

**Helena Township Board of Supervisors
Local Board of Appeals and Equalization
& Workshop Meeting Minutes**

Minutes of 4/17/2024 | New Prague Fire Hall

Call to Order	Local Board of Appeals and Equalization meeting and Workshop meeting were called to order by Chairperson Deutsch at 5 p.m. The Pledge of Allegiance was