

March 20, 2023, Special Meeting Minutes

The Castlewood City council met on the above date at 7:00 pm with the following members present: Mayor Brian Ries, Heather Schmit, Chad Ries, Stef Goldhorn and LeeAnne Dufek, Jeanette Bohls and Beau Schooley. Also present Finance Officer Logan Kool, Terry and Angela Heyn, Joey Barrett, Tony Larson and Cory Aikin representing the Castlewood School District.

Mayor Ries called the meeting to order, followed by the pledge of allegiance.

Motion to approve the agenda by C.Ries, second by C. Dufek, all members present voting aye and the motion passed.

The Local Board of Equalization had 7 property tax appeals to review. The first appeal was for 208 E Merrill St, the property owner was not present and the reason for appealing was the assessment was too high. The Finance Officer presented the board a spreadsheet with comparable properties lot sizes, year built, square footage and the most recent selling prices. 208 E Merrill St had a land valuation of \$8752.00 and a structure valuation of \$23,532.00 for a total of \$32,384.00 for property tax assessment in 2023 payable in 2024. The Board decided the land valuation was spot on with comparable homes at \$1.17/sq and that the owner would be able to sell the entire property for over \$32,384.00. A motion was made to keep the total valuation at \$32,384 unchanged by Goldhorn and seconded by C.Ries, all member's present voting aye and the motion passed.

Terry and Angela Heyn were present representing Golf View Dr Addition's land valuations, the local board reviewed all six lots on Golf View Dr as all of its property owners appealed their 2023 property tax assessment payable in 2024. Heyns explained Golf View Dr Addition lots were nearly double that of Garvin Dr, the actual lots right on the golf course. The Finance Officer presented the board with the average price per square feet of Garvin Dr lots at \$1.23/sqft. A motion was made to change the land valuations of Golf View Addition's lots 1,2,3,4,5 and 6 to \$1.23/sqft by Goldhorn and seconded by Bohls, all members present voting aye and the motion passed. Finance Officer Kool recommended the Golf View Drive property owners take up their discrepancies of lot sizes with Hamlin County as the Finance Officer retrieved lot sizes from county property tax cards.

2<sup>nd</sup> Reading Barrett Addition Rezone. Joey Barrett was present to hear the 2<sup>nd</sup> reading of the Joey and Michelle Barrett Addition Rezone read by Mayor Ries. Joey led further discussion on septic tanks in the industrial zone and inquired if the building permit could be issued before council decided on changing the ordinance to allow septic tanks under special conditions. Finance Officer Kool would find out if a developer's agreement with the city regarding municipal utilities would allow for the building permit to be issued sooner rather than later. A motion to approve the 2<sup>nd</sup> reading of the Joey and Michelle Barret addition rezone by Dufek and seconded by Schmit. All members present voting aye and the motion passed.

New Hire. A motion was made to approve John Schmit's employment compensation at \$23.00/hr by C.Ries and seconded by Goldhorn. Roll call vote, C.Ries yay, Goldhorn yay, Schooley yay, Dufek yay, Bohls yay, Schmit abstained and the motion passed.

Other Old Business. Dufek led discussion on changing the ordinance to allow septic tanks under special circumstances in the industrial zone. Current city ordinance states a property owner must connect if any one of their property lines is within 400 feet of municipal water and sewer mains. Community center discussion, community center committee plans to meet with Harry Boner of the American Legion before the next council meeting on Monday, April 3<sup>rd</sup>.

A motion to adjourn at 7:45 p.m. by Schooley and seconded by Bohls, all members present voting aye and the motion passed.

Logan Kool

Finance Officer