

MINUTES OF A SPECIAL CITY COUNCIL LOCAL BOARD OF APPEAL & EQUALIZATION MEETING HELD WEDNESDAY, APRIL 26, 2006 – 7:00 P.M. JOHN CLARK ELEMENTARY MEDIA CENTER

The meeting was called to order by Mayor Brian Herberg. Roll Call was taken and the following members were found to be present: Mayor Herberg, Council members Vern Ahles, Jeff Hagen, Ed Karls, Lloyd Lommel, Don Simon, and Greg Simones. Absent: Don Simon.

Staff members present were: Administrator/Clerk Rena Weber, Randy Lahr and Gary Grossinger-Stearns County Assessors.

Mayor Herberg announced that the special meeting had been called for the purpose of Board of Review. Randy Lahr indicated that sales dictate how the values are derived. Property value has to be at 95% of what sales are at. This meeting is to address market values only.

Mayor Herberg announced that all persons attending the Board of Appeal & Equalization meeting and any person who submitted written letters would be heard. After all are heard the Council will then take action and close the meeting.

PARCEL #76.41647.000 Cyril Schaefer – 213 9th Ave N, Sartell, MN 56377
2006 \$19,300 2007 \$25,000

Mr. Schaefer cited that his taxes went up over 273% from 2004 to 2007 and the use changed from agricultural non-homestead to residential non-homestead. Randy Lahr indicated that a 40% discount is given due to the fact this is land locked.

Motion by Member Ahles, second by Member Lommel, to leave the valuation as proposed.

AYES: Ahles, Hagen, Herberg, Karls, Lommel, & Simones

Motion passed on a 6 to 0 vote.

PARCEL #76.41642.200 Jesse Barthel – 21241 County Road 8, Cold Spring, MN, 56320
2006 \$130,200

Mr. Barthel was not present at the meeting. No action taken.

PARCEL #76.41780.001 Marlene Molitor – 26404 CR 50, Cold Spring, MN 56320
2006 \$97,800

Ms. Molitor was not present at the meeting. No action taken.

PARCEL #76.41705.027 Margaret Pflapson – 10651 Mitchell Lane, St. Cloud, MN 56301
2006 \$262,700

Ms. Pflapson was not present at the meeting. No action taken.

PARCEL #76.42301.020 Carl Musielewicz – 21818 County Road 8, Cold Spring, MN 56320.
Letter received and reviewed.

2006 \$290,300 2007 \$333,400

Randy Lahr reported that the upstairs has problems which may make this a little difficult to sell as the entrance goes right into a bedroom and then down a long hallway. Randy Lahr recommended lowering it to 323,700.

Motion by Mayor Herberg, second by Member Hagen, to lower the valuation to \$323,700.

AYES: Ahles, Hagen, Herberg, Karls, Lommel, & Simones

Motion passed on a 6 to 0 vote.

PARCEL #76.42350.000 Margaret Lauerman – 25518 Lake Road, St. Cloud, MN 56301
2006 \$117,100 2007 \$179,400

Margaret Lauerman asked if the increase was due to the installation of sewer. Randy Lahr indicated that sewer did not have anything to do with the increase, but sales do. Randy Lahr further indicated that improvements were made since he last inspected. Land went from 52,100 to 98,400.

Motion by Mayor Herberg, second by Member Simones, to reduce the valuation to \$158,000.

AYES: Ahles, Herberg, Karls, Lommel, & Simones

NAYS: Hagen

Motion passed on a 5 to 1 vote.

PARCEL #76.42142.008 Brian Stradtman – 856 18th Ave N, St. Cloud, MN 56303
2006 \$104,100 2007 \$117,800

Brian Stradtman was present at the meeting to explain that this parcel of property is approximately 18.15 acres and that a good portion is wetlands. Brian indicated that basically it was a swamp. Brian Stradtman further indicated that 3.0 acres is an island (hill) that you can only get to in the winter when it is frozen. There is 224' of lake front.

Motion by Member Hagen, second by Member Simones, to leave the valuation as is.

AYES: Ahles, Hagen, Herberg, Karls, Lommel, & Simones

Motion passed on a 6 to 0 vote.

PARCEL 76.42142.009 Brian Stradtman – 856 18th Ave N. St. Cloud, MN 56303
2006 \$22,800 2007 \$79,800 70% increase

Brian Stradtman voiced concern that when he purchased this lot it was considered non-buildable. Randy Lahr indicated that what drives the value up is the amount of frontage. This parcel of land is considered Seasonal/Recreational and 2.2 acres in size.

Motion by Member Hagen, second by Member Simones, to leave the valuation as is.

AYES: Ahles, Hagen, Herberg, Lommel, & Simones

NAYS: Karls

Motion passed on a 5 to 1 vote.

PARCEL 76.42240.046 Inge Seelen - 156 Broadway Street, Rockville, MN 56369
2006 \$105,900 2007 \$175,500

Randy Lahr indicated that he did make some adjustments as it needs extensive work. Randy Lahr recommended the valuation be reduced to \$135,300. It used to be commercial as Ms. Seelen used to sell antiques. Randy Lahr estimated the value at \$76,500 on the residential portion and \$58,800 on the commercial portion = \$135,300

Motion by Member Hagen, second by Mayor Herberg, to approve the recommended valuation of \$135,300 as presented.

AYES: Ahles, Hagen, Herberg, Karls, Lommel, & Simones

Motion passed on a 6 to 0 vote.

PARCEL #76.42142.037 Tom Van Lith – 8949 County Road 6 St. Cloud, MN 56301
2006 \$343,600 2007 \$423,900

Tom Van Lith was present to voice concern that he has 19.88 acres that he is now not able to plat. Randy Lahr indicated that he has this zoned at PUD with a development. Randy Lahr indicated that he would look at re-valuing pending the outcome of the platting process using the figure of \$273,200 as non-buildable up to \$353,400.

Motion by Member Lommel, second by Member Simones, to approve lowering the valuation to \$353,400 as discussed.

AYES: Ahles, Hagen, Herberg, Lommel, & Simones

NAYS: Karls

Motion passed on a 5 to 1 vote.

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