

Public Notices

Public Notice

**October 6, 2014
City Council Minutes
4:30 P.M.**

A regular meeting of the City Council of International Falls, Minnesota, was held in the Council Chambers of the Municipal Building on the 6th day of October, 2014 at the hour of 4:30 P.M.

MEMBERS PRESENT: Councilors Jaksa, Kalar, Rognerud, and Mayor Anderson.

MEMBERS ABSENT: Councilor Eklund.

MOTION by Councilor Kalar to approve minutes of the regular City Council meeting of September 15, 2014. Motion seconded by Councilor Jaksa and carried unanimously.

MOTION by Councilor Rognerud to approve minutes of the special City Council meeting of September 22, 2014. Motion seconded by Councilor Jaksa and carried unanimously.

MOTION by Councilor Kalar to approve minutes of the special City Council meeting of September 30, 2014. Motion seconded by Councilor Jaksa and carried unanimously.

MOTION by Councilor Jaksa to approve transfer of Lodging Tax in the amount of \$285.76 from Fund 812 to Fund 101. Motion seconded by Councilor Rognerud and carried unanimously.

MOTION by Councilor Rognerud to approve payment of the claims from various funds of the city including checks 54178-54308 in the amount of \$536,599.51. Motion seconded by Councilor Jaksa and carried unanimously.

Checks 98062-98091 were issued under blanket authorization in the amount of \$153,998.49

Mayor Anderson recognized and welcomed Dale Johnson, President, TruStar Federal Credit Union. Mr. Johnson informed the Council that TruStar has experienced double-digit growth in all their locations. TruStar now has \$180 million in assets which have grown since their inception in 1960 with \$25.00. He reported that International Falls is the corporate headquarters and will be adding 12 full-time employees in human resources, marketing, cell phone banking and other technological/electronic services. The building will be expanded 7,920 sq. ft. to accommodate the new employees. The service area will also be expanded to include Becker County/Detroit Lakes and areas of northwest St. Louis County. He asked that their members and citizens of the City be patient during the construction phase of their expansion which should be completed in 2016.

Mayor Anderson and Councilors Jaksa and Rognerud extended enthusiastic congratulations and thanks to the Board of Directors, Mr. Johnson, and the employees of TruStar for their many contributions, employment growth, and continued investment in the City of International Falls.

MOTION by Councilor Rognerud to accept the recommendation of the Committee to approve the First Reading of the Ordinance Amending the Code of Ordinances, Chapter 2, Section 2.2, Council Procedure at Regular Meetings as presented. Motion seconded by Councilor Jaksa. Mayor Anderson questioned 1) why the order of the agenda had to be approved when it is already stated in the ordinance, and 2) why the agenda could be approved by simple majority, but removal of an item required a unanimous vote. Discussion followed noting the intent of the proposed changes is to clarify how additions and deletions are made to the agenda.

MOTION by Councilor Rognerud to refer the proposed ordinance amendment back to Committee to discuss the concerns about unanimous approval being necessary to approve the agenda and make additions/deletions to the agenda. Motion seconded by Councilor Jaksa and carried unanimously.

Fire Chief Mannausau recommended the hire of Steffan Tveit to fill the vacant position of Paramedic on the International Falls Fire/Rescue/EMS. He has a Paramedic license, is recently married and from the City, and has served the City previously as an EMT. Mayor Anderson appointed Steffan Tveit. MOTION by Councilor Jaksa to confirm the appointment of Steffan Tveit as Paramedic. Motion seconded by Councilor Rognerud and carried unanimously.

Mayor Anderson presented the Paramedic pin and badge that was then placed on Mr. Tveit's uniform by his wife.

MOTION by Councilor Jaksa to table this item and refer to the Cable Committee to allow more time to work with the College on a possible live feed site. Motion seconded by Councilor Kalar and passed unanimously.

MOTION by Councilor Rognerud to approve the orders declaring the following properties hazardous and subject to removal, if not corrected, pursuant to Minnesota Statutes, Section 463.15 to 463.261, as prepared by Steve Shermoen, City Attorney:

Linda Wakelin	1621 4th Ave.
Jessica J. Grover	620 4th Ave.
Alice N. Benedix	319 14th St. West
Virginia Ann Chezik	818 5th Ave.
Borderland Rentals, LLC	716 7th Ave.

