

KINDRED CITY COUNCIL SPECIAL MEETING MINUTES
Wednesday, April 3, 2024 | 6:30 pm | Kindred City Hall

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

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

Cass County Tax Equalization (CTE) Department: Cass County Director of Equalization Paul Fracassi introduced himself and provided the [2024 Equalization Report](#) and the [proposed 2024 assessment roll](#). Mr. Fracassi shared 2023 sales data affect the 2024 values; the average value in Cass County properties increased about 3%. There were fewer sales in 2023, as market has been reduced due to inflation and interest rates. Mr. Fracassi expressed thanks to Midwest Inspection Services, Mike Blevins, on routing building permit data to the CCTE Dept; this allows for accurate information on improvements to be recorded to the property promptly. He shared that the increase in agricultural land values was due to an error in the system (re-platted land did not have 2023 values), commercial property values increased about \$2.2 million and residential property values increased about \$5.3 million.

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. Mr. Fracassi noted that since the Kindred Library Building is now City-owned, the property will be moved to exempt status. He also stated that 140 3rd Ave S is currently listed for sale at a price much lower than the proposed valuation; inspection found the property to be about 25-30% incomplete and currently under construction. Due to this he is recommending a reduction in value to \$220,800. **MOTION, passed – To reduce property valuation of 140 3rd Ave S to \$220,800. Stoddard moved; Spelhaug seconded. RCV (Roll Call Vote); MCU (Motion Carried Unanimously).** The floor was opened to the public for any comments/appeals. Resident Jeff Wanner expressed concern of the valuation of his property at 470 Linden St, commercial storage, that has had no interior improvements. Mr. Fracassi agreed to visit the property with Mr. Wanner after the meeting for an inspection. No other comments/concerns were made. **MOTION, passed – To approve all non-appealed 2024 valuations. Stoddard moved; Spelhaug seconded. RCV; MCU.**

If any property owner wants to discuss or petition their property valuation, appeals can be made to the CCTE 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 – To adjourn meeting at 6:48 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