



WASECA COUNTY BOARD OF COMMISSIONERS
June 18, 2024 - 6:30 PM
East Annex Public Meeting Room
300 North State Street – East Annex · Waseca, Minnesota 56093

The Board of Appeal and Equalization members present were Commissioners: DeAnne Malterer; Doug Christopherson; Brian Harguth; Brad Milbrath; Brad Krause; and Tammy Spooner, Auditor-Treasurer.

Also present were Michael Johnson, County Administrator; Beth Weimert; Administrative Assistant; Brock Nelson, County Assessor; Virginia Wenisch, Assessment Technician; Sherry Root, Appraiser; Patrick Dunn, Appraiser; Cheryl Clevenger, Appraiser Lead.

Others present were Curt Keyes, Jessica Royer, Bruce and Dawn Barrie; Robert and Carol Androli; Jason Androli; Cal Priem

1. Call to Order and Pledge of Allegiance

Chair Harguth called the meeting to order at 6:30 p.m. A roll call was taken and the Pledge of Allegiance was recited.

Virginia Wenisch, Assessor's Office, administered the oath of office for the Board of Appeal and Equalization.

2. Waseca County Board of Appeal and Equalization

Jessica Royer, Parcel ID 12.028.0910, 33945 150th St., Waseca, MN, presented to dispute the value of her property. She noted there are substations and commercial properties surrounding her property and noted she would appreciate a reevaluation of her property value.

Brock Nelson, County Assessor, noted he has comparable homes. The substation is something that is currently happening and was not there when the valuation was done on January 2nd of this year.

Nelson discussed Kyle Johnson's property, parcel ID 07.004.0150, noting there would be a classification change from residential to agricultural, and the Assessors' Office communicated that with Johnson.

Bruce Barrie, Parcel ID 05.005.4530, noted his property had increased \$215,000.00 since moving into their home in 2019. Barrie noted his township lowered their assessed value from \$697,000.00 to \$600,000.00.

Nelson noted there is a comparable home right across the lake sold for \$699,000.00 and 2 comparable on St. Olaf Lake as well.

Robert Androli, Parcel ID 05.024.0800, discussed his ag land, noting the township has set the value at \$790,000.00 for 88 acres and Mr. Androli's request is to leave it where his township valued it. Nelson gave comparisons for R. Androli's parcel. Malterer asked for clarification on CPI and how that is determined, noting the Assessors office does not make that determination.

Calvin Priem, Parcel ID 09.005.0415 (classification has been resolved), 01.007.0400 and 01.18.0200, presented with 10 years of crop records.

01.007.0400 5 acres of tillable and 01.018.020. Priem noted his 40 acres in section 18 of Alton is not valued that much lower than the high ground (in section 17) and if you look at crop history, it shows that it should be at about 79% of what the adjoining property is. Nelson noted a suggested no change on 01.007.0400 (5 acres of tillable) and 01.018.0200 for the 2024 assessed value.

The board recessed at 7:38 p.m.

The board reconvened at 7:52 p.m.

Motion for no change to Jessica Royer's parcel ID 12.028.0910 by Commissioner Malterer, seconded by Commissioner Christopherson. A discussion was held. Commissioner Milbrath noted/suggested looking at the substation in the future to determine the potential effect it has on the property. Motion carried 6-0.

Kyle Johnson's parcel 07.004.0150 was rectified with the Assessors' Office prior to tonight's meeting.

Motion for no change to Bruce Barrie's parcel 05.005.4530, value to remain at \$697,300.00, by Commissioner Milbrath, seconded by Commissioner Krause. A discussion was held. There was agreement that meetings be held to ensure that the township and the Assessors' Office compare properties on the same level/with the same criteria.

Motion carries 5-1 by the following roll call: Malterer - yes; Christopherson - no; Milbrath - yes; Krause - yes; Spooner - yes; Harguth - yes.

Motion for no change to the value of \$888,300.00 to Robert Androli's parcel 05.024.0800 by Commissioner Krause, seconded by Tammy Spooner. A discussion was held. Motion carries 4-2 by the following roll call: Milbrath - no; Krause - yes; Spooner - yes;

Malterer - yes; Christopherson - no; Harguth - yes.

Motion to accept reclassification and value from rural residential to Ag tillable for Calvin Priem's parcel 09.005.0415 by Commissioner Malterer and seconded by Commissioner Christopherson. Motion carried 6-0.

Motion for no change to parcel 01.007.0400 by Commissioner Milbrath, seconded by Commissioner Christopherson. Motion carried 6-0.

Motion for no change to parcel 01.018.0200 by Commissioner Krause, seconded by Commissioner Malterer. Motion carries 6-0.

Keith Remund 02.003.0710 - Brock Nelson noted discussions took place on the non-tillable land. Motion for no change to parcel 02.003.0710 by Commissioner Christopherson, seconded by Commissioner Krause. Motion carries 6-0.

David Lienke 04.016.0300 - Nelson noted this is ag non-homestead, and they do not live contiguous to the parcel. Ag classification, so no change. Motion for no change to parcel 04.016.0300 by Commissioner Milbrath, seconded by Commissioner Malterer. Motion carries 6-0.

Richard Androli 05.008.0110 - Nelson noted that the owner will need to provide FSA map information. There was no interior inspection and recommend no change. Motion for no change by Commissioner Milbrath, seconded by Commissioner Christopherson. Motion carries 6-0.

Richard Androli 05.008.0105 - Nelson noted that acres that are tillable were reduced, measured off of pictometry. Motion for change to tillable acres by Commissioner Malter, seconded by Commissioner Krause. Motion carried 6-0.

Mark and Jan Wolff 05.016.0610 - Nelson noted this is a change in tillable acres, which was reduced. CRP was adjusted. Motion for change to tillable acres by Commissioner Christopherson, seconded by Tammy Spooner. Motion carried 6-0.

Curtis Keyes 05.009.0800 - Nelson noted the NW portion of this property is trees and not tillable area. Current practice is to cut that portion out. Motion for change to tillable acres by Commissioner Milbrath, seconded by Commissioner Malterer. Motion carries 6-0.

Roger Androli 05.013.1000 - Nelson noted there was an adjustment to tillable acres. Motion to approve the adjusted amount of tillable acres by Commissioner Milbrath, seconded by Commissioner Christopherson. Motion carries 6-0.

3. Adjourn

Having no further county board business, Commissioner Krause moved and Commissioner Malterer seconded the motion to adjourn the meeting. The motion was carried unanimously, and the meeting adjourned at 8:47 p.m.

Brian Harguth, Chairperson
Waseca County Board of Commissioners

ATTEST:

Beth Weimert, Clerk
Waseca County Administration