

MINUTES OF A SPECIAL CITY COUNCIL MEETING HELD WEDNESDAY, MAY 4, 2011 – 6:00 P.M. – ROCKVILLE CITY HALL.

The meeting was called to order by Mayor Jeff Hagen. Roll Call was taken and the following members were found to be present: Mayor Hagen, Council Members: Bill Becker, Jerry Schmitt, Randy Volkmuth & Duane Willenbring. Absent: Jeff Howe & Don Simon.

Staff members present were: Administrator/Clerk Rena Weber.

Also present: Randy Lahr and Don Ramler – Stearns County Assessors.

Mayor Hagen announced that the special meeting had been called for the purpose of Board of Review. Randy Lahr explained that property valuation has to be between 90% & 105% of what sales are and explained the sales period ran from October 1, 2009 through September 30, 2010.

The 16 sales indicated the following average:

Residential/Seasonal	-3-5%
Agricultural – Market	+/- 0%
Agricultural – Green Acre	+10%
Commercial/Industrial	-0-2%
Apartments	+/-0%

76.42240.0037 – Richard Tallman – 232 Broadway Street East

EMV \$103,200 2011 Pay 2012 90,200

Richard Tallman reported that he purchased this property last year and that it had been on the market for some time.

April 2010 the price was \$94,900

5/27/10 the price was reduced to \$89,900

He purchased the apartment and parking lot for \$78,000 or \$18,675 per unit.

With the reduction of personal property he paid \$74,500. \$90,200 is 36% higher than what he paid for it on 7/30/2010

Mr. Tallman cited an apartment in St. Cloud that had sold for the same price.

St. Cloud apartments are going for \$25,000 or \$ 22,500 per apartment.

76.42240.0036 – Richard Tallman – 232 Broadway Street East

EMV \$ 11,000 2011 Pay 2012 \$11,000

This is to be combined with the previous parcel.

Randy Lahr reported that Sauk Centre had a similar comp.

Motion by Member Volkmuth, second by Member Becker, to reduce Parcels #

76.42240.0037 to (\$79,000) & 76.42240.0036 (\$11,000) = \$90,000.

AYES: Becker, Hagen, Schmitt, Volkmuth & Willenbring.

Motion passed on a 5 to 0 vote.

76.42240.0047 – Richard Tallman – 132 & 140 Broadway Street East

EMV \$273,800 2011 Pay 2012 \$274,800

Richard Tallman reported that this property was listed at \$384,900 originally and 1 ½ yr later it was lowered to \$189,900. He purchased the units for \$180,000 or \$162,200 minus the personal property.

12 units – (11) 1 bedroom and (1) 3 bedroom unit

\$13,567 per unit paid –

The price would be \$248,400 if reduced by 10%. Member Volkmuth would like to talk to Ray Schreiner to determine why he dropped the price \$100,000 2 years ago.

Motion by Member Volkmuth, second by Member Willenbring, to reduce the EMV by 10% or \$250,000.

AYES: Becker, Hagen, Schmitt, Volkmuth & Willenbring

Motion passed on a 5 to 0 vote.

76.41646.0600 – Glenn Family Trust –Richard Glenn

EMV \$310,000	2011	Pay 2012 \$310,000
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Richard Glenn reported that this is a total of 80 acres and 60 acres of it is swamp.

76.41648.0500 – Glenn Family Trust – Richard Glenn

EMV \$354,000	2011	Pay 2012 \$314,800
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Richard Glenn reported that this 78 acres of which 39 acres is wetlands. This was reduced but is still too much for swamp land.

Randy Lahr would like to take a look at both parcels, but will wait a bit until the spring thaw has dried up the groundwater.

Richard Glenn questioned why there is such a difference in the total tax between the two parcels. Randy Lahr reported the taxable market value is less on one of the parcels so it accounts for \$400 difference in the taxes.

Motion by Member Volkmuth, second by Member Becker, to take no action on this right now and have it reviewed at the county level.

AYES: Becker, Hagen, Schmitt, Volkmuth & Willenbring

Motion passed on a 5 to 0 vote.

76.42140.0001 – Michael & Marcia McKenna – 25553 Pleasant Road

EMV \$240,000	2011	Pay 2012 \$233,800
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Mike McKenna reported that he purchased this property for \$180,000 in July 2010. It was listed at \$240,000.

Motion by Member Becker, second by Member Willenbring, to make no change to the EMV.

AYES: Becker, Hagen, Schmitt, Volkmuth & Willenbring

Motion passed on a 5 to 0 vote.

76.41610.0200- Kurt & Carol Haakonson – 12494 Glacier Road

EMV \$278,200	2011	Pay 2012 \$
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No show.

76.41952.0005 – Kurt & Sylvia Onstad – 25622 Lake Road

EMV \$439,200	2011	Pay 2012 \$419,100
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Sylvia Onstad reported that she had an appraisal and it was valued at \$345,000. She and her husband bought the property on 5/18/2010 for \$300,000. This was a bank sale.

Member Volkmuth indicated it does have a steep lot.

Motion by Member Becker, second by Member Willenbring, to table action on this request until 5/18 so Randy Lahr can look at the property and report back to the council.

AYES: Becker, Hagen, Schmitt, Volkmuth, & Willenbring

Motion passed on a 5 to 0 vote.

76.41414.0100 – O'Link Family Trust

EMV \$136,400	2011	Pay 2012 \$136,400
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Randy Lahr reported that he received a letter from David Meyer representing the property owners and that the parcel is listed for \$150,000.

Realtor is telling them to reduce it to \$100,000.

Randy had a chance to view this parcel and recommended a \$2200 deduction for obsolescence for the acres East of Hwy.23 and for the acres in that finger that shoots just south along the west side of Hwy. 23.

Motion by Member Willenbring, second by Member Volkmuth, to approve the reduction to \$134,200 as recommended by the Assessor.

AYES: Becker, Hagen, Schmitt, Volkmuth & Willenbring

Motion passed on a 5 to 0 vote.

ADJOURNMENT – Motion by Member Becker, second by Member Volkmuth, to continue the Board of Review meeting until 5/18/11 (with no acceptance of new requests). Meeting adjourned at 7:01 p.m. Motion carried unanimously.

**VERENA M. WEBER- CMC
ADMINISTRATOR/CLERK**

**JEFF HAGEN
MAYOR**

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