

LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING

1. Call to Order

Mayor Bradford called the meeting to order at 6:00 p.m.

Present: Mayor Chuck Bradford
Councilmembers Lyle Hoaglund,
Jeffrey Ingalls, Jessica Bradford,
& Greg Rud

Others Present: City Clerk-Treasurer Gretchen Lohrbach
Public Works Lead Joe Adams
Public Works Wade Schroeder
City Engineer Tim Hruska - WHKS
Ryan DeCook & Matt Naatz - Dodge County Assessor's Office

2. Local Board of Appeal and Equalization

General rules of the Local Board of Appeal and Equalization meeting:

- All appeals will be heard by City Council before making a ruling.
- Everyone should remain civil and open minded.
- The burden of proof is on the taxpayer, so they must be prepared to present an appeal.
- The Assessor's Office must be in attendance and make record of adjustment and provide clarification to the Local Board.
- The purpose of the meeting is to discuss value and/or classification (no tax appeals).
- The scheduled meeting is for the valuation listed on the 2023 valuation notice payable 2024.
- Taxpayers who refuse a property inspection/review are not allowed to appeal.
- If Council chooses not to make a change, the taxpayer is allowed to present their appeal to the County Board on June 27, 2023 at 6:30pm (by appointment only).

Assessor Ryan DeCook gave an introduction and provided the Local Board of Appeal and Equalization report. Also attending tonight's meeting is Matt Naatz from the Dodge County Assessor's Office.

Mr. DeCook said the median adjusted ratio was 93.62% for all good residential sales and the revalued ratio for all good residential sales was 96.57%. The median adjusted ratio was 90.33% for all good agricultural sales greater than 34.5 acres and the revalued ratio for all good agricultural sales greater than 34.5 acres was 96.47%.

The property owner for 910 Hickory Lane owns two large lots and expressed his concerns about the valuation increase every year when the homestead deductions appear to be

dropping. One of his lots is mostly wetlands and un-useable and other parts of his property are landlocked.

Mayor Bradford stated that the homestead credit is set by the State Legislature. He said that it could be turned over to the County to make sure the parcels are zoned correctly.

Councilmember Bradford summarized that because the property owner appeared before the Council this evening, he can now go to the county with his research. Ryan DeCook also said the County will reach out to the homeowner.

Mayor Bradford said that the Council can deny the homeowner's request to have his Property revalued so that the county can then look at his case more closely.

Motion was made by Councilmember Ingalls and seconded by Councilmember Hoaglund to deny this request so that the County can look at this case.

Vote: 5 ayes / 0 nays. Motion carried.

Another resident was asking for his son about a property actually in Canisteo Township. Ryan DeCook said he would reach out to this individual's son to help him with next steps.

3. Adjourn

Mayor Bradford closed the Local Board of Appeal and Equalization at 7:12pm.

REGULAR CITY COUNCIL MEETING

4. Call to Order

Mayor Bradford called the meeting to order at 6:40 pm.

Present: Mayor Chuck Bradford
Councilmembers Lyle Hoaglund,
Jeffrey Ingalls, Jessica Bradford,
& Greg Rud

Others Present: City Clerk-Treasurer Gretchen Lohrbach
Public Works Lead Joe Adams
Public Works Wade Schroeder
City Engineer Tim Hruska - WHKS

5. Pledge of Allegiance

Everyone stood and recited the Pledge of Allegiance.

6. Changes to the Agenda

Council approved the agenda, as presented.

7. **Consent Agenda**

- A. Regular City Council Meeting Minutes of April 10, 2023
- B. Accounts Payable Claims List
- C. EDA Minutes of February 7, 2023
- D. EDA Minutes of March 7, 2023
- E. County Board Regular Draft Minutes from March 28, 2023
- F. 2023 MDH Cyanide Monitoring Results
- G. 2023 MDH Water Report

Motion was made by Councilmember Rud and seconded by Councilmember Bradford to approve the Consent Agenda, as presented.

Vote: 5 ayes / 0 nays. Motion carried.

8. **Proclamations, Presentations and Recognitions – No Items**

9. **Public Concerns**

A resident had a question about a charge on the Accounts Payable list and it was determined that it was turn-out gear for the Fire Department.

