

KINDRED CITY COUNCIL SPECIAL MEETING MINUTES

Monday, April 10, 2023 (Rescheduled from April 5, 2023) | 6:30 pm | Kindred City Hall

Present: Mayor Darrell Kersting, CMs Adam Spelhaug, Julie Johnson, Shad Stoddard, and Ozzie Peraza.
Others present: City Auditor Tabitha Arnaud, PWS Rich Schock, Mark Ottis.

Mayor Kersting called the meeting to order at 6:32 pm.

Cass County Tax Equalization (CTE) Department: Due to the weather causing the meeting to be rescheduled from April 5, Cass County Director of Equalization Paul Fracassi was not able to be present tonight, however, he provided the proposed [2023 assessment roll](#) and comments for Council’s review. In summary, agricultural land values increased about \$44K, commercial property increased about \$3.7 million, and residential property increased about \$12.3 million. A total increase in True and Full Value from 2022 to 2023 shows \$16,187,500. The total taxable value for properties within the city would be \$5,303,196.00; which would result in total revenue of \$261,501 if the 2024 general mill levy remains the same as 2023. Mr. Fracassi also noted “*New growth (Permits) accounted for \$5,992,100 of the changes in value, the rest was due to market adjustments. Median selling price of a home in Kindred is up 8% from \$384,847 to \$416,000 but the volume of sales is down 18%. Most residential properties received roughly a 5-7% adjustment.*”

Notices were mailed to owners of any property that had a proposed increase of 10% or more to the property value, instructing them to contact Cass County Tax Equalization Office directly to petition the values or to attend this meeting. An adjustment was completed for 780 Elm St after the owner requested a reappraisal. Mr. Fracassi also noted that Prairie Vision Investors appealed the proposed values to the 10 new lots platted for Newport Ridge 8th Addition. Re-plats will automatically generate a change in valuation but since the infrastructure has not been completed “*we applied an 80% OBO to those properties.*” One additional resident emailed their appeal request this afternoon for 241 Walnut St; this property would be marked pending as the CTE team will contact them to discuss.

If any property owner wants to discuss or petition their property valuation, appeals can be made to the CTE office year-round by contacting their office, submitting a written request for review, or completing the online reappraisal form at <https://www.casscountynd.gov/our-county/assessor/reappraisal-form>.

MOTION, passed – Move all appeals into a pending status and approve the remaining 2023 valuation; Spelhaug moved; Johnson seconded. (Roll Call Vote); MCU (Motion Carried Unanimously).

MOTION, passed – To adjourn meeting at 6:43 pm. Stoddard moved, Spelhaug seconded. RCV; MCU.

(Minutes subject to council approval.) (Agenda deadline is noon Wednesday the week before the meeting.)

Darrell Kersting, Mayor

Tabitha Arnaud, City Auditor

Date approved