

**SAUK CENTRE CITY COUNCIL
SPECIAL MEETING
MONDAY, MAY 6, 2013 – 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 6, 2013 at 1:00 p.m. in the City Hall Council Chambers pursuant to due notice being given thereof. Present were Council Members Keith Johnson, David Thomas, Mike Olson and Warren Stone. Also present was City Administrator Vicki Willer, City Planner Morton and Administrative Assistant Nicki Vogt. Acting Mayor Stone presided thereat. Mayor Kirckof was absent.

2. APPROVAL OF AGENDA.

The agenda was approved by general consent.

3. LOCAL BOARD OF APPEAL AND EQUALIZATION

a. Stearns County Assessor Kelly Lemke and Assessor Don Ramler stated the following information was based on the Sales Ratio Study Period of September 30, 2011 through October 1, 2012:

- There were 38 qualified residential sales
- There were 14 residential bank sales (foreclosures)
- There were residential 10 non arms-length sales
- The residential sales ratio was at 99%
- There were 2 commercial/industrial sales
- The commercial/industrial sales ratio was 97.44%

Council Member Johnson arrived at 1:12 p.m.

4. PUBLIC APPEALS

1. Cory Larson, Parcel No. 94.58586.0014. Mr. Larson is asking for a reduction from \$402,200 to \$350,000. He stated the reasons for his request to reduce to \$350,000 included the facts that the basement is unfinished, it is only a 2 stall garage, the lot is bluff and sloped with 47 steps to the lake and the basement is not a walkout. Mr. Larson provided and reviewed his comparisons with the Council.

Assessor Lemke stated that she went through the home and is recommending the property value be lowered from \$402,200 to \$383,200. When asked what the reason for the increase in the previous year value, her response was that he added the shed, added a bonus room above the garage and finished the basement to 75% completion, which was all completed this past year.

A motion was made by Council Member Thomas and was seconded by Council Member Johnson to approve Assessor Lemke's recommendation to reduce the property value of 94.58586.001 from \$402,200 to \$383,200. A vote being

recorded as follows: For: Council Members Thomas, Johnson and Acting Mayor Stone. Against: Council Member Olson. Absent: Mayor Kirckof. The motion passed.

2. A citizen was present and stated that she moved her trailer house from a mobile home park within City limits to a park outside of City limits. She asked that this information be updated.

No action was needed.

3. Steve Moritz, Parcel No. 94.57815.0055. The property is valued at \$78,500 and he feels the appropriate market value would be \$28,000. The property is land locked and in a 100 year flood plain. He feels the property is worthless without an easement, which would increase the cost of the land and that would still not make it suitable for a home.

Assessor Lemke stated that she completed a land lock adjustment and is recommending the property be reduced from \$75,800 to \$45,500.

A motion was made by Council Member Olson and was seconded by Council Member Johnson to approve Assessor Lemke's recommendation to reduce the property value of 94.57815.0055 from \$75,800 to \$45,500. A vote being recorded as follows: For: Council Members Olson, Johnson, Thomas and Acting Mayor Stone. Against: None. Absent: Mayor Kirckof. The motion passed.

4. Butch Wessel was present and had a few questions regarding his properties.

No action was needed.

5. Larry Anderson, Parcel No. 94.58586.0017. Mr. Anderson sent in a letter requesting a re-assessment and reduction of taxes on this vacant property.

Assessor Lemke recommended no changes.

A motion was made by Council Member Olson and was seconded by Council Member Thomas to approve Assessor Lemke's recommendation to make no changes to Parcel No. 94.58586.0017. A vote being recorded as follows: For: Council Members Olson, Thomas, Johnson and Acting Mayor Stone. Against: None. Absent: Mayor Kirckof. The motion passed.

6. Greg Sorell, Parcel No. 94.58500.0000. Mr. Sorrel sent a letter stating that the Estimated Market Value was \$107,200. They recently had an appraisal done on the home and it was appraised at \$95,000. He is requesting that the value be changed to \$95,000.

Assessor Lemke stated due to repairs needed to the property, she is recommending the value be reduced to \$96,000.

A motion was made by Council Member Thomas and was seconded by Council Member Johnson to approve Assessor Lemke's recommendation to reduce the value to \$96,000. A vote being recorded as follows: For: Council Members Thomas, Johnson, Olson and Acting Mayor Stone. Against: None. Absent: Mayor Kirckof. The motion passed.

5. ADJOURN

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

With no further business to come before the Council, Acting Mayor Stone adjourned the meeting at 2:00 p.m.

Respectfully Submitted,

Acting Mayor Warren Stone

City Administrator Vicki M. Willer