

**MINUTES OF A SPECIAL CITY COUNCIL MEETING HELD WEDNESDAY, MAY 1, 2013 – 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: Sue Palmer, Don Simon, Randy Volkmuth & Duane Willenbring. Absent: None

Staff members present were: Administrator/Clerk Rena Weber.

Also present: Randy Lahr and Kathy Korte – 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, 2011 through September 30, 2012.

The 13 sales indicated the following average:

Residential/Seasonal	-0-3%
Agricultural – Market	+/-2%
Agricultural – Green Acre	+16%
Commercial/Industrial	-0-1%
Apartments	+/-2%

**76.42170.0024 – Timothy Byram – no address**

**EMV \$106,300 2013 Pay 2014 \$101,500**

Tim Byram reported that they sold this vacant land for \$75,000 in 2003. The new owner did not build on it, went bankrupt and Tim Byram bought it back in 2011 for \$10,000.

Randy Lahr indicated that if it had a building eligibility he would leave it at \$101,500.

Tim stated there is no access to the property and no way is it worth \$1500 in taxes. He wanted to put a bridge over a creek to get to it.

The non-buildable issue was questioned.

Randy Lahr suggested looking at it as excess frontage land on the lake. If it was added to home it would homesteaded.

Tim asked the council to look at lowering this year and they will check it out with the DNR as to whether or not it is buildable.

Randy recommended attaching it to the home parcel and homesteading it.

- As an excess lot he would value it at 92,600 with no adjustment
- 50% reduction \$48,700

***Motion by Member Volkmuth, second by Member Willenbring, to reduce the value to \$48,700. If they should come back with a report on it being non-buildable – council could reconsider.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.42170.0007 – Timothy Byram – 25807 80<sup>th</sup> Ave**

**EMV \$385,400 2013 Pay 2014 \$367,400**

Tim presented an appraisal they had done November 2012 at \$295,000.

Randy Lahr recommends no change.

- 178' of lakeshore – some marginal
- Land value – 196,300

***Motion by Member Palmer, second by Member Volkmuth, to reduce the land value by \$14,000 for a new total of \$353,400.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.41648.0100 – Joe Seifert – 21113 Grant Lake Court**

EMV \$297,300 2013 Pay 2014 \$291,500

Mr. Seifert reported that he purchased the parcel for \$253,000 on 12/21/12 which included some furnishing.

Randy Lahr recommended decreasing the value to \$282,000 for quality adjustment and there is a 2' difference on garage. Randy added that there is motivation of buying and selling property.

***Motion by Member Willenbring, second by Member Volkmuth, to approve lowering the value to \$282,000 as recommended.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.42146.0807 – MAR-DAR LLC – Prairie Drive**

EMV \$34,200 2013 Pay 2014 \$68,400

Darwin Voigt was present to report that he bought forfeiture land for \$34,200 in 2012.

Randy Lahr recommends keeping it at \$68,400 as that is really the value.

***Motion by Member Willenbring, second by Member Volkmuth, to leave the value as is.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

Rena Weber reported that Mr. Voigt recognized that he knew of the assessment.

**76.41634.0402 – Leon Molitor – County Road 8**

EMV \$27,000 2013 Pay 2014 \$27,000

Leon Molitor wanted to build on it so he went to the County Environmental Services to get a determination on the wetlands. It is mostly wetlands so there is not much he can do with .55 acres.

Rena Weber reported that she has a copy of the wetlands delineation and concurs with Mr. Molitor's statement.

Randy Lahr recommended reducing to reduce since he had it as buildable.

***Motion by Member Volkmuth, second by Member Palmer, to approve decreasing the value to \$4400.***

***AYES: Hagen, Palmer, Simon & Volkmuth***

***ABSTAINING: Willenbring***

***Motion passed on a 4 to 0 vote.***

**76.41607.0200 – James Mathies – County Road 139 & 260<sup>th</sup> Street**

EMV \$302,200 2013 Pay 2014 \$316,800

James Mathies was present to report that he has 75.12 acres of which 48.5 acres are tillable

Randy Lahr reported that this could get a 2.5 acres reduction due to waste to bring the value to \$310,800. The land has a green acres value of \$186,500.