Motion seconded by Councilor Jaksa. Councilor Rognerud thanked the Building Official, Fire Chief, and City Attorney for their hard work. Attorney Shermoen summarized the process for seeking Court approval and acting on the orders. Motion

carried unanimously.

Administrator Anderson reported he has been working with the Street Commissioner, Fire Chief, and Accountant in providing information to FEMA to seek financial reimbursement for emergency work performed during the 2014 flood disaster response.

Attorney Shermoen reported he will serve the property owners with the approved hazardous building orders tomorrow, he continues to work with the County Attorney on the airport funding statute interpretation, and will have documentation related to the annexation of the Multi-Modal site for the next meeting agenda.

Police Chief Mike Musich presented his report. He indicated there is no grant funding for portable radios and officers have been at the schools on a daily basis with school back in session.

Fire Chief Adam Mannausau summarized his monthly report. He stated they have been proactive in dealing with fires set by juveniles, educating children this week during fire prevention week, and they hope to accept delivery of a new ambulance this month. He reported the Ambulance calls set a new monthly record in September and more than doubled the number of calls for the same month in 2013.

Councilor Jaksa reported Kootasca Community Action was working to complete a SCDP grant application for funding commercial and rental property rehabilitation within a defined target area of the City.

Joe Schwartz presented different complaints he received from residents including the Highway 53 speed limit and noise impacts, a street drainage problem, load limits and contractor vehicles driven and stored in residential areas, and water rates.

Mayor Anderson adjourned the meeting at 5:28 P.M.

Robert W. Anderson, Mayor

ATTEST:

Kenneth R. Anderson, City Administrator

**The Journal
November 19th, 2014**

Public Notice

**September 30, 2014
Special City Council Minutes
8:00 A.M.**

A special meeting of the City Council of International Falls, Minnesota, was held in the Council Chambers of the Municipal Building on the 30th day of September, 2014 and called to order at the hour of 8:00 A.M.

Mayor Anderson called the meeting to order and indicated there were five agenda items for consideration by the City Council.

MEMBERS PRESENT: Councilors Jaksa, Kalar, Eklund, and Mayor Anderson
MEMBERS ABSENT: Councilor Rognerud.

Mayor Anderson stated that there have been comments about increasing the property tax levy collectible in 2015 from 1.5% to 3%. He said the Budget and Finance Committee was proposing an increase of \$42,188 which reflected a 2% increase above the amount levied for 2014. The state local government aid (LGA) payment for 2015 increased \$36,201 above the payments for 2014.

MOTION by Councilor Kalar to approve the Resolution approving the proposed preliminary property tax levy of \$2,151,603 for the 2015 budget and setting a truth-in-taxation public input meeting for 6:00 P. M., December 1, 2014, prior to adoption of the final 2015 budget and levy on December 15, 2014. Motion seconded by Councilor Jaksa. In discussion, Councilor Jaksa noted this increase was on the low side given the growth in the tax base for 2015. She said the levy dollar increase in the amount of \$42,188 will result in a *reduction in the City portion* of property taxes paid by individual property owners next year due to the growth in the tax base and assuming the taxable value of their individual property is unchanged.

The Mayor said that the \$42,188 increase in the levy collectible in 2015 was too high. He said the levy increase could be reduced to about \$31,000 and the needs of the community could still be met. His position was that due to the 5% increase in water and sewer rates to be effective in January, 2015, he was opposed to any additional cost to the citizens above a levy increase of \$31,000. He said he will vote no on the motion. Councilor Jaksa's rebuttal was that the increase in sewer rates was because the sanitary management district increased costs to the City from \$582,000 to over \$1.7 million in 2014. She said the water department expenses only increased 3% between 2006 and 2014, but rates had to be increased due to fund deficits. Councilor Kalar said the proposed increase is reasonable and needs to build a little, but is a good compromise to provide the services we need. Councilor Eklund agreed and said the City was better to take small increases each year, rather than a large increase all at once. He said the City has been good about taking care of water and that the increased capacity at the sewer plant and increased usage outside the City has led to increased costs, but we are all paying for it together. Motion carried with Councilors Eklund, Kalar and

Jaksa voting "aye" and Mayor Anderson voting "nay."

