

Boards of Review & Special Meeting  
April 10, 2013  
7:00 p.m.

With due call and notice thereof, the April 10, 2013 Board of Review for the Stearns County portion of the City of Eden Valley was called to order by Mayor Korman at 7:00 p.m. in the Civic Center meeting room. Present were Mayor Korman, Councilors Gabrelcik, and Dan Thielen, and Clerk Haag. Also present Stearns County Assessor Amy Rausch, Meeker County Assessors Bob Anderson and Travis Scoblic. Mayor Korman presided.

Stearns County Assessor Amy Rausch provided a packet of information regarding the Board of Review, including an overview of the 2013 assessment, Department of Revenue class rates, percentages and miscellaneous fact sheets, property assessment timelines, Stearns County sales ratios, and local sales comparisons to the Council. Rausch reported there were two residential sales and four foreclosure sales in the Stearns County side of the city from October 1, 2011 through September 30, 2012, and only the two residential sales are eligible to be used in the study, which indicated a median ratio of 99.96%. The median ratio of a sales ratio study should be from 90 to 105 percent, and the Department of Revenue requires at least six sales to constitute a valid sample size for calculating sales ratio. Since there were only two sales, Rausch was able to expand the area by area or by time, so based on sales in surrounding areas and checking with Meeker County, Rausch reported a slight reduction in residential land values was given. Ag land values in the County increased by 15 to 20 percent, and Ag land values in the City were increased by 15%. Councilor Cheryl Thielen arrived at the meeting at approximately 7:05 p.m. Rausch reviewed the packet of information with the Council, including the review of local sales. No property owners were present with questions or concerns, and Rausch had not received any calls for appointments. She reported she would be back out in the end of May to start reviewing property in the City. Twenty percent of the city is covered each year to provide a five-year cycle of review. The Board of Review for the Stearns County portion of the City was closed at 7:30 p.m.

7:30 P.M. Meeker County Board of Review

With due call and notice thereof, the April 10, 2013 Board of Review for the Meeker County portion of the City of Eden Valley was called to order by Mayor Korman at 7:30 p.m. in the Civic Center meeting room. Present were Mayor Korman, Councilors Gabrelcik, Dan Thielen and Cheryl Thielen, and Clerk Haag. Also present Meeker County Assessors Bob Anderson and Travis Scoblic and Stearns County Assessor Amy Rausch. Mayor Korman presided.

Meeker County Assessor Bob Anderson reported there were five residential sales used in the study for the Meeker County portion of the City and the sales ratio was high, so values were lowered an average of 10%. Ag land sales in the city were close to value, and Anderson commented ag land values in the County are increasing, since values don't match the high sale prices they are seeing throughout the County. Commercial values in the city remained level. Local sales information on the Meeker County side of the city was reviewed with the Council. There were no property owners present, other than Council members. Clerk Haag questioned if George Ruhland had contacted Anderson regarding the value of Parcel 24-0025000, since he had expressed concern on the value of the property to her numerous times and she had

recommended he contact Anderson as well as attend the Board of Review. Anderson reported he had been contacted and had thought Ruhland may attend as well, but he did not arrive. Councilor Cheryl Thielen questioned the value of her property, noting she felt the square footage may be off and thought the value was high. Anderson reported the square footage used on the report is based on exterior square footage, not interior, so that may be the difference. Travis will stop in to review the property. Since the Assessor had not been contacted prior to the Board of Review of the concern and the property had not been reviewed yet, a motion was made by Dan Thielen to deny any change in value to the property. Motion was seconded by Gabrelcik, and carried, with Cheryl Thielen abstaining from the vote. Anderson reported the question would go to the County Board of Review after the Assessors have had a chance to review the property, and if Cheryl does not agree with the value given she can attend the County Board of Review in June.

The Board of Review was closed on a motion by Gabrelcik, seconded by Cheryl Thielen at 8:00 p.m.

#### 8:00 p.m. Special Council Meeting

With due call and notice thereof, the April 10, 2013 Special Council Meeting of the City of Eden Valley was called to order by Mayor Korman at 8:00 p.m. in the Civic Center meeting room. Present were Mayor Korman, Councilors Gabrelcik, Dan Thielen and Cheryl Thielen, and Clerk Haag. Mayor Korman presided.

The purpose of the special meeting was to review and approve Event Center construction bids. Mayor Korman provided information to the Council on the bids and estimates received for the planned remodeling at the Event Center. Based on review and recommendation of the Healthy Communities Executive Board, the following were recommended for approval: Valley View Electric for \$4837.00, Mr. Heating & Air Conditioning for \$9750.00, Eden Valley Lumber for materials, Mike & Matt Lahr Construction for labor, and Elmer Stommes Concrete \$3200. Councilor Cheryl Thielen questioned why there was such a difference in the plumbing bids, and Councilor Gabrelcik noted many times an independent local contractor can provide a better price since they do not have the overhead a larger company may have. Cheryl reported she would like to have more time to review the bids, and perhaps contact some of the vendors to question the difference in pricing. After discussion, a motion was made by Gabrelcik, seconded by Dan Thielen, to approve the bids and estimates as recommended by the HCP Executive Board. Motion carried, with Cheryl Thielen voting against.

Clerk Haag provided the Council with the first quarter budget to actual financial information for the General Fund and Enterprise Funds.

As there was no further business, the meeting was adjourned on a motion by Dan Thielen, seconded by Cheryl Thielen.

Attest:

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Mona Haag, Clerk/Treasurer

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Peter Korman, Mayor