

**WATERVILLE CITY COUNCIL
SPECIAL MEETING
April 12, 2023, 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 12, 2023.

Present: Acting Mayor Tim Smith, Council members Dave Wollin, Jennifer Grobe, and newly appointed member Roy McIntyre after being sworn in.

Absent: Daryl Bauer

Also Present Administrator/Clerk Hill, City Attorney Jason Moran, and Le Sueur County Assessors Joey Sullivan and Shayne Bender.

Call to Order / Roll Call/Pledge of Allegiance

Mayor Smith called the meeting order at 6:30 p.m. Pledge of allegiance was recited. Mayor Smith introduced the County Assessors to the meeting and Citizens and was noted that all current Council Members were present with the exception of Daryl Bauer at this time.

Approval of Agenda/Additional Items to Agenda

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

Resolution 2023R-009 A Resolution Appointing Roy McIntyre to the Waterville City Council.

Motion by Wollin, Seconded by Smith to approve that resolution. Motion Carried 3-0. Mayor Smith asked Mr. McIntyre to take the Oath of Office. Mr. McIntyre accepted the Oath and took his seat at the council table as an official Council Member.

Board of Equalization

Motion by Grobe, Seconded by Smith to open the Board of Equalization meeting. Motion Carried 4-0. At this time Mayor Smith stated if anyone from the public was in attendance for this public hearing, to sign in with name and address. No citizens approached with concern at this time. **Public Hearing Assessor Sullivan** discussed some of the different aspects of the process when it comes to property taxes per property. As in the different types of property sales that have been taking place which supplies information to obtain the median amounts. It was also mentioned that the increase in property tax has been county-wide and is anywhere from 5% and up. **Assessor Bender** touched on the commercial sales within the city and county which was a little higher than usual, ending just under 5%. **Assessor Sullivan** stated the overall values in the county went up 16% with a major contributor being Agricultural properties raised about 16%, with Agriculture ranging from 7% - 21%. **Assessor Sullivan** briefly went through the handout of the City of Waterville Sales and how it was broken down. **Assessor Bender** noted that the City of Waterville had 3 trained City Council Members that were not up for re-election until July of 2024. It was dually noted by both assessors that quintile assessment was not going to be taking place for another 4-5 years. **Council Member Grobe** asked how the value was rated on homes. **Assessor Sullivan** said there are a lot of contributing factors with some of those being: square footage, age, quality, the median of sales, interest rates, and the adjusted market value. **Council Member Grobe** asked if that price ever goes down, and **Assessor Sullivan** replied yes, but is dependent on the number of sales and the interest rates. **Mayor Smith** asked for clarification for the citizens on the valuation and taxes, so the taxes that are being paid this year are evaluated from last year. Both Assessors agreed and it was reiterated that the City of Waterville is in line with other like cities within the County. It was also mentioned that the county has a very tough job of handling the different types of property and how the delegation of county staff made this very consistent across the board for valuations. **Katie Montgomery, 608 1st Street North**, asked how a bank appraisal compared to the assessment values. If there is a large discrepancy in the appraisal that was done within the last year, how could that be addressed? **Assessor Bender** stated that it would need to be looked at because they are both estimated values, so it is a difference in opinion when it comes down to value. **Assessor Bender** talked about the time frames and how the process may take place and reassured that if it was felt it was over-assessed that it should be brought forth to be looked at no matter the type of market that is happening. **Mayor Smith** stated that this portion was going to stay open for a little while longer so if in doubt and there is a person or persons that would like to appeal the proposed property taxes, this is the only time this year until next

year with the proposed taxes. **Administrator Hill** stated that the process for citizens to try and change the tax values would have to start at the local level to appeal the amount, which then goes to the county level. With that being said, if there is no appeal tonight, the option of appeal at the county level is null and will not take place. **Assessor Sullivan** talked about the different types of things to be looking at when it comes to that proposed tax statement, such as the square footage, the finished basement whether it is finished or not, is the address printed correctly, and any discrepancies on this statement should be brought to our attention before this meeting is held, this way things may be resolved. **Council Member Wollin** mentioned to all citizens this is the time to ask questions or bring forth anything that there may be a discrepancy on. In the past there have been values changed, so do not think it is not possible if you do not agree as the homeowner. **Council Member Grobe** asked when the time frame of evaluation of the property took place. **Assessor Bender** stated that the time was September 2021 to September 2022, and this is the current number we are working on. **Mayor Smith** stated he was looking for a motion to close the current portion of the meeting and take a 5-minute recess. **Motion by McIntyre, Seconded by Wollin to close the Board of Equalization meeting and take a 5-minute recess. Motion Carried 4-0. Motion by Wollin, Seconded by McIntyre to reconvene the current meeting. Motion Carried 4-0.**

Valuation Action Items

Resolution 2023R-010 A Resolution Accepting the Resignation of Mayor Daryl Bauer and Declaring That a Vacancy in the Office of Mayor Exists

Motion by Wollin, Seconded by Smith to Accepting the Resignation of Mayor Daryl Bauer. Motion Carried 4-0.

The Process to Fill Vacancy for the Office of Mayor and Possible Appointment of Mayor.

Attorney Moran addressed the Council with the options that stand before them with the process of obtaining the seat of the mayor and the hypothetical costs that would be associated with the options. There was a discussion between the Council and staff of the past happening with the same situation and how the City of Waterville and other like cities within the county have handled the situation. Council decided on an appointment to fill the empty position. **Motion by Wollin, to appoint Tim Smith as Mayor. Motion Fails no second. Motion by Grobe, Seconded by McIntyre to appoint Bill Conlin - he received quite a few votes in the last election, he is capable and a business owner, a smart person. Mayor Smith asked Conlin, "Do you accept this nomination?" Conlin replied, "Yes." Motion Carried 4-0. Mayor Smith reiterated that the oath of office would be taking place at the next regular council meeting along with the Resolution before the oath.**

Adjourn

Motion by Grobe, Seconded by McIntyre to adjourn. Motion Carried 4-0. The meeting adjourned at 7:08 p.m.

Tim Smith, Mayor

Teresa Hill, Administrator-Clerk