

CITY OF SAINT PETER, MINNESOTA

OFFICIAL PROCEEDINGS

MINUTES OF THE BOARD OF APPEAL AND EQUALIZATION MEETING APRIL 27, 2021

Pursuant to due call and notice thereof, a regular meeting of the Saint Peter Board of Appeal and Equalization of the City of Saint Peter was conducted by virtual software on April 27, 2021. Under M.S. 13D.021, the City is able to conduct meetings by electronic means in the event of a state-wide emergency. Governor Walz has declared a state-wide peacetime emergency and as such City Council meetings will be conducted remotely using GoToMeeting software until further notice.

A quorum present, Mayor Zieman called the meeting to order at 6:01 p.m. The following members were present through the virtual platform: Councilmembers Ed Johnson, Keri Johnson, Shanon Nowell, Stephan Grams, Emily Bruflat and Mayor Zieman. Absent was Councilmember DeVos. The following official was present: Nicollet County Assessor Lorna Sandvig.

Mayor Zieman and Councilmember Grams have completed the training for Board of Appeal and Equalization members.

Sandvig described the increases that were applied in various residential neighborhoods in Saint Peter as well as apartments, commercial and industrial property and mobile home parks. Sandvig indicated State Statute requires the County's valuations to be within 90%-105% of the sales that occurred in the community between the periods October 1, 2019 – September 30, 2020; and because the valuations were below that range, the County was required to increase valuations to reach the threshold.

Mayor Zieman informed the audience that the Council would hear all the appeals and make a decision on each appeal at the end of the meeting and reminded Councilmembers they could raise, lower or make no change to any appealed property valuation.

Dave Ramsden, representing Ramsden Real Estate LLC, owner of 604 Knight Street, appealed the valuation of \$3,129,400 on his property. Ramsden objected to the nearly 16% increase on his valuation that he expected to result in a \$8,700 tax increase he would be forced to pass on to his tenants in the form of a \$20 per month rent increase. Ramsden indicated he had been offered up to \$3,000,000 to sell the property a year prior, but the buyer wouldn't go higher than that amount and when mortgage rates go up, the value of properties goes down. Ramsden cited lower increases made to other apartment complexes in St. Peter and listed the need to replace the roof, failing windows, and the common areas still having the original carpet as concerns.

Mayor Zieman noted the County Assessor's notes to the Council stipulated values that had previously not been included for items such as fire sprinkler systems, balconies, patios, and fireplaces, had been corrected to include those items which accounted for the large increase to Mr. Ramsden's property. Zieman asked if Mr. Ramsden had a recent appraisal on his property and Ramsden responded that he didn't put stock in appraisals.

Patricia Conlin, 420 North Minnesota Avenue, appealed her valuation of \$260,300 stating her belief that noise and traffic levels along Highway 169 decreased the value of her property. Conlin indicated a local realtor told her she would only list the house at \$205,000-\$209,000 and it was difficult to find comparables to her home. County Assessor Sandvig indicated that due to Ms. Conlin's appeal in 2017, her office had applied a twenty percent (20%) discount to properties along Highway 169, but noted that such discounts are annually reviewed and sales during the valuation period had consistently shown the County's values for these properties was only 76%, which was well outside the 90-105% window the County is mandated to reach. As such, Sandvig indicated the discount had been lowered to 10% which put the values at 97%. Councilmembers, when discussing comparables provided by the Assessor's office, noted the Conlin home had a three car garage and was accessible from a side street unlike many other properties along Highway 169.

Members also addressed an appeal letter submitted by Catherine Loveridge, who objected to the assessment of \$140,600 on her property at 321 North Washington Avenue. Loveridge felt her smaller lot (forty feet in width) would make it impossible for her to sell her home and cited what she felt was an inability to construct a garage on her property as another reason the value was excessive.

Sandvig indicated Loveridge had tried to appeal her value in 2020, but missed the local board meeting and her office had done an exterior inspection in July in response to Loveridge's concerns and noted deferred maintenance or other negative issues. Sandvig also indicated that the St. Peter board had provided a five percent discount to the property in 2008 and with nothing to indicate why that discount was provided, Sandvig had restored the discount.

A motion was made by Zieman, seconded by Nowell, to apply a two percent (2%) discount to the structure for Catherine Loveridge at 321 North Washington Avenue for deferred maintenance resulting in a final valuation of \$138,100. With all in favor, the motion carried.

A motion was made by Bruflat, seconded by Johnson (K), to reduce the valuation of the Mathias Ove property at 455 West Chestnut Street from \$149,700 to \$128,700 as recommended by the Assessor. With all in favor, the motion carried.

A motion was made by Johnson (E), seconded by Nowell, to reduce the valuation of the David and Luann Runkle property at 516 North Fifth Street from \$122,000 to \$87,800 as recommended by the Assessor. With all in favor, the motion carried.

A motion was made by Johnson (K), seconded by Bruflat , to reduce the valuation of the Joseph Determan property at 406 West Myrtle Street from \$119,400 to \$92,700 as recommended by the Assessor. With all in favor, the motion carried.

A motion was made by Grams, seconded by Johnson (E), to make no change to the valuation of the Ramsden Real Estate LLC property at 604 Knight Street. With all in favor, the motion carried.

A motion was made by Johnson (K), seconded by Bruflat, to make no change to the valuation of the Patricia Conlin property at 420 North Minnesota Avenue property. With all in favor, the motion carried.

A motion was made by Johnson (E), seconded by Grams, to reduce the valuation of the Frederick and Rozanne Powers property at 1439 Leonard Street from \$184,300 to \$157,100 as recommended by the Assessor. With all in favor, the motion carried.

A motion was made by Bruflat, seconded by Nowell, to reduce the valuation of the Kenneth and Kristianne Westphal property at 507 Capitol Drive from \$354,700 to \$333,600 as recommended by the Assessor. With all in favor, the motion carried.

There being no further appeals presented, a motion was made by Nowell, seconded by Johnson (E), to adjourn. With all in favor the meeting was adjourned at 6:57 p.m.

Charles Zieman
Mayor

ATTEST:

Todd Prafke
City Administrator