROPOSAL SUBMITTED TO		PHONE	DATE
STREET		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

Remove garage and haul-away. Remove concrete from garage and haul-away.

POD 2000⁰⁰ down

total cost 5800⁰⁰

Paid in full 5-30-23

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____).

All material is guaranteed to be as specified. Two-year warranty on all labor. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal -The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____ 25 _____

Signature _____



Fairmont City Council
July 10, 2023

Agenda Item: 10.2

From: FEDA Coordinator, Ned Koppen
To: City Council

Subject: Amend Restrictions on Property at 1760 State St.

Policy/Action Requested: Motion to Approve the Amendment to Declaration of Covenants & Restrictions for Center Creek Business Park

Vote Required: Simple Majority Roll Call

Recommendation: Approval

Overview: A developer is in the process of acquiring the property at 1760 State St. to build a new retail auto business on the property. Currently there is a restriction tied to this property preventing that type of business from being located there. If 70% of the surrounding property owners agree to changing this restriction it can be amended to allow this development to go forward. I am asking the Council to approve this amendment as presented. The Martin County commissioners have approved this amendment in relation to the properties they currently own in this development. Council’s approval will equal the 70% needed for the new business to move forward.

Budget Impact: N/A

Attachments:

1. Amendment to Declaration of Covenants and Restrictions for Center Creek Business Park

Council Action: _____ Date: _____

**AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR
CENTER CREEK BUSINESS PARK**

This Amendment to Declaration of Covenants and Restrictions for Center Creek Business Park (“Amendment”) is made as of the ____ day of _____, 2023, by and between Martin County Minnesota (“County”), the City of Fairmont, a Minnesota municipality (“City”), MAF Holdings II, LLC (“MAF”), United Hospital District, Inc. (“United”) and Bank Midwest (“Bank”) (collectively, the “Parties”).

RECITALS

WHEREAS, the Parties are the owners of all of the lots within the Center Creek Commons Addition in the City of Fairmont, Martin County, Minnesota (the “Development”).

WHEREAS, all of the lots within the Development are subject to the terms and conditions of that certain Declaration of Covenants and Restrictions for Center Creek Business Park dated February 22, 2008, and recorded as Document No. 2008R-403023 in the Real Property Records of Martin County, Minnesota (the “Declaration”); and

WHEREAS, County is the owner of Lot 2, Block One, Center Creek Commons Addition in the City of Fairmont, Minnesota; Lot 1 and Lot 2, Block Three, Center Creek Commons Addition in the City of Fairmont, Minnesota; and, Lot 1, Block Four, Center Creek Commons Addition in the City of Fairmont, Minnesota; and

WHEREAS, City is the owner of Lot 3, Block One, Center Creek Commons Addition in the City of Fairmont, Minnesota; and

WHEREAS, MAF is the owner of Lot 1, Block One, Center Creek Commons Addition in the City of Fairmont, Minnesota; and

WHEREAS, United is the owner of Lot 1, Block Two, Center Creek Commons Addition in the City of Fairmont, Minnesota; and

WHEREAS, Bank is the owner of Lot 2, Block One, Center Creek Commons Addition in the City of Fairmont, Minnesota; and

WHEREAS, the Declaration provides that the Declaration may be amended by written agreement signed by Owners of seventy percent (70%) of the Lots comprising the Development; and

WHEREAS, Parties whose signatures appear below are in agreement to amend the Declaration and said signatory Parties represent more than seventy percent (70%) of the Lots in the Development.

NOW THEREFORE, for and in consideration of the forgoing recitals, the Declarant hereby declares as follows:

1. That portion of the Declaration under Paragraph 5.13, Use Limitations, (viii) which prohibits “Any operation that maintains, services or repairs (mechanically or otherwise) any motorized or non-motorized automobile, truck, trailer, vehicle, recreational vehicles, buses, all-terrain vehicles, motorcycles, snowmobiles, watercraft, boats, air-craft, camping trailers, lawn mowers or tractors, except in connection with new sales dealerships” shall not apply to Lot 1, Block One, so long as a Les Schwab Tire Center is constructed on the Lot and opens for business for at least one day.

2. Except as so amended, all other terms and conditions of the Declaration shall remain in force and are unaffected by this Amendment.

This document prepared by:

Robert M. Clark
Robert M. Clark & Associates, P.C.
5750 Genesis Ct., Suite 103
Frisco, Texas 75034

[the remainder of this page intentionally left blank – signature pages follows]

CITY OF FAIRMONT

By _____
Lee C. Baarts
Its: Mayor

By _____
Patricia J. Monsen
Its: City Clerk

STATE OF MINNESOTA)
) **SS**
COUNTY OF MARTIN)

On this _____ day of _____, 2023, before me, a notary public within and for said County, personally appeared Lee C. Baarts and Patricia J. Monsen, to me personally known, who, being by me duly sworn did say that they are respectively the Mayor and the City Clerk of the City of Fairmont named in the foregoing instrument, and that said instrument was signed in behalf of said City of Fairmont by authority of the City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

UNITED:

United Hospital District Inc., a Minnesota corporation

By: _____

Name: _____

Title: _____

STATE OF MINNESOTA)

) **SS**

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, _____, of United Hospital District Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public



**Council Member Agenda Request
July 10, 2023**

Agenda Item: 11.1

From: Mayor Baarts and Council Member Miller

Subject: City Administrator, Interim City Administrator Search Update

Staff Action Requested: None

Overview: Mayor Baarts and Council Member Miller will give a bi-weekly update on the City Administrator, Interim City Administrator Search.

Attachments:

Council Action: _____ Date: _____