



**Meeting of the City Council
Held at the Elk River City Hall
Wednesday, April 16, 2025**

Members Present: Mayor Dietz, Councilmembers Cory Grupa, J. Brian Calva, and Mike Beyer

Members Absent: Councilmember Jennifer Wagner

Staff Present: City Clerk Tina Allard and Deputy City Clerk Jolene Richter

Also Present: County Assessor Michelle Moen and Residential Appraiser Bill Holker

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. SHERBURNE COUNTY ASSESSOR'S REPORT

Ms. Moen reviewed her report and discussed the assessment procedures. She stated the initial median ratio was 93.3% for residential and seasonals, and it's now at 93.6%. She noted they are required to be between 90% and 105%, and she likes to have the ratio at about 95%, but felt 93.6% is still a good number as the market is currently very stable. She stated mini-storage facilities increased approximately 20% this year, and it's a market that is still going strong. Ms. Moen stated Elk River has minimal agricultural land; noting the east side of the county is not as much of a premium as it is in Haven, Santiago, Palmer, and Clear Lake Townships. She stated the overall increase in agricultural land was about 30%; whereas in Elk River it was approximately 10-20%.

3.1 City Staff Report

4. HEAR APPEALS SUBMITTED BY ATTENDEES

Marlene Sanudo

75-00410-0620

1504 5th Street

Ms. Sanudo expressed concerns about the 2025 value of her rental property and submitted an estate appraisal, dated August 29, 2024. She stated the county value is \$211,800, and the appraisal came in at \$188,000, which is a difference of \$23,000.

Ms. Moen stated they can legally only look at the 2026 values and noted her value for 2026 dropped to \$210,600. Ms. Moen stated they have not had a chance to review the appraisal, also noting that an estate appraisal is not considered a market appraisal, which they are required to utilize. She further stated they would need to look at comparable sales in the area.

Moved by Councilmember Beyer and seconded by Councilmember Calva to vote no change. Motion carried 5-0.

Marlene Sanudo
75-00405-1920
318 Irving Avenue

Ms. Sanudo stated that the value of her rental property, according to the county, is at \$181,000 for her 2025 tax statement, with a difference of \$8,100 compared to her appraisal.

Ms. Moen noted this property had also been reduced by about \$1,000 for the year 2026 estimated value.

Moved by Councilmember Beyer and seconded by Councilmember Grupa to vote no change. Motion carried 5-0.

David Peterzen
75-00690-0126
19677 Ironton Circle

Mr. Peterzen stated he was looking to put his house on the market. He stated the realtor showed him about 15 different comparable sales, which were all less than his appraised value. He feels the estimated value is about \$60,000 above what it should be.

Ms. Moen stated this property was part of the reassessment scheduled back in September. Mr. Peterzen stated the assessor was out on his property about six weeks ago and recommended no change. Staff had not been able to review the comparable sales.

Moved by Councilmember Grupa and seconded by Councilmember Beyer to vote no change. Motion carried 5-0.

4.1 Sign-In

5. HEAR MISC. APPEALS BY COUNTY
There were no miscellaneous appeals.

6. ESTABLISH RECONVENE DATE
No reconvene date is needed.

7. MOTION TO EITHER RECESS OR ADJOURN

Moved by Councilmember Grupa and seconded by Councilmember Calva to adjourn the meeting of City Council. Motion Carried 4-0.

The meeting adjourned at 6:30 p.m.

Minutes prepared by City Clerk Tina Allard.



John J. Dietz, Mayor



Tina Allard, City Clerk