

**Board of Appeal and Equalization
Mountain Lake City Council
Via GoTo Meeting / Conference Call
Thursday April 23, 2020
5:30 p.m.**

The Mayor and City Administrator determine that an in-person meeting or a meeting conducted under MN Statute section 13D.02 is not practical or prudent because of a health pandemic or an emergency declared under Chapter 12 as stated in 13D.021. MN Statute 13D.021 will be followed for this meeting.

Members Present: Mike Nelson, Dana Kass, Darla Kruser, David Savage, Andrew Ysker

Members Absent: None

Staff Present: Michael Schulte, City Administrator

Others Present: Gale Bondhus, County Assessor; Karla Ambrose, Appraiser; Tom Appel; County Commissioner, LeRoy Radtke, Carolyn Rempel, Carol Harder, Mark Langland, Gloria McKissick, Jay Schied, Cassondra Harder, Brittany & Scott Winters, Emily Adrian. Others may have been present over the conference call that did not speak or were not identified.

Mayor Nelson called the Board of Review to order at 5:30 p.m.

Board of Review

Gale Bondhus, County Assessor, introduced herself.

Bondhus stated that the City of Mountain Lake had 28 sales of residential property that they considered “good sales”. These sales were open market that took place between October 1, 2018 and September 30, 2019. In order to now have a significant increase in values for a particular class, the median ratio of those 28 sales would have had to be between 90% and 105%. The ratio on the 28 sales was 79.34%. Based on the 28 sales, their office set the residential values to increase by 20%. The value increases were on the residential buildings – not on the land. Their new ratio reflecting those changes is 93.9%. There was a 10% time trend on those sales (10/1/2018-9/30/2019). That means that the sales of residential property were increasing faster than their office could keep up with. Therefore, a large market value change. Commercial property values did not increase – unless there was new construction. Ag properties stayed about the same. The 2019 values

for pay 2020 MLC has a TC of 763,542. The 2020 values for pay 2020, MLC has a TC of 854,402, about 11.9% increase. The 2020 values and TC are before local board of equalization changes and county board changes. The city will also be getting additional value from the railroads. Farm land sales are trending downward at this time. Bondhus stated that they are looking at a 15%+ value decrease on ag land for 2021 assessment. For 2020 assessment, the ag land is valued around \$2.1 million – a small amount when there is \$85,262,000 of total market value before the state assessed property values are added.

LeRoy Radtke, 22.416.0160 and 22.611.0020, asked questions regarding sales of the 28 properties and their prices, procedures for building permits, and sale differentials of stated values and sales.

Carolyn Rempel, 22.415.0040, asked questions and made comments regarding her property.

Carol Harder, 22.161.0502, asked questions and made comments regarding her property.

Mark Langland, 22.610.0970, stated after hearing explanations from Bondhus, he had no further questions or comments.

Gloria McKissick, 22.711.0120, asked questions regarding her property and the sale price of her neighboring property. Bondhus stated that a purchase from a realtor are not included in their calculations as they often do not reflect an actual sale price.

Jay Schied, 22.410.0040, asked questions and made comments regarding his property.

Cassandra Harder, 22.175.0055 & 22.448.0100, asked questions and made comments regarding her property and stated that the city council needs to curtail their spending to not keep raising taxes. Councilmember Savage and Mayor Nelson stated that it is always the goal to keep taxes low and stated her comments would be noted when formulating the 2021 city budget.

Brittany & Scott Winters, 22.610.0911, asked questions and made comments regarding their property.

A letter was read by the city administrator from Myrna Long, 22.520.0020, submitted to city hall.

Emily Adrian, 22.555.0600, asked questions and made comments regarding her property.

Bondhus provided various responses, answers, comparable sales, explanations, and calculations to the various questions by property owners listed above.

Bondhus reported that property owners of parcels have been in contact with her office and provided details for council consideration.

Kevin Walzek, 22.131.0010 & 22.131.0012, had an incorrect valuation on 22.131.0012 of \$7,200 and it should be corrected to \$2,400.

Jeremy & Randy Curry, 22.131.0013, had an incorrect valuation of \$9,100 and it should be corrected to \$6,900.

Tim Herrig, 22.610.0240, had an incorrect valuation of \$18,700 for land and buildings and it should be corrected to \$2,700 land only.

Marycela Balderas, 22.413.0796 had an incorrect valuation of \$600 and it should be corrected to \$500 and 22.413.0790 had an incorrect valuation of \$12,100 and it should be corrected to \$5,700.

Motion by Savage, seconded by Kass, to make no changes to parcel 22.416.0160 and 22.611.0020. Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser, to make no changes to parcel 22.415.0040. Motion carried 5 – 0.

Motion by Nelson, seconded by Savage, to make no changes to parcel 22.161.0502. Motion carried 5 – 0.

Motion by Nelson, seconded by Kass, to make no changes to parcel 22.610.0970. Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser, to make no changes to parcel 22.711.0120. Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser, to make no changes to parcel 22.410.0040. Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser, to make no changes to parcel 22.175.0055 and 22.448.0100. Motion carried 5 – 0.

Motion by Nelson, seconded by Ysker, to make no changes to parcel 22.610.0911.
Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser, to make no changes to parcel 22.520.0020.
Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser, to make no changes to parcel 22.555.0600.
Motion carried 5 – 0.

Motion by Nelson, seconded by Kass, to change the valuation from \$7,200 to \$2,400 on
parcel 22.131.0012. Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser, to change the valuation from \$9,100 to \$6,900 on
parcel 22.131.0013. Motion carried 5 – 0.

Motion by Nelson, seconded by Savage, to change the valuation from \$18,700 to \$2,700
on parcel 22.610.0240. Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser, to change the valuation from \$600 to \$500 on
parcel 22.413.0796. Motion carried 5 – 0.

Motion by Nelson, seconded by Kruser to change the valuation from \$12,100 to \$5,700
on parcel 22.413.0790. Motion carried 5 – 0.

Bondhus stated that Councilmembers Kass and Savage are certified until July 1, 2021 and if anyone is planning to conduct the training online it will be in July this year.

Motion by Savage, seconded by Kass, to approve all the assessments in the City of
Mountain Lake as newly amended. Motion carried 5 – 0.

Adjourn

The meeting was adjourned at 7:41 p.m.

Approved May 18, 2020

ATTEST:

Michael Schulte, Administrator/Clerk