

**SAUK CENTRE CITY COUNCIL
SPECIAL MEETING
MONDAY, APRIL 23 2007 – 6:30 P.M.**

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

The Sauk Centre City Council met in a Special Meeting on Monday, April 23, 2007 at 1:03 p.m. at the City Hall Council Chambers pursuant to due notice being given thereof. Present were Mayor Brad Kirckof, Council Members Al Coenen, David Thomas, Keith Johnson and Warren Stone. Also present were City Administrator/Clerk Vicki Willer, County Assessor Don Ramler, and Office Assistant Nicki Vogt. Mayor Kirckof presided thereat.

2. PROCEDURES OUTLINED BY MAYOR

- a. The purpose of the meeting is to review the value of property, not the taxes
- b. Prior years cannot be adjusted
- c. Actions that can be taken:
 1. Change 2008 Classification (Homestead to Non, etc.)
 2. Reduce the 2008 value
 3. Increase the 2008 value
 4. Make no change
 5. Recommend a re-assessment by the Assessor
- d. Council will hear in order of sign-in-sheet
- e. Address the Council at the microphone
- f. Council will hear Appellant's appeal
- g. Assessor makes comments/explanations
- h. Questions
- i. Recommendation to be acted upon at meeting or next meeting.

3. INTRODUCTORY COMMENTS BY DON RAMLER

Stearns County Assessor Don Ramler stated the following:

- The overall increase on residential properties for the 2007 assessment was 3% compared to 6% for the 2006 assessment.
- There were 60 residential sales with the median ratio at 98.4%.
- The overall increase on commercial/industrial properties for the 2007 assessment was 9% compared to 3% for the 2006 assessment. There were 2 commercial/industrial sales. The median ratio is 91.76%.
- The overall increase on apartment properties for the 2007 assessment was 9% compared to 2% for the 2006 assessment.
- There were no apartment sales.
- The sales ratio study period includes sales that took place from October 1, 2005 through September 30, 2006.
- Total new construction 2007 assessment totaled \$11,290,600 and 2006 assessment totaled \$6,871,500.
- New construction is based on January 2 of each year.

4. PUBLIC APPEALS

Wayne Kostreba stated that he is present to discuss the following properties:

- 1624 West Sinclair Lewis Avenue, Sauk Centre, MN 56378, Parcel I.D. 94.57913.002. This property is the Blue Door Mini Storage. He stated that this is a dry property with no utilities other than an electric pole. The value increased \$49,000 and he is appealing the increase.
- 1140 Sinclair Lewis Avenue, Sauk Centre, MN 56378, Parcel I.D. 94.57895.000. This property is Jimmy's Pizza. The value increased \$18,700 and he is appealing the increase.

Assessor Ramler stated that due to the Data Privacy Act, he will need to meet with Mr. Kostreba on a one on one basis. He will then report back to the Council if any change is made.

Dan Bueckers stated that he is present to discuss the following property:

- 226 10th Street, Sauk Centre, MN 56378, Parcel I.D. No. 94.58042.000. Mr. Bueckers stated that there are not any utilities on this property and he is questioning why the property value keeps increasing.

Assessor Ramler stated that due to the Data Privacy Act, he will need to meet with Mr. Bueckers on a one on one basis. He will then report back to the Council if any change is made.

Assessor Ramler stated that the Board of Appeal and Equalization meeting can remain open for 10 days in which time he can meet with the Appellants. He will come back to the Council at the May 2, 2007 meeting with a recommendation.

5. COUNCIL DISCUSSION AND/OR ACTION

A motion was made by Council Member Thomas and seconded by Council Member Stone to recess the meeting until May 2, 2007. A vote being recorded as follows: For: Council Members Thomas, Stone, Johnson, Coenen and Mayor Kirckof. Against: None. The motion passed.

6. COUNCIL COMMENTS

Mayor Kirckof questioned as to how the market value was estimated for Wal-Mart. It was noted that 70% of Wal-Mart appeared on this year's taxes and the remaining will appear on next years taxes. Assessor Ramler stated that that Jeff Johnson and Randy Lahr reviewed the property, which consists of Parcel I.D. No.'s 94.59265.900, 94.59265.901 and 94.59265.903. The Land value for Parcel I.D. No. 94.59265.900 is \$864,500 and the building value is \$5,357,600.00, totaling \$6,222,100.00.

Wal-Mart has 18 million invested in the Sauk Centre facility and Ramler noted that that amount includes the infrastructure.

Assessor Ramler will report back to the Council on Wal-Mart's final numbers next year.

Council Member Coenen welcomed Assessor Ramler back to work.

7. ADJOURNMENT

A motion was made by Council Member Thomas and seconded by Council Member Johnson to recess the meeting until May 2, 2007. A vote being recorded as follows: For: Council Members Thomas, Johnson, 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 1:35 p.m.

Respectfully Submitted,

Mayor Brad A Kirckof

City Administrator/Clerk Vicki M. Willer