

**MINUTES OF A SPECIAL CITY COUNCIL MEETING HELD WEDNESDAY, MAY 2, 2012 – 6:11 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, Jeff Howe & Duane Willenbring. Absent: Randy Volkmuth & Don Simon. Jerry Schmitt arrived at 6:20 p.m.

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, 2010 through September 30, 2011.

The 10 sales indicated the following average:

|                           |       |
|---------------------------|-------|
| Residential/Seasonal      | -0-1% |
| Agricultural – Market     | +/-0% |
| Agricultural – Green Acre | +10%  |
| Commercial/Industrial     | -0-1% |
| Apartments                | +/-0% |

**76.41646.0300 – Tom Hansen – no address**

**EMV \$290,200 2012 Pay 2013 \$290,200**

Randy Lahr presented a copy of area hunting properties, roughly figured the same per acre.

Tom Hansen – 100 acres is land locked of the 170 acres total.

Randy Lahr indicated this is valued at \$1700/acre.

Acreage across the bog – Randy Lahr gave a 25% discount

40% discount was given for the land locked area.

***Motion by Member Willenbring, second by Mayor Hagen, to leave the value as stated.***

***AYES: Becker, Hagen, Howe, Schmitt & Willenbring***

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

**76.41952.0000 – April Tidd – 25652 Lake Road**

**EMV \$388,200 2012 Pay 2013 \$384,900**

April's brother in law spoke for her stating the value is too high.

There is 205' of frontage and extra lot is not buildable according to him.

Member Willenbring read for the record that April Tidd signed a request for the sewer stub and in bold it said the city could not guarantee this was a buildable lot.

April stated the she would sign a statement saying she would never sell the lot – it would be too close.

Randy Lahr reported the lot size is 210' x 130' minus the road right of way puts it at roughly 110'. \$40,800 was added back when she added the stub in according to Randy Lahr.

***Motion by Member Becker, second by Member Willenbring, to approve reduction in the value to \$354,100 due to the reduced lot size per Randy Lahr.***

***AYES: Becker, Hagen, Howe, Schmitt & Willenbring***

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

**76.42240.0037 – Richard Tallman – 232 Broadway Street East**

**EMV \$79,000 2012 Pay 2013 \$78,600**

Richard was present to report the value is still 24% higher than what he paid – it is an estimate until it is sold. Hard to improve the buildings when they are valued more.

Lot is additional – \$11,000 for 76.42240.0036.

There was \$3,500 in personal property which reduced the amount to \$63,500 paid amount. \$89,600 for both land and building.

***Motion by Member Becker, second by Member Howe, to reduce the 2013 value to \$75,000.***

***AYES: Becker, Hagen, Howe, Schmitt & Willenbring***

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

**76.42240.0047 – Richard Tallman – 132 & 140 Broadway Street East**

**EMV \$250,000 2012 Pay 2013 \$253,100**

Richard stated this was 56% higher than what he paid and it was on the market for 3 years.

Randy Lahr indicated there are not a lot of comparables and they are not conventional style apartments which amount to \$30,000 per unit.

This value is based on the rents.

Rick Tallman pays the heat and electricity on these units. If he tries to correct the building he will take a loss.

***Motion by Mayor Hagen, second by Member Willenbring to reduce the value to \$240,000 based on what was paid for the buildings, unconventional style apartments and that it is very hard to find a comparable.***

***AYES: Becker, Hagen, Howe, Schmitt & Willenbring***

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

**76.42141.0005 – Richard Klein – 25341 Pleasant Road**

**EMV \$305,200 2012 Pay 2013 \$302,300**

Don Ramler reported that the land is valued at \$68,700 and \$133,600 for the building. In comparison to area structures Mr. Klein feels his is too high. He reviewed his and the other parcels with detached garage too. He feels his is the same as Blommer whose value is \$298,600.

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

***AYES: Becker, Hagen, Howe, Schmitt & Willenbring***

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

**76.42240.0039 – Thomas & Melissa Maselter – 226 Cedar Street North**

**EMV \$57,300 2012 Pay 2013 \$83,600**

Tom Maselter had submitted a letter to Randy Lahr stating that the building was not done. Randy Lahr recommends changing the value to \$66,000.

***Motion by Mayor Hagen, second by Member Becker, to reduce the value to \$66,000 as per the Assessor's recommendation.***

***AYES: Becker, Hagen, Howe, Schmitt & Willenbring***

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

**76.41614.0100 O'link Family Trust**

**EMV \$134,200 2012 PAY 2013 \$130,400**

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

***AYES: Becker, Hagen, Howe, Schmitt & Willenbring***

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

***ADJOURNMENT – Motion by Member Becker, second by Member Willenbring to close the Board of Review Meeting and adjourned at 7:11 p.m. Motion carried unanimously.***

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VERENA M. WEBER- CMC  
ADMINISTRATOR/CLERK

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JEFF HAGEN  
MAYOR