

CITY OF WOOD LAKE BOARD OF APPEAL AND EQUILIZATION HEARING
MONDAY, APRIL 15, 2024 at 6:00 P.M.—COMMUNITY CENTER SMALL ROOM

Council members Mayor David Stelter, Sean Brovold, Wayne Tonn, Brad Timm, along with the City Clerk, Ashley VanHecke, were present. Visitors in attendance were Brian Rosenau, County Assessor, Dave Hammerschmidt, City Assessor, and Al Chrisman.

The hearing was called to order by Mayor, David Stelter at 6:00 p.m.

Pledge of Allegiance.

Brian reported that there were no changes to Commercial and Industrial values as taxes have been raised on both of those for the last two years. The City of Wood Lake saw an increase of 6%, compared to a 15% increase last year, while agricultural saw an increase of 52%.

The housing market is stable. The City of Wood Lake saw four residential sales in the 2023 study period: Anderson to Malecek; Bahn to Boklep; Varpness to Benson; Hurt to Visocky. For the 2024 study period, the City of Wood Lake has already seen four residential sales: Timm to Schrupp; Fierstine to Wallace; Knutson to Long; Beavers to Terwey. Two of the residential sales were on the low end, while one was spot-on, and one was on the higher end.

Brian stated that for the first time since 2006 the Homestead Market Value Exclusion has been increased from \$76,000 to \$95,000. For taxes payable in 2025, homesteads valued at \$95,000 or less, the exclusion is 40% of the market value, creating a maximum exclusion of \$38,000. The exclusion is reduced as property values increase. Compared to taxes payable in 2024, where the maximum exclusion is \$30,400 for properties valued at \$76,000.

There being no comments, complaints, questions, a motion was made by Brovold and seconded by Timm to close the meeting. Motion passed with all in favor.

Mayor Stelter adjourned the meeting at 6:31 p.m.



Mayor



Clerk/Treasurer

SPECIAL MEETING OF THE WOOD LAKE CITY COUNCIL TO DISCUSS OTHER CITY BUSINESS

MONDAY, APRIL 15, 2024 at 6:30 P.M.—COMMUNITY CENTER SMALL ROOM

Council members Mayor David Stelter, Sean Brovold, Wayne Tonn, Brad Timm, along with the City Clerk, Ashley VanHecke, were present. Visitors in attendance were Al Chrisman and David Gunderson.

The meeting was called to order by Mayor, David Stelter at 6:31 p.m.

Old Business: There have been several grievances about the RTM building located at 79 2nd Ave. W. Mayor Stelter had reached out to building owners, Don and David Gunderson, and invited them to the meeting to discuss the condition of the building and future plans, expectations for the building.

Gunderson exited at 7:00 p.m.

The discussion of the RTM building will be tabled until the May 13th council meeting.

Other Business: A motion was made by Timm and seconded by Brovold to approve Jane Schaffran as the sixth election judge for 2024. Motion passed with all in favor.

Al reported that since the April council meeting, he did an inventory of the folding tables, kitchen utensils and appliances. Al said he could purchase 8 brand new roasters for around \$630.00, and the Southwest Prairie Outdoors Club would like to reimburse the city for those. He could also purchase 16 new 8-foot folding tables for around \$1,300.00 and still have a \$100.00 budget for new kitchen utensils. A motion was made by Timm and seconded by Brovold to purchase new items, as discussed, and remove any damaged or old items. Motion passed with all in favor.

Al stated that Tom (T&L Welding) still needed to be reimbursed for the freight charges for the piping for the blower system in the Water Treatment Plant. The freight charges were invoiced in December 2023 in the amount of \$525.00. The City Clerk stated that this item will be on the next pay application.

Al also reported that the MCC is now projected to be delivered in December 2024. Schneider Electric (Square D) is moving plants to Mexico. They did, however, recommend contacting Primex for an Allen Bradley variable frequency drive (VFD). The delivery date could possibly be sooner than December 2024, but is not guaranteed.

On April 16th, Xcel is planning to replace a power pole on 4th Street N. and the City was advised that there will be a 2–4-hour break in power to the Water Treatment Plant. This is the final step for 3-phase power, per Xcel.

Informational Items: A new microwave was donated to the Community Center by a Wood Lake resident.

There being no further business, a motion was made by Brovold and seconded by Timm to adjourn the meeting. Motion passed with all in favor. Mayor Stelter adjourned the meeting at 7:46 p.m.



Mayor



Clerk/Treasurer