

**MINUTES OF A SPECIAL CITY COUNCIL MEETING HELD WEDNESDAY, APRIL 29, 2015 – 6:00 P.M. – ROCKVILLE CITY HALL.**

The meeting was called to order by Acting Mayor Susan Palmer. Roll Call was taken and the following members were found to be present: Acting Mayor Susan Palmer, Council Members: Rick Tallman & Duane Willenbring. Absent: Mayor Jeff Hagen & Don Simon.

Staff members present were: Judy Neu Finance/Billing Clerk/Administrative Asst.

Also present: Randy Lahr & Nancy Heinzen – Stearns County Assessor, Jeff Reiter, Ev Balko & Ann Filla.

Acting Mayor Palmer announced that the special meeting had been called for the purpose of Board of Review. Randy Lahr explained that median ratio of the market value to sales price of 94% after time adjustment and explained the sales period ran from October 1, 2013 through September 30, 2014. The State requires the median ratio to be between 90% & 105%.

The 28 sales indicated the following average:

- ❖ Residential/Seasonal:
  - Grand Lake +0% to +2%
  - Pleasant Lake +0% to +2%
  - Pleasant Lake area/off lake +0% to +4%
  - Off Lake properties +0% to +2%
  - Former city limits +0% to +2%
- ❖ Agricultural – Market +8%
- ❖ Agricultural – Green Acre +8%
- ❖ Commercial/Industrial +0% to +2%
- ❖ Apartments +0% to +2%

1 person appeared and 2 written correspondences were given.

**76.41835.0004 – Jeff Reiter – 12383 234<sup>th</sup> Avenue:**

Jeff Reiter explained he purchased this building on April 8, 2015 for sale price of \$127,000. The State bank required an appraisal (by Guggenberger Appraisal Services) to be done and the valuation came in at \$115,000 which is less than half of the assessed value of the property.

Randy Lahr explained that the building in valued at storage warehouse and after looking over everything he would be okay with adjusting the valuation to \$177,000 with building and land. The market valuation for 2016 is \$245,700 (the land was \$77,400 building \$168,300) (67,518 = 1 ½ acres).

Member Palmer questioned if you would take \$15,820 x 10.90=\$172,400.

***Motion by Member Willenbring, second by Member Tallman, to adjust the valuation to \$172,400.***

***AYES: Palmer, Tallman & Willenbring.***

***Motion passed on a 3 to 0 vote.***

**76.41654.0600 – James D. and Marion E. Caron – 12600 210<sup>th</sup> Street:**

Randy Lahr explained the date of the appraisal was done was February 3, 2015 (by Diversified Appraisal Services of Minnesota Inc.) and the valuation came in at \$409,200 and Stearns County has the valuation at \$433,300. (Difference of 24,100) The lot is a 40 acre parcel.

(The email from Marion (Molly) Caron saying you will find an appraisal from earlier this year on our property and to reconsider our market valuation for 2016. Our property value has increased by almost 50% since we brought the property at a premium in 2001 and our property taxes have subsequently doubled. The property value of \$433,300 is an overstatement that is should be lowered to close to or below the appraisal.)

***Motion by Member Willenbring, second by Member Tallman, to keep the valuation as is.***

***AYES: Palmer, Tallman & Willenbring.***

***Motion passed on a 3 to 0 vote.***

**76.42301.0000 – Clara Hall 21776 County Road 8:**

Randy Lahr explained that Clara Hall stopped in at his office today and she indicated that the valuation of \$192,700 she could sell her house of ½ of that. This is a seasonal lake front property, building valuation is \$106,800 and the land valuation is \$85,900. (The lot size 60 x100).

(Correspondence letter –I wish to appeal my market value for the size of the building & small lot! 1 bedroom & loft. In the winter you can hardly get out. If I sold this property today, I'd be lucky to get half price. Please consider old ladies on a fix income & hard to keep up.)

***Motion by Member Tallman, second by Member Willenbring, to keep the valuation as is.***

***AYES: Palmer, Tallman & Willenbring.***

***Motion passed on a 3 to 0 vote.***

**CLOSE BOARD OF REVIEW –**

***Motion by Member Willenbring, second by Member Tallman, to close the Board of Review meeting @ 6:38 p.m.***

***AYES: Palmer, Tallman & Willenbring.***

***Motion passed on a 3 to 0 vote.***

**CLARIFY EFFECTIVE DATE OF 2015-83 ORDINANCE –****ORDINANCE NO. 2015-83****CREATING CONSERVATION WATER RATES**

**The Rockville City Council amends Basic Code Section 52.51 Water Rates, Fees & Charges to read:**

Subd. 1 Water Rate Fees will be:

Water Availability Fees

**\$26.00 bi-monthly base fee – OM & R (Operations, Maintenance & Replacement) + Conservation Rate:**

**0 – 4000            \$3.00/per thousand gallons**

**4001 – 8,000    \$3.50/per thousand gallons**

**8001 – 14,000   \$4.25/per thousand gallons**

**14,001 +           \$4.75/per thousand gallons**

Adopted this 15<sup>TH</sup> day of April, 2015.

Effective date 1/2/15

Member Willenbring stated he would like to see if we could change the effective date from 1/2/15 to 3/3/15.

***Motion by Member Willenbring, second by Member Palmer, to change the effective date to March 3, 2015.***

***AYES: Palmer, Tallman & Willenbring.***

***Motion passed on a 3 to 0 vote.***

**ADJOURNMENT–*Motion by Member Willenbring, second by Member Tallman, to adjourn the meeting at 6:48 p.m. Motion carried***

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JUDY NEU  
FINANCE/BILLING CLERK/ADMIN ASST

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SUSAN PALMER  
ACTING MAYOR