

WATERVILLE CITY COUNCIL  
BOARD OF EQUALIZATION PUBLIC HEARING  
April 10, 2017, 5:30 P.M.

There was a Board of Equalization Public Hearing of the Waterville City Council held in Council Chambers at 5:30 p.m. on April 10, 2017.

Present: Grobe, Smith, McIntyre, Wollin and Mayor Schmidtke

Absent: None

Also Present: Administrator/Clerk Teresa Hill and Tom Widmer and Shane Bender Le Sueur County Appraisers

Also Absent: None

**1. Call to Order/Pledge of Allegiance.** Mayor Schmidtke called the meeting to order noting that all Council was present. Also present was Teresa Hill, Administrator/Clerk and Tom Widmer and Shane Bender, Le Sueur County Appraisers. Pledge of Allegiance was recited.

**2. Approval of Agenda.** Motion by McIntyre, seconded by Wollin to approve the agenda. Unanimous vote. Motion carried.

**3. Board of Equalization Public Hearing.** Mayor Schmidtke turned the meeting over to the County Assessors. Mr. Tom Widmer gave a summary of what was done in Waterville. There were 49 approved residential sales. 31 of them were qualified and the final ratio with that was 90%. He adjusted the billing schedule 10% and that adjusted our final ratio to 95%. Commercial had 8 sales and that was County wide and that ratio is 107%. There was no change at the commercial. We had 9 qualified ag sales of 34 ½ acres or more and the final ratio with that was almost 104%. Tillable land is coming down in price. Sales are \$6,300 to \$7,800 an acre. There were 3 vacant land sales. There were 3 foreclosure sales. The County Assessor's office had one call. The person also called Ms. Hill. Ms. Hill advised that she had a conversation with Ruth Tietz who owns the property along the Cannon River and Lind Street. She has two tracts C and D. Ms. Hill said with the change of the floodway delineation a lot of her property is now in the floodway so it is not a buildable piece of property. The floodway delineation appears to take all of one tract and about ¾ to ½ of the other tract. One tract is part flood fringe and part floodway. Ms. Tietz is seeking a decrease in value because it is not a buildable lot. Discussion regarding the Tietz property. Mr. Widmer spoke with Ms. Tietz regarding the value of the property. There was a consensus of the Council to drop the value to \$80,000. Reviewed 2016 property sales.

**4. Adjourn.** Motion by McIntyre, seconded by Wollin to adjourn. Unanimous vote. Motion carried. Meeting adjourned 5:55 p.m.

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Alan Schmidtke, Mayor

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Teresa Hill, Administrator/Clerk