

City of Crooks
Crooks City Council / Local Board of Equalization
Special meeting / Local board of equalization meeting
March 15, 2021

At 7:00 pm, Mayor Oseby called the meeting to order at the Crooks Community Center. Schantz took roll call.

Present: Alderman Henning, Alderman Maras (on phone), Alderman J. Richardson, Alderman Beyer, Mayor Oseby

Staff present: Finance Officer Schantz, City engineer Jake Morris (DGR)

Approve agenda. Motion by Henning to approve agenda, seconded by Richardson. Motion by Richardson to add item under Section 5) Appeal Number 7 – William Bittner / Legal Description: Lot 2 in Block 4 of Gloe Addn. to the City of Crooks, South Dakota, seconded by Beyer. No discussion. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye. All aye, motion carries. Council then proceeded to vote on approving amended agenda. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye. All aye, motion carries.

Call to order Local Board of Equalization. Oseby then called Local Board of Equalization to order. Answering roll call: Henning, Maras, Richardson, Beyer, Oseby, Siemonsma (School Board Member).

Property Assessment Objections. Board then heard appeals from property owners.

Review of Assessment Book. Board took no action.

Property Assessment Objections.

Appeal Number 1. S. Richardson, property owner of 501 Wildtree Cir., appealed to the Board. J. Richardson recused herself from discussion. S. Richardson explained County Equalization has been overvaluing his residence since it was built. Richardson stated his assessment increased by 14.1% from 2020 to 2021 without improvements made to property. Richardson said he called SD Real Estate Commission, which informed him that the average home increase approximately by 3% in South Dakota for the past year for residences older than ten years. Richardson requested Board not increase his assessed value and keep it at 2020 value. Board then discussed average/mean increases for Crooks of 2.7%. Motion by Henning to set assessment for 501 Wildtree Cir, at \$350,977.00, seconded by Beyer. No further discussion. Henning – aye, Maras – aye, Beyer – aye, Siemonsma - aye. Abstentions: Richardson. Majority Ayes, motion carries.

Appeal Number 2. Ron Schauer, property owner of 508 Ashgrove Ln, appealed to the Board. Schauer stated his increase was substantial and cited comparable assessments in neighborhood and recently sold comparable residences. Board then discussed mean increase of 2.7%, with discussion revolving around whether or not increase should apply to entire assessment or land or building. Motion by Richardson to set assessment for 508 Ashgrove Ln at \$393,962, seconded by Henning. No further

discussion. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye, Siemonsma – aye. All aye, motion carries.

Appeal 1 – amendment to previous motion. Board then discussed the motion setting assessment for 501 Wildtree Cir. Motion by Henning to amend assessment motion for Appeal 1 and apply 2.7% increase only to value of building based on 2020 Local Board of Equalization’s value, and not land, setting the assessment at \$349,487, seconded by Beyer. No further discussion. Roll call vote: Henning – aye, Maras – aye, Beyer – aye, Siemonsma – aye. Abstention: Richardson. Majority ayes, motion carries.

Appeal Number 3. Robert Carlson, property owner of 1008 Andrew Dr, appealed to the Board. Carlson explained assessment was above recently appraisal value and he requested assessment be adjusted. Motion by Henning to set assessment at appraised value of \$492,000, seconded by Richardson. Discussion then ensued whether or not appraisal was appropriate value to use for assessment. Roll call vote: Henning – nay, Maras – aye, Richardson – nay, Beyer – nay, Siemonsma – nay. Majority nays, motion fails. Board then discussed using 2020 value for basis of increase. Motion by Richardson to keep land at value of \$41,200, and adjust building value to \$430,826, seconded by Henning. No further discussion. Roll call vote: Henning – aye, Maras – aye, Richardson, Beyer – aye, Siemonsma – aye. All aye, motion carries.

Appeal Number 4. John and Jessie Graney, property owners of 604 Hanna Cir, appealed to the Board. Graneys explained that assessment of residence was incongruent with assessments of comparable residences in areas. Graneys stated, based on their research, their property appears to be assessed \$99,000 higher compared to similar residences. Graneys also stated residence is over ten years old with only major improvement being garage addition. Board explained it does not lower property assessment to that of prior years. Board explained County conducts assessments and not City. Richardson encouraged Graneys to get appraisal for next year’s equalization to obtain a current valuation. Motion by Henning to set assessed value at \$466,400 retaining the values of 2020, seconded by Richardson. No further discussion. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye, Siemonsma – aye. All aye, motion carries.

Appeal Number 5. Todd Myhre, property owner of 508 S Park Cir, appealed to the Board. Myhre stated his residence was built in 2000 and no major improvements have been made since house was built. Myhre stated maintenance items will have to be done in future, which might impact value of property. Board noted Myhre’s increase was approx. 2.54% for 2020 and is 7.79% for 2021. Motion by Henning to set assessment at \$276,161.00, seconded by Richardson. No further discussion. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye, Siemonsma – aye. All aye, motion carries.

Appeal Number 6. Board took no action on appeal.

Appeal Number 7. William Bittner, property owner of 404 S Park Dr, appealed to the Board. Bittner stated he believed the \$12,000 assessed value increase was too substantial. Board stated the increase was approx. 2.5% and in line with mean increase for Crooks. Board then noticed that increase for building was larger than average at above 5%. Motion by Henning to set assessment for building at

237,237.00 and leave land at \$23,700.00, seconded by Beyer. No further discussion. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye, Siemonsma – aye. All aye, motion carries.

Omissions or corrections of assessments. Board made did not add omissions or make corrections to assessments.

Close assessment book. Motion by Richardson to close assessment book, seconded by Beyer. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye, Siemonsma – aye. All aye, motion carries.

Close Equalization Process and adjourn as Local Board of Equalization. Motion by Beyer to close equalization process and adjourn as Local Board of Equalization, seconded by Richardson. No discussion. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye, Siemonsma – aye, All aye motion carries, Local Board of Equalization adjourned.

SRF Sanitary Sewer Improvement. Council and mayor then discussed proposed sanitary sewer improvement project and various financing mechanism for project with Morris. Some of the suggested ways included spreading cost through TIF, developer commitment, or surcharge. Morris stated SECOG will need answer regarding which project scope the City wishes to pursue. Council, mayor, and Morris then engaged in discussion on project. Motion by Richardson to set special meeting for March 22, 2021 at 5:30 pm at the Crooks Community Center, seconded by Henning. No further discussion. Roll call vote: Henning – aye, Maras – aye, Richardson – aye, Beyer – aye. All aye, motion carries.

Task Force Update. Council and mayor then discussed the recent developments of the Tri-Valley School Task Force and potential proposed plans for infrastructure improvements. A Task Force Meeting has been scheduled for March 25 at 7 pm at the Crooks Community Center to provide public with opportunity to see options for project.

Adjourn. Motion by Richardson to adjourn meeting at 8:18 pm, seconded by Henning. No discussion. All aye, motion carries, meeting adjourned.

Respectfully submitted,
Tobias Schantz
Municipal Finance Officer
City of Crooks, SD

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