

**SAUK CENTRE CITY COUNCIL  
SPECIAL MEETING  
MONDAY, MAY 4, 2015 – 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 4, 2015 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, Diane Kelly, Heidi Leach and Mayor Warren Stone. Also present was City Administrator Vicki Willer, City Planner Sarah Morton and Administrative Assistant Nicki Vogt. Mayor Stone presided thereat.

**2. APPROVAL OF AGENDA.**

A motion was made by Council Member Thomas and was seconded by Council Member Leach to approve the agenda as presented. A vote being recorded as follows: For: Council Members Thomas, Leach, Johnson, Kelly and Mayor Stone. Against: None. 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, 2013 through October 1, 2014:

- Commercial/Industrial properties saw a 7-8% increase in property values
- Overall cost of new construction in Sauk Centre totaled 2.5 million dollars
- There were 53 residential sales with a median ratio of 90.93%

**4. PUBLIC APPEALS**

1. Denise Kortan – 343 Morningview. Mrs. Kortan feels that her property value increase of \$19,000 is too high. She stated that the house has been on the market for 60 days with no offers. She also noted the following:

- Property located in a flood zone (grandfathered in)
- Less than acre lot size

Assessor Spah noted that there were 15 sales in her neighborhood; however, none were comparable to the Kortan property.

Assessor Spah recommended that he and Mrs. Kortan meet on site to discuss prior to a recommendation being made.

It was the general consent of the Council to bring this item back to the May 6th, 2015 Regular Meeting.

2. Gerald Christen, 436 East River Boulevard. Mr. Christen stated that he purchased the property one year ago when it was valued at \$252,232. It has currently been

valued at \$273,160, which is an increase of \$20,928. He does not agree with this increase.

Assessor Spah stated that the increase in value was due to the new deck, wood flooring and the average 8-10% increase. He stated that he believes this is a fair valuation for this property and is not recommending any changes.

3. Michael Cowdery, 611 Getty Street. Mr. Cowdery sent a letter stating that he felt the valuation of his property of \$78,000 is unfair and would like it reduced.

Assessor Spah stated that he has reviewed the property and the square footage has decreased. Because of this, he is recommending a property value decrease to \$76,300.

A motion was made by Council Member Johnson and was seconded by Council Member Thomas to reduce the value of the Michael Cowdery property located at 611 Getty Street (Parcel No. 94.58831.0000) from \$78,000 to \$76,300, due to the decrease of square footage. A vote being recorded as follows: For: Council Members Johnson, Thomas, Leach, Kelly and Mayor Stone. Against: None. The motion passed.

#### **5. RECESS**

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

With no further business to come before the Council, Mayor Stone recessed the meeting at 1:40 p.m.

Respectfully Submitted,

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Mayor Warren Stone

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City Administrator Vicki M. Willer