***Motion by Member Volkmuth, second by Member Willenbring, to reduce the value to \$310,800 with a green acres value of \$180,100.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.42142.0054 – Dave & Tammy Biery – 25910 Burg Street**

EMV \$ 273,500 2013 Pay 2014 \$260,000

Tammy Biery presented a copy of an appraisal they had done on March 14, 2013 at \$230,000 and wished to have their value reduced.

Randy Lahr indicated this is a 4.8% drop and the date of the appraisal is not in this year cycle. He recommended waiting one year to see how other sales come out.

***Motion by Member Palmer, second by Member Willenbring, to leave the value as is.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.41631.0300 George Bechtold – 244 Broadway Street West****\$ 274,600 2013 Pay 2014 \$270,000**

George Bechtold was comparing the taxes of various businesses to his, not the value.

Randy Volkmuth indicated that Schaefer's business is industrial and yours is retail.

***Motion by Member Volkmuth, second by Member Palmer, to leave the value as is.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**CORRESPONDENCE RECEIVED:****76.41621.0901 – John Vander Eyk 7652 County Road 47****EMV \$20,000 2013 Pay 2014 \$55,000**

Mr. Vander Eyk had written a letter regarding the value of land he purchased from his mother that was attached to his property and further that it cannot be built upon.

Rena Weber concurred with this statement as it had gone through city review process.

Randy Lahr recommending reducing the value to \$22,500.

***Motion by Member Volkmuth, second by Member Simon, to reduce the value to \$22,500.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.42147.0000 – John Lennemann – 1755 Prairie Drive****EMV \$263,600 2013 Pay 2014 \$291,100**

Mr. Lennemann had submitted a written request to reduce the value of his property that hit by lightning last summer.

Randy Lahr recommends lowering the value to \$277,700 due to the fact that after he measured the building and the contents were less.

***Motion by Member Palmer, second by Member Simon, to reduce the value to \$277,700 as requested.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.41800.0003 – Tim Torborg – Agate Beach Road****EMV \$215,700 2013 Pay 2014 \$215,700**

Tim Torborg had submitted a letter requesting a reduction to \$155,000.

Randy Lahr reported there is a sewer stub available to this lot and recommended no change.

***Motion by Member Volkmuth, second by Member Willenbring, to leave the value as is.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.41626.0600 – Pete Walz – Highway 23****EMV \$588,900 2013 Pay 2014 \$606,500**

Mr. Walz reported that he had 130 acres and felt the value should be lower.

Randy Lahr re-checked the numbers

- House farm classification \$107,300 to \$109,400 plus the manure pit.

***Motion by Member Palmer, second by Member Simon, to reduce the value of the house/farm classification to \$109,400 with \$1,000 for the manure pit.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

- Outbuildings value could be reduced to \$444,000

***Motion by Mayor Hagen, second by Member Volkmuth, to reduce the value of the Outbuildings from \$ 498,200 for 444,000.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.41627.0900 – Pete Walz – Rausch Lake Road**

**EMV \$107,600 2013 Pay 2014 \$112,200**

Mr. Walz requested a reduction in this value.

Randy Lahr stated this 24 acre parcel is all tillable and recommends no change.

***Motion by Member Volkmuth, second by Member Palmer, to leave the value as is.***

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

**76.41800.0005 – Steve Torborg – Agate Beach Road**

**EMV \$214,000 2013 Pay 2014 \$214,000**

Steve Torborg had submitted a letter requesting a reduction to \$155,000.

Randy Lahr reported there is a sewer stub available to this lot and recommended no change.

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

***AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring***

***Motion passed on a 5 to 0 vote.***

***ADJOURNMENT – Motion by Member Volkmuth, second by Member Simon to close the Board of Review Meeting and adjourn the meeting at 7:55 p.m. Motion carried unanimously.***

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

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**JEFF HAGEN  
MAYOR**