

**SARTELL (STEARNS COUNTY) BOARD OF APPEAL AND EQUALIZATION  
MEETING**

**MINUTES OF APRIL 15, 2008**

**ANNUAL MEETING**

Pursuant to due call and notice thereof, the annual City of Sartell Board of Appeal and Equalization for Stearns County was held on April 15, 2008 in the Sartell City Hall Council Chambers. Mayor Tim O’Driscoll called the meeting to order at 6:00 p.m.

**MEMBERS PRESENT:** Mayor O’Driscoll, David Peterson, Joe Perske, Steve Hennes, and Pat Lynch. **Note: Members O’Driscoll and Perske attended the appeals and equalization course approved by the Commissioner of Revenue**

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Mary Degiovanni, Finance Director  
Dan Weber, Sartell City Assessor  
Steve Behrenbrinker, Sartell City Assessor  
Bob Lindvall, Stearns County Assessor

**AGENDA REVIEW AND ADOPTION**

A motion was made by Lynch and seconded by Perske to adopt the agenda as presented. Upon vote being taken the following voted:

Aye: O’Driscoll, Peterson, Perske, Lynch and Hennes

Nay: None

Motion carried.

**BOARD OF REVIEW**

Assessor Behrenbrinker summarized 2007 construction activity, 2008 valuations, and the property tax assessment appraisal system as well as individual factors in valuations, including river properties. Summer 2007 storm damage repairs had no valuation impacts unless property owners added additional amenities of value at the same time they re-sided or re-roofed for damage repair. Assessor Lindvall also explained the time period for comparables for purpose of the 2008 valuations are October 2006 through September 2007. He also explained the process for Board of Review whereby those appealing their assessment can try to resolve it at this level or appeal to the County Board of Review if they are not satisfied with the final decision of this Board.

A list of Board of Review appointments was identified. Assessor Behrenbrinker called on each appointment individually and the property owner was given the opportunity to request a re-evaluation. The following is a list of property owners to address the Board and make a formal appeal for re-evaluation:

Troy Olson	1021 Celebration Circle	92.56577.583
Patrick Casey	1013 Eveningstar Court	92.56865.334
Patrick Moen	1306 10 <sup>th</sup> Ave. N.	92.56865.341

Chris Kreuz, 305 Lawrence Court, had signed up for an appointment but failed to appear or to submit any written appeal information.

Kurt Krim addressed the Council regarding overall valuations in the City but did not appeal his specific property valuation.

Kevin Schmitz	Outlots A & B, Sandstone Village	92.57071.639
		92.57071.640
Robert & Linda Feuling	Rolling Green	92.57109.061
(Craig Roob appeared on their behalf)		92.57109.062

The Board and Assessors addressed questions of each property owner.

The Board also recognized the following written appeal:

Bill & Margaret Werlinger	206 – 17 <sup>th</sup> Ave. North	92.57113.203
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Assessor Behrenbrinker also notified the Board of a verbal appeal he had received by telephone:

Lisa Schleisman	440 Riverside Ave. S.	92.56537.000
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There was much discussion about the comparable time period used for the 2008 valuations and the fact that further decreases in value will be recognized in next year's valuations if lower sale prices continue through the next comparable review period. Likewise, increases in property valuations take time to be reflected in assessed values. A motion was made by Peterson and seconded by Hennes to approve the valuations recommended by the County Assessor without change on the following properties:

Troy Olson	1021 Celebration Circle	92.56577.583
Patrick Casey	1013 Eveningstar Court	92.56865.334
Patrick Moen	1306 10 <sup>th</sup> Ave. N.	92.56865.341
Bill & Margaret Werlinger	206 – 17 <sup>th</sup> Ave. North	92.57113.203

Upon vote being taken the following voted:

Aye: O'Driscoll, Peterson, Perske, Lynch and Hennes

Nay: None

Motion carried.

A motion was made by Perske and seconded by Lynch to approve the REVISED valuations recommended by the Assessors on the following properties:

<u>Property Owner</u>	<u>Parcel Number</u>	<u>2008 Proposed Valuation</u>	<u>2008 Recommended Adjusted Valuation</u>
Robert & Linda Feuling	92.57109.061	\$784,100	\$766,900
Robert & Linda Feuling	92.57109.062	\$1,563,400	\$1,196,700

Upon vote being taken the following voted:

Aye: O'Driscoll, Peterson, Perske, Lynch and Hennes

Nay: None

Motion carried.

The holding pond and wetland status on the Sandstone Village Outlots owned by Kevin Schmitz, a/k/a Prestige Builders of St. Cloud was discussed. The Assessors were able to confirm the holding pond and recommend a valuation change; they need to do additional research on the wetland issue. A motion was made by Peterson and seconded by Hennes to approve the REVISED valuation recommended by the Assessors on the following property:

<u>Property Owner</u>	<u>Parcel Number</u>	<u>2008 Proposed Valuation</u>	<u>2008 Recommended Adjusted Valuation</u>
Kevin Schmitz	92.57071.640	\$351,000	\$1,000

Upon vote being taken the following voted:

Aye: O'Driscoll, Peterson, Perske, Lynch and Hennes

Nay: None

Motion carried.

A motion was made by Peterson and seconded by Perske to recess the Stearns County Board of Equalization Hearing to April 28, 2008 at 6:30 PM to hear the Assessor's recommendations on the following properties with no new appeals to be heard at the continuation:

Lisa Schleisman	440 Riverside Ave. S.	92.56537.000
Kevin Schmitz/Prestige	Sandstone Outlot	92.57071.639

Upon vote being taken the following voted:

Aye: O'Driscoll, Peterson, Perske, Lynch and Hennes

Nay: None

Motion carried.

**RECESS**

Mayor O'Driscoll recessed the Board of Review meeting at 8:00 PM.

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**Mary Degiovanni**  
**Finance Director**

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**MAYOR**