

**Osakis City Council – Special Meeting**  
**April 14, 2015**  
**9:00 AM**

Present: Jerry Olson, Kyle Kostrzewski, Kip Emerson

Absent: Randy Anderson, Jim Snyder

Others Present: Angela Jacobson, Laura Winter, Chris Ohen, Stacy Hinnenkamp, Bruce Wittemore

Meeting called to order by Mayor Kip Emerson at 9:00 a.m.

Pledge of Allegiance was spoken.

Motion by Kostrzewski, seconded by Olson, to approve the agenda as presented. All Ayes Absent: Anderson, Snyder

**Board of Review – Todd County**

Council received the property sales sheet for Todd County. In 2014 there were 13 sales which were lake shore properties. Property values increased due to the medium percentage in Todd County at 82.22%.

Todd County received a letter from Rick Mulek of Osakis Shores Co-op. Mulek asked for a decrease due to the current value listed as \$93,000.00 and the 2015 proposed value at \$124,000.00. The letter also stated that properties do not sell very fast due to the location by the old Walleye Lodge and noise.

The assessor's stated that the value should be increased because of the 13 property sales in 2014.

Motion by Kostrzewski, seconded by Olson, to approve the assessor's value for 1715 Lake Street East at \$124,500.00. All Ayes Absent: Anderson, Snyder

Council was informed that agriculture sales were steady for 2014. Rural residential is also steady but hard to find 5 acre land properties.

Motion by Olson, seconded by Kostrzewski, to suspend the special meeting at 9:30 a.m. All Ayes Absent: Anderson, Snyder

**Board of Review – Douglas County**

Motion by Olson, seconded by Kostrzewski, to reopen the special meeting at 10:00 a.m. All Ayes Absent: Anderson, Snyder

Stacy Hinnenkamp and Bruce Wittemore were in attendance.

Floyd Kruse, owner of Knights Pub & Grub was in attendance. Kruse bought the old café building from George Bender. The purchase price was \$130,000.00 which included \$95,000.00 for the building and about \$30,000.00 for inventory. Kruse stated the tax value on the property is at \$189,000.00.

The square footage of the building is:

- Restaurant is 4,900 sq ft
- The old vet clinic is 780 sq ft

- Bar is 2,464 sq ft
- Banquet side is 2,464 sp ft

Knights Pub & Grub is at about \$38.59 per sq ft.

AJ's Café is at about \$24.42 per sq ft.

O'Town Tavern is about \$66.26 per sq ft.

Motion by Kostrzewski, seconded by Emerson, to approve the DO County Assessor's value of \$189,200.00 for 201 Nokomis Street East, Parcel #93-0023-600, for Knight's Pub & Grub. All Ayes  
Absent: Anderson, Snyder

Discussion of the building at 715 1st Avenue East was held. This property was owned by Terry O'Brien but has been taken over by Security State Bank. The inside of the building has been stripped so the property value would be lowered to \$92,600.00.

Motion by Emerson, seconded by Olson, to lower the value of the property at 715 1st Avenue East to \$92,600.00. All Ayes Absent: Anderson, Snyder

Douglas County had 16 sales for 2014. There have been 3 sales so far for 2015. The last 2 years the agricultural land was raised about 20% to 30%. The percentage is now at 95% and there will be no change for 2015.

Motion by Olson, seconded by Emerson, to adjourn the meeting at 10:40 a.m. All Ayes Absent:  
Anderson, Snyder

---

Mayor – Keith E. Emerson

---

City Clerk/Treasurer – Angela A. Jacobson