

**WATERVILLE CITY COUNCIL
SPECIAL MEETING
April 10, 2024, 6:30 p.m.**

There was a special meeting of the Waterville City Council held in the Council Chambers at 6:30 p.m. on April 10, 2024.

Present: Mayor William Conlin, Council members: Jennifer Grobe, and Roy McIntyre

Absent: Dave Wollin, Tim Smith

Also Present: Administrator/Clerk Teresa Hill and Le Sueur County Assessors Joey Sullivan and Shayne Bender.

Call to Order / Roll Call/Pledge of Allegiance

Mayor Conlin called the meeting order at 6:30 p.m. The Pledge of Allegiance was recited.

Approval of Agenda/Additional Items to Agenda

Motion by Grobe, Seconded by McIntyre to approve the Agenda. Motion Carried 3-0

Board of Equalization

The floor was open for the Board of Equalization Public Hearing portion of the meeting at 6:31 pm. No citizens submitted nor were present to dispute any valuations at this time. **Assessor Sullivan** discussed some of the different aspects of the process when it comes to property value per property. The valuation in the City of Waterville is up 3.9%. The Lake Shore is up to 89% increase for the City sales and new construction. Overall, the City of Waterville had sales and new construction of \$1,881,400.00. **Sullivan** touched on the six different types of property that impacted the County: Apartment (4 or more units) at \$628,400.00, Commercial at \$1,177,200.00, Industrial at \$617,000.00, Seasonal Rec. Residential at \$37,555,400.00, Agriculture Rural Vacant Bare Land had 14 sales with no new construction, Agriculture Improved and Unimproved \$2,536,800.00. Sales overall are down, but the new construction is up and this is a major contributor. **Council Grobe** asked Sullivan when talking about Waterville's 35 sales and the increase of 3.9%; is an average number of sales that needs to happen or not happen to lower the percentage of the property value. **Assessor Sullivan** stated no, it has to do with the whole County. The number of sales of properties is only a small factor for the market evaluation equation of properties. The State of Minnesota requires the overall level of value assessment to be between 90% and 105% of the market value. **Assessor Bender** noted that most of the data of construction comes from permits that have been filed along with performing a physical review of each property at least once every five years. Bender also noted the City of Waterville has 3 trained City Council Members who are up for training as of July 1st, 2024. This needs to be completed by next year before February 1st, 2025. This can be taken online with the Minnesota Certify Board of Appeal and Equalization training. There was a brief discussion on how the two type ways to hold this type of meeting, and the amount of turnout of citizens.

Adjourn

Motion by McIntyre Seconded by Grobe to adjourn. Motion Carried 4-0. The meeting adjourned at 6:48 p.m.

William Conlin, Mayor

Teresa Hill, Administrator-Clerk