10. **Public Safety Update – No Items**

11. **Public Hearings**

- A. Public Hearing Regarding Annexing Certain Lands from Mantorville Township – Petition from David Wilcox; Ordinance No. 2023-06 and Resolution No. 2023-14.

Mayor Bradford opened the public hearing at 6:45pm.

Engineer Hruska said that this is land adjacent to a previously annexed piece (1 year ago) and this will continue on the development of this area.

Mayor Bradford opened it up for citizens in attendance to speak.

Seeing no one in attendance wished to speak, motion was made by Councilmember Ingalls and seconded by Councilmember Rud to pass Ordinance No. 2023-06 Annexing certain Lands from Mantorville Township.

Vote: 5 ayes / 0 nays. Motion carried.

Motion was made by Councilmember Rud and seconded by Councilmember Ingalls to adopt Resolution No. 2023-14 Authorizing Publication of Ordinance No. 2023-06 by Title and Summary.

Vote: 5 ayes / 0 nays. Motion Carried.

12. **Old Business/New Business**

A. **New Business**

- 1) Dan Scholz at 314 Bergmann Drive submitted an application for a Dodge County Septic System Permit.

Motion made by Councilmember Hoaglund and seconded by Councilmember Bradford to approve the Septic Permit for Dan Scholz at 314 Bergmann Drive.

Vote: 5 ayes / 0 nays. Motion carried.

- 2) Patty Hanson applied for a Mobile Ice Cream Truck Permit.

Motion made by Councilmember Rud and seconded by Councilmember Bradford to approve the permit for Patty Hanson for her mobile ice cream truck.

Vote: 5 ayes / 0 nays. Motion carried.

B. Old Business – *No Items*

13. **Tabled Items** – *These are items that the Council has previously discussed and voted to table, take action on, or continue discussion of at a later date. These items may be brought back by the Council for discussion at any future meeting. - None*

14. Reports

A. Public Works Report

- 1) Public Works Lead Joe Adams said there are some valves that need to be replaced on manholes in town and he received two bids.

Durst Outdoor Services - \$10,942.00

S.L. Contracting Inc. - \$8,950.00

Motion was made by Councilmember Rud and seconded by Councilmember Hoaglund accept the bid from Durst Outdoor Services for \$8,950.00.

Vote: 5 ayes / 0 nays. Motion carried.

- 2) Boyum Tree Service has taken out ash trees infected with Emerald Ash Borers, but still needs to remove the stumps.
- 3) Adams said he and Public Works Schroeder are working on filling potholes.
- 4) There will be a tree planted honoring Arbor Day at Riverside Park at 1:00pm.

B. City Clerk's Report

- 1) City Clerk Lohrbach looked into the costs of electricity for the bridge lights. The last four months of electric bills from Xcel energy for the bridge lights was:

3/20/23 - \$26.69

2/16/23 - \$31.07
1/18/23 - \$28.01
12/15/22 - \$28.96

- 2) The Auditors will be here Friday April 28th at 10:30 and they only need one Councilmember present. Mayor Bradford confirmed that he could attend.

C. Consultant Report

City Engineer Tim Hruska said that WHKS will be meeting with Xcel Energy and MNDOT and will discuss if the City will be able to hang Christmas decorations on the new lights or not.

D. Committee Reports

- 1) Chamber – Spring Fling is May 20th.
- 2) Economic Development Authority
- 3) Fire Department – Work on the new fire truck is not finished yet.
- 4) Infrastructure
- 5) Kasson Mantorville Joint Powers
- 6) Mantorville Restoration Association
- 7) Park and Recreation Board – meeting tomorrow April 25th at 6:00pm and will be doing a walk through of the parks.
- 8) Personnel
- 9) Relief
- 10) Township

E. Councilmember Reports

Councilmember Ingalls asked about the process of replacing trees that are taken out. Joe Adams said that the City will match the amount paid by the resident to replace the tree up to \$100.00. The tree must be native to the area and cannot be planted in the boulevard.

Councilmember Hoaglund mentioned that there is a tree by the Post Office infected with Emerald Ash Borer.

F. Mayor's Report

Mayor Bradford had nothing else to report.

15. Executive Session – No Items

16. Adjourn

Motion was made by Councilmember Ingalls and seconded by Councilmember Bradford to adjourn the meeting at 7:07 p.m.

Vote: 5 ayes / 0 nays. Meeting adjourned.

