

**SAUK CENTRE CITY COUNCIL
SPECIAL MEETING
MONDAY APRIL 11, 2022 – 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, April 1, 2022 at 1:00 p.m. in the City Hall Council Chambers pursuant to due notice being given thereof. Present were Council Members Diane Kelly, Joe Fuechtmann, Shalon Wilber, Heidi Leach and Mayor Warren Stone. Also present was City Administrator Willer, Administrative Assistant Nicki Vogt and County Assessors Don Ramler and Adam Spah. Mayor Stone presided thereat.

2. APPROVAL OF AGENDA

A motion was made by Council Member Fuechtmann and was seconded by Council Member Kelly to approve the agenda as presented. A vote being recorded as follows: For: Council Members Fuechtmann, Kelly, Leach, Wilber and Mayor Stone. Against: none. The motion passed.

3. LOCAL BOARD OF APPEAL AND EQUALIZATION

- a. For the 2022 assessment there were a total of 72 residential/seasonal sales used in the state study which uses sales from October 1, 2020 through September 30, 2021. These sales resulted in a preliminary median ratio of 78.8% before time adjustment. The sales ratio is calculated by taking the estimated market value divided by the sale price, then adjusting it for time to January 2, 2022. The total value for the district with new construction is \$4,490,400, up from the last assessment which was \$4,412,500. \$575,100 of the new construction for the 2022 assessment was commercial and \$692,000 was industrial.

Property owners can now view sales throughout the county by visiting stearns-county-gis-stearns.hub.arcgis.com, then click on "property sale prices" map.

Below are the average market value changes for properties in the City of Sauk Centre for the 2022 assessment for taxes payable in 2023

- Agricultural +10-12%
- Residential +19-21%
- Sauk Lake +16-18%
- Commercial +0-2%
- Industrial +2-3%
- Apartments +4-8%

Assessors Spah and Ramler reminded the Council that these are only averages. Some properties may have changed more or less depending on characteristics of the property, if it was viewed/updated during the assessment cycle, and if new construction was added to the parcel.

4. PUBLIC APPEALS

The following letter was received:

Allen Coenen – 94.58566.0202. Coenen stated that his estimate market value increased from \$157,900.00 to \$191,800.00. He disagrees with this valuation. He noted the following:

- Property built in 2005
- 1,900 square feet
- The house is in disrepair as Mr. Coenen is a paraplegic and confined to a wheelchair
- Coenen feels there is water in the basement
- A realtor's market assessment was \$164,269.00

Assessor Spah confirmed that the house is in disrepair and stated that the property value could be decreased by 10%, to \$171,600.00.

Katherine Banke – 94.58289.0007. Ms. Banke stated she saw a significant property value increase and questioned the reason for the increase.

Assessor Spah stated that residential properties in the area and county wide saw increases of 19-21% which makes her property in line with property valuations in the area.

Assessor Spah recommended no changes to the Banke property

A motion was made by Council Member Kelly and was seconded by Council Member Fuechtmann to reduce the Coenen property (94.58566.0202) from \$191,800 to \$171,600. A vote being recorded as follows: For: Council Members Kelly, Fuechtmann, Leach, Wilber and Mayor Stone. Against: None. The motion passed.

5. ADJOURN

A motion was made by Council Member Kelly and was seconded by Council Member Leach to adjourn the meeting. A vote being recorded as follows: For: Council Members Kelly, Leach, Fuechtmann, Wilber and Mayor Stone. Against: None. The motion passed.

With no further business to come before the Council, Mayor Stone adjourned the meeting at 1:37 p.m.

Respectfully Submitted,

Mayor Warren Stone

City Administrator Vicki M. Willer