SAUK CENTRE CITY COUNCIL
SPECIAL MEETING
MONDAY, MAY 2, 2011 – 1:00 P.M.

1. CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE

The Sauk Centre City Council met in a Special Meeting on Monday, May 2, 2011 at 1:00 p.m. in the City Hall Council Chambers pursuant to due notice being given thereof. Present were Council Members Mike Olson, Al Coenen, Warren Stone and Mayor Kirckof. Also present was City Administrator Vicki Willer, City Planner Morton and Administrative Assistant Nicki Vogt. Mayor Kirckof presided thereat. Council Member Keith Johnson was absent.

2. APPROVAL OF AGENDA.

A motion was made by Council Member Stone and was seconded by Council Member Coenen to approve the agenda as presented. A vote being recorded as follows: For: Council Members Stone, Coenen, Olson and Mayor Kirckof. Against: None. Absent: Council Member Johnson. The motion passed.

3. LOCAL BOARD OF APPEAL AND EQUALIZATION

a. Stearns County Assessor Don Ramler stated the following information was based on the Sales Ratio Study Period of September 30, 2009 through October 1, 2010:

- The overall decrease on residential properties was .4%.
- The overall increase on commercial/industrial was 1.6%.
- Lakeshore properties were reduced by $100/front foot.
- The overall increase on apartment was 2%.

4. PUBLIC APPEALS

1. Larry Terwey was present to receive clarification on the following property:

   Parcel ID 94.58299.0000. Mr. Terwey stated that the 2010 Estimated Market Value (EMV) was $241,400 and the 2011 EMV was $226,400. He questioned the decrease.

   Assessor Ramler stated that the EMV for payable in 2011 is $226,400 which is $122,000 on the land and $104,400 on buildings. EMV for lakeshore is driven by sales in that year (3 in 2010) and also relies on the amount of water frontage.

   Recommendation: None.

2. Dave VonWahlde stated that he is considering the option of combining his two lots or leaving them separate but wanted to know if there would be a large increase if combined.

   Assessor Ramler stated that the increase, if combined, would be approximately $125.

Recommendation: None.

3. Wayne Kostreba was present to receive clarification on the following properties:

   Parcel ID 94.57895.0000. Mr. Kostreba stated that the 2009 EMV for this property was $170,800, 2010 was $168,600 and 2011 increased to $371,300. His total investment in this property was $150,000.

   Assessor Ramler stated that the total value of new construction on this property is $186,800.

   Recommendation: None.

   Parcel ID 94.57895.0006. Mr. Kostreba stated that the 2009 EMV for this property was $73,900, 2010 was $103,400 and 2011 increased to $113,500.

   Assessor Ramler stated that the EMV increase was due to an increase in sales (3 commercial sales).

   Recommendation: None.

4. Larry Anderson sent a letter regarding 94.59032.0030. In his letter, Mr. Anderson is requesting that the Council re-assess the EMV of the vacant lot. In 2002 Mr. Anderson purchased the lots for $264,000. In August, 2010 he sold a lot for $75,000.

   Assessor Ramler stated that the EMV for this parcel is $114,100. This parcel has 124 front footage on lakeshore. Lakeridge is valued at 900 dollars per front foot. Recent lot sales in this addition were distressed sales. Distressed sales are not able to be considered when calculating EMV.

5. Tom & Kimberly Schneider purchased lots 94.58586.0024 and 94.58586.0025 from a bank following a foreclosure. These lots are also in the Lakeridge Addition and were purchased considerably lower than the EMV.

   Recommendation on Anderson and Schneider Lots: Recess this meeting until the May 18, 2011 Regular Meeting to allow time for Assessor Ramler to seek comparisons for lots similar to Lakeridge lots.

6. PJ Wanderscheid sent a letter regarding 94.58656.0078 (733 Hilltop Court). In his letter, Mr. Wanderscheid stated that he purchased the property for $133,000 and his EMV is $153,200. He completed an appraisal on his property which was valued at $140,000.

Assessor Ramler stated that a similar sale was in August 2007 in the amount of $175,000. He feels the appraisal is valid.

Recommendation: Adjust the EMV to $140,000 per the appraised value.

A motion was made by Council Member Olson and was seconded by Council Member Stone to adjust the EMV for 94.58656.0078 to $140,000. A vote being recorded as follows: For: Council Members Olson, Stone and Mayor Kirckof. Against: Council Member Coenen. Absent: Council Member Johnson. The motion passed.

7. Jerry Blahut sent a letter regarding 94.59203.0000 (205 Maple Street). This home was built in 1886 and Mr. Blahut has since gutted and remodeled the home. He is requesting that the EMV be lowered.

Assessor Ramler stated that the EMV is currently $66,000 and the most it could be adjusted was to $63,000.

Recommendation: Adjust EMV to $63,000.

A motion was made by Council Member Stone and was seconded by Council Member Olson to keep the EMV on 94.59203.0000 at $66,000. A vote being recorded as follows: For: Council Members Stone, Olson, Coenen and Mayor Kirckof. Against: None. Absent: Council Member Johnson. The motion passed.

5. RECESS

A motion was made by Council Member Olson and was seconded by Council Member Stone to recess the meeting. A vote being recorded as follow: For: Council Members Olson, Stone, Coenen and Mayor Kirckof. Against: None. Absent: Council Member Johnson. The motion passed.

With no further business to come before the Council, Mayor Kirckof recessed the meeting at 2:33 p.m.

Respectfully Submitted,

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Mayor Brad A. Kirckof City Administrator Vicki M. Willer