

**SAUK CENTRE CITY COUNCIL
SPECIAL MEETING
MONDAY, APRIL 20, 2009 – 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 20, 2009 at 1:00 p.m. in the City Hall Council Chambers pursuant to due notice being given thereof. Present were Mayor Brad Kirckof, Council Members David Thomas, Keith Johnson, Al Coenen and Warren Stone. Also present was City Administrator Vicki Willer, City Planner Sarah Morton and Administrative Assistant Nicki Vogt. Mayor Kirckof presided thereat.

2. APPROVAL OF AGENDA.

The agenda was approved as presented.

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, 2007 through October 1, 2008:

- The overall decrease on residential properties was 5%.
- The overall increase on commercial/industrial and apartment properties was 4%.

4. PUBLIC APPEALS

John Felling stated that he was present on behalf of Daybreak Homeowners Association to discuss the following property:

- Daybreak Park, Parcel ID 94.58289.0034 and 94.58289.0030. He questioned how the value of the parcels was calculated.

Assessor Ramler stated that the valuation is based on square footage.

Recommendation: None.

Robert Hefferan stated that he was present to discuss the following property:

- Parcel ID 94.58333.000 Mr. Hefferan stated that he purchased this home as a foreclosed home at a cost of \$97,000 and the taxes are showing it at \$157,100. He feels the home is not worth what it is valued at. He also stated that the home needs quite a bit of work and it is listed as 3 bedrooms which is incorrect.

Assessor Ramler stated bank sales are not used to set home value. He then stated that a room must have a closet in it for it to be classified as a bedroom.

Recommendation: Change the number of bedrooms in the home to 1; make a quality adjustment and effective age adjustment which decreases the value of the home to \$150,300.

Don Leonard stated that he was present to discuss the following property:

- 712 Lincoln Loop, Parcel ID 94.58936.0050. Mr. Leonard stated that each year the value keeps increasing and he wants to know why.

Assessor Ramler stated that from 2007-2008 all land valued increased in the Industrial Park due to sales. They react to activity and deal with facts and not listing prices. He would need to see a pattern before increasing or decreasing values.

Recommendation: None.

Mary Jacobson sent an e-mail regarding the following property:

- 55 Main St. N., Parcel ID 94.59259.0000. Ms. Jacobson feels this property is valued too high due to poor workmanship.

Assessor Ramler stated that he is comfortable with the value of this property.

Recommendation: None.

Mitch Fiskness sent a letter regarding the following property:

- Parcel ID's 94.57865.0005, 94.57865.0008 (Storage units on south end of town). Mr. Fiskness feels that the valuation of this property is too high due to non-rental and collection loss.

Assessor Ramler stated Mr. Fiskness has not returned his rental survey. He asked the Council for more time to review this and he will report back at the May 6th meeting.

Recommendation: None.

5. RECESS

A motion was made by Council Member Council Member Johnson and was seconded by Council Member Thomas to recess the meeting until May 6, 2009. A vote being recorded as follows: For: Council Members Johnson, Thomas, Stone, Coenen and Mayor Kirckof. Against: None. The motion passed.

With no further business to come before the Council, Mayor Kirckof recessed the meeting at 2:00 p.m.

Respectfully Submitted,

Mayor Brad A Kirckof

City Administrator Vicki M. Willer