Mayor Anderson explained the grant amount was \$171,990 from the FAA for the proposed runway rehabilitation work. MOTION by Councilor Eklund to approve the resolution accepting and authorizing execution of the 2014 Federal Airport Improvement Program (AIP) grant for airport pavement rehabilitation work at the Falls International Airport. Motion seconded by Councilor Jaksa and carried unanimously. MOTION by Councilor Jaksa to approve the revised resolution of the City of International Falls approving submittal of a Mighty Ducks Grant application and approving a contribution to the Recreation Department for the purchase of an electric Zamboni. Motion seconded by Councilor Kalar. The Council noted the City was the applicant and would be making the Kerry Park Arena much safer for both the participants and fans by improving the indoor air quality. Motion carried unanimously.

Councilor Jaksa addressed the Council and said the franchise agreement needed to be amended to allow the live feed site to be moved from the Municipal Building to the Rainy River Community College or Backus Auditorium. She said the Cable Commission is considering a live broadcast of the candidate forum scheduled for later this month. The College site may cost Midcontinent Communications up to \$18,000, but she is waiting to hear from College officials. Discussion followed. Consensus was to place the first reading of the required ordinance amendment on the October 6, 2014 meeting agenda and to obtain additional information on the prospective sites for the first reading.

City Administrator Anderson explained the proposal he received from North Coast Communications to conduct an orientation/training session with staff and the City Council per the Speak Your Peace: The Civility Project program. He also said they will offer communications, mediation, and interpersonal relationship training separately on an hourly basis for a total cost of up to \$3,300. He further explained he had not contacted County officials about a joint training session, but heard through the consultant the County did not want to participate in a joint session.

MOTION by Councilor Eklund that the City proceed in paying expenses and setting up an orientation/training session with the Sand Creek Group/North Coast Communications as soon as possible to be held with employees of the County, or the City alone if the County does not want to pursue a joint session, and to make a decision at a later time whether to pursue other mediation and training. Motion seconded by Councilor Jaksa and carried unanimously.

Mayor Anderson adjourned the meeting at 8:51 A.M.

Robert W. Anderson, Mayor

ATTEST:

Kenneth R. Anderson, City Administrator

**The Journal
November 19th, 2014**

Public Notice

STATE OF MINNESOTA

COUNTY OF KOOCHICHING

NINTH JUDICIAL DISTRICT
DISTRICT COURT
PROBATE DIVISION

Court File No. 36-PR-14-781

Estate of: Emily Mary Everett, a/k/a Emily Everett,
Decedent

NOTICE AND ORDER FOR HEARING ON PETITION FOR DESCENT OF PROPERTY

A Petition for Determination of Descent has been filed with this Court. The Petition represents that the Decedent died more than three years ago, leaving property in Minnesota and requests the probate of Decedent's last will dated, _____, if any, and the descent of such property be determined and assigned by this Court to the persons entitled to the property.

Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper, and if no objections are filed or raised, the Petition may be granted.

IT IS ORDERED and Notice is further given, that the Petition will be heard on December 19, 2014, at 9:00 a.m., by this Court at International Falls, Minnesota.

1. Notice shall be given to all interested persons (Minn. Stat. 524.1-401) and persons who have filed a demand for notice pursuant to Minn Stat. 524.3-204.

2. Notice shall be given by publishing this Notice and Order as provided by law and by: Mailing a copy of this Notice and Order at least 14 days prior to the hearing date.

Dated: 11-12-14

BY THE COURT

/s/ **Charles H. LeDuc**
Judge of District Court

(COURT SEAL)

Dated: 11-12-14

/s/ **Sara Thompson, Deputy**
Court Administrator

Attorney for Petitioner
Name: Kimberly A. Literovich
Firm: Shermoen & Jaksa, PLLP
Street: 345-6th Avenue, P.O. Box 1072
City, State, ZIP: International Falls, MN 56649
Attorney License No: 0347632
Telephone: 218-283-4494
FAX: 218-283-9695
Email: kal@ifallsllaw.com

**The Journal
November 19th & 26th**

Public Notice

14-096322

NOTICE OF MORTGAGE
FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: September 12, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$58,425.00

MORTGAGOR(S): Jeffrey R. Trask and Tracey A. Begger, single persons

MORTGAGEE: TruStar Federal Credit Union

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: TruStar Federal Credit Union

SERVICER: PHH Mortgage Corporation

DATE AND PLACE OF FILING: Filed September 12, 2003, Koochiching County Recorder, as Document Number 244683

ASSIGNMENTS OF MORTGAGE: Assigned to: CUNA Mutual Mortgage Corporation; thereafter assigned to PHH Mortgage Corporation.

LEGAL DESCRIPTION OF PROPERTY: Lots 13 and 14, Block 58, Plat of Block 58 (And Other Blocks) of International Falls

PROPERTY ADDRESS: 600 7th St, International Falls, MN 56649

PROPERTY IDENTIFICATION NUMBER: 92-007-58130

COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$52,512.64

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: December 4, 2014, 10:00am

PLACE OF SALE: Sheriff's Main Office, Courthouse Complex, West End, 4th St. and 8th Ave., International Falls, MN 56649

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on June 4, 2015, or the next business day if June 4, 2015 falls on a Saturday, Sunday or legal holiday.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 7, 2014

PHH Mortgage Corporation
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY _____

Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L.B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

**The Journal
October 15th, 22nd, 29th &
November 5th, 12th, 19th, 2014**

Public Notice

NOTICE OF MORTGAGE
FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

Date: November 5, 2014

NOTICE IS HEREBY GIVEN THAT:

Default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: **March 27, 2008**
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: **\$496,314.71**
MORTGAGOR(S): **Barry J. Woods and LeeAnne Woods, husband and wife**

MORTGAGEE: **First National Bank of Deerwood, now known as Deerwood Bank**

DATE AND PLACE OF FILING: **April 10, 2008, as Document No. A000262203, as modified, in part, by Modification of Mortgage dated April 4, 2011, recorded April 7, 2011, as Document No. A000271401 (to add real estate), Modification of Mortgage dated April 4, 2012, recorded on April 13, 2012, as Document No. A000274235, and Modification of Mortgage dated April 23, 2013, recorded on April 30, 2013, as Document No. A000277552, all in the office of the County Recorder of Koochiching County, Minnesota.**
ASSIGNMENT(S) OF MORTGAGE: **None**

LEGAL DESCRIPTION OF PROPERTY:

Lots 1, 2 and 3, Block 4, Plat of Ranier. AND Lot 2, Block 7, Plat of Ranier; and the W½ of Lot 3, Block 7, Plat of Ranier, more particularly described as that part of said Lot 3 lying westerly of a line which bisects the most northerly and the most southerly boundaries thereof.

COUNTY IN WHICH PROPERTY IS LOCATED: **Koochiching County, Minnesota**
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE AS OF THE DATE OF THIS NOTICE: **\$463,994.77**

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes including the requisites of Minn. Stat. § 580.02;

PURSUANT, to the power of sale contained in said mortgage, the above described property in Koochiching County will be sold by the Sheriff of Koochiching County as follows:

**Selling?
Buying?
Renting?
All of your needs are just...
A Phone Call Away!
Pick up the phone,
give us a call!!!**

**CLASSIFIED
ADVERTISING
218-285-7411**

PURSUANT, to the power of sale contained in said mortgage, the above described property in Koochiching County will be sold by the Sheriff of Koochiching County at public auction as follows:

DATE AND TIME OF SALE: **January 8, 2015 at 10:00 a.m.**
PLACE OF SALE: **Koochiching County Sheriff's Office, Law Enforcement Center, Courthouse Annex, 715 Fourth Street, International Falls, MN 56649**

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagors, their personal representatives or assigns is **six (6) months** from the date of sale, unless reduced to five (5) weeks under Minnesota Statutes, Section 582.032.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30, or the property is not redeemed under section 580.23, the time to vacate the property is 11:59 p.m. on **July 8, 2015.**

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGORS, THE MORTGAGORS' PERSONAL REPRESENTATIVES OR ASSIGNS MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DEERWOOD BANK, f/k/a First National Bank of Deerwood

By _____
Dehila C. J. Seim, #0339064
Fryberger, Buchanan, Smith & Frederick, P.A.
302 West Superior Street, Suite 700
Duluth, Minnesota 55802-1863
(218) 722-0861

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF MORTGAGE FORECLOSURE SALE FORECLOSURE DATA

(1) Street Address, city and zip code of mortgaged premises: 3481 Main Street, Ranier, MN 56668

(2) Transaction agent (if applicable); residential mortgage servicer; and lender or broker: Deerwood Bank, f/k/a First National Bank of Deerwood

(3) Tax parcel identification number: 98-001-04010 and 98-001-07020

(4) Transaction Agent's mortgage ID number (MERS number): Not applicable

(5) Name of mortgage originator: First National Bank of Deerwood, now known as Deerwood Bank

**The Journal
November 12th, 19th, 26th, &
December 3rd, 10th, 17th, 2014**