

**MINUTES OF A SPECIAL CITY COUNCIL LOCAL BOARD OF APPEAL & EQUALIZATION MEETING HELD WEDNESDAY, MAY 9, 2007 – 7:00 P.M. – ROCKVILLE CITY HALL**

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, Susan Palmer, Jim Pflapsen, Don Simon, & Randy Volkmuth. Absent: None.

Staff members present were: Administrator/Clerk Rena Weber, Randy Lahr and Nancy Heinzen – Stearns County Assessors.

Mayor Herberg 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% & 95% of what sales are and explained the sales period ended October 2006. Stearns County does their valuations based on a mass appraisal system.

**76.41651.800** Ron Westrup – 21325 County Road 8 was not present at the meeting. No action taken.

**76.42147.001** PIP – Heiserich Enterprises - 1640 Prairie Drive - Maureen Heiserich was present at the meeting to ask why the increase citing the downturn in the market itself.  
EMV \$450,800 2007 \$469,000 2008  
Randy Lahr indicated this is a 2.2% increase and the average increase for commercial industrial was 6%. The value actually went down with last years review.

**76.41626.300** – Arnold & Maureen Heiserich - 11023 County Road 47 – Maureen reported this is their home.  
EMV \$254,100 2007 \$273,400 2008  
Randy Lahr reported this is a 7.6% increase and 10 acre sales in the past year accounted for the increase.

Maureen questioned the fact that when the highway came through it devalued their property as there is more noise. They have 12 acres and the wooded area is not utilized.

***Motion by Mayor Herberg, second by Member Hagen, to leave both market valuations as is.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth  
Motion passed on a 7 to 0 vote.***

**76.41952.011** Robert Kuklok – 25676 Lake Road  
EMV \$231,700 2007 \$287,900 2008  
Mr. Kuklok complained that the market is not there. Mr. Kuklok has a neighbor who bought a home at \$400,000 and is now selling it for \$699,000. He has seen a 100% increase in five years. Randy Lahr reported Mr. Kuklok's property is valued at:  
\$108,400 land  
\$179,500 building  
2152 square feet of home  
Randy presented land residual sales for Pleasant Lake. The 2007 median price per front foot is \$1638 and in 2006 the median price per front foot was \$1500. Stearns County is currently at \$1400 per front foot. They are trying to catch up with the sales.  
Randy asked if he was filing for the property tax refund as any increase over 12% the State can refund the portion in excess. This is for people on fixed incomes.

***Motion by Member Volkmuth, second by Member Ahles, to leave the market valuation as is.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth  
Motion passed on a 7 to 0 vote.***

**76.41952.012** Leslie Hughes – 25682 Lake Road (Lot Size is 80' x 150') Mr. Hughes stated that he is not arguing about this.

**76.41952.013** Leslie Hughes – extra lot (Lot Size is 85' x 150')

EMV \$75,300

\$96,700 2008

Discussion was held this lot does not meet minimum lot size requirement of 20,000 square feet for Pleasant Lake. Mr. Hughes asked if he should join this with his home.

Randy Lahr reported he gets a 25% reduction in front foot as the first 20 feet gets charged at \$1300 per front foot and the remaining at a different rate. It was determined that the assessors need to check on the actual size of the lot.

***Motion by Member Volkmuth, second by Member Ahles, to take no action on this request.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth***

***Motion passed on a 7 to 0 vote.***

**76.41631.300** George Bechtold – 244 Broadway Street West – Granite Edge Restaurant

EMV \$253,800 2007

\$283,000 2008

Randy Lahr reported that the value of equipment removed was not taken into consideration.

The current restaurant is not on a major road.

The building houses a liquor store, office building & restaurant and that he does not have much to compare to. Randy Lahr presented restaurant comparable sales for 2007:

Median sale per square foot is \$58.35. George is at \$50.00 per square foot.

George Bechtold reported that he paid \$250,000 for it and removed the tanks. The EMV at the time of purchase was \$205,000. Mr. Bechtold added \$43,000 in improvements throughout the years.

***Motion by Member Volkmuth, second by Mayor Herberg, to leave the market valuation as is.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth***

***Motion passed on a 7 to 0 vote.***

**76.41647.400** Charles Grell - 21096 Fowler Road

EMV \$507,900 2007

\$566,000 2008

Mr. Grell voiced concern that most of this is wasted land. When he purchased it 16 to 18 loads of garbage was hauled out. He is being forced out of Rockville. Mr. Grell also stated that he who has money can do whatever they want. He did not build there with the idea of making a profit.

Taxes cost him 16 weeks of his pay. Government as a whole should be ashamed of themselves as they are slowly forcing us out of our community. Mr. Grell tried selling the property two years ago for \$450,000 and had no takers.

Randy Lahr reported that Mr. Grell has 5.78 acres with 180 front feet of lake shore.

***Motion by Member Volkmuth, second by Member Hagen, to leave the market valuation as is.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth***

***Motion passed on a 7 to 0 vote.***

**76.41613.600** Glenn Johannes – 21859 County Road 8

EMV \$44,500 2007

\$46,800 2008

Mr. Johannes reported this is land locked property that he cannot access by vehicle and there is land trust property that he goes through that does not allow for a road access.

Glenn Johannes tried to get access and found out that he can't get there. This is a 44 acre parcel.

Randy Lahr wished to look at the green acres portion of the land and how he could put a land locked adjustment on the green acres side:

76.41613.600 EMV \$46,800

Green Acres \$14,700

76.41606.300 EMV \$59,100

Green Acres \$35,500

76.41606.900 EMV \$83,700

Green Acres \$50,200

76.41606.700 EMV \$ 7,800

Green Acres \$ 4,700

***Motion by Member Pflapsen, second by Member Palmer, to approve the changes with the Green Acres adjustment as presented.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth***

***Motion passed on a 7 to 0 vote.***

**76.41841.004** John Kirscher – 11063 Hubert Lane

Randy Lahr presented a plat map and indicated there needs to be a correction on his lot size due to the boundary commission recorded plat change. Rena Weber reported that this has gone through the court proceeding and there were no objections. Randy Lahr reported the correction will occur when the plat gets recorded.

***Motion by Member Pflapsen, second by Member Palmer, to take no action as this will be fixed with the recording of the Boundary Commission plat.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth***

***Motion passed on a 7 to 0 vote.***

**76.41780.001** – Dave & Marlene Molitor – empty lot on County Road 8

EMV \$156,300 2007 \$194,700 2008

Randy Lahr reported that they give an adjustment due to the fact that County Road 8 splits the lot. This is on the corner and has a screen house on it.

***Motion by Member Volkmuth, second by Member Simon, to leave the market valuation as is.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth***

***Motion passed on a 7 to 0 vote.***

**CLOSE THE BOARD OF APPEAL & EQUALIZATION HEARING – *Motion by Member Simon, second by Member Hagen, to close the Board of Appeal and Equalization hearing.***

***AYES: Ahles, Hagen, Herberg, Palmer, Pflapsen, Simon & Volkmuth***

***Motion passed on a 7 to 0 vote.***

**ADJOURNMENT – *Motion by Member Volkmuth, second by Mayor Herberg, to adjourn the meeting at 8:39 p.m. Motion carried unanimously.***

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

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**BRIAN HERBERG  
MAYOR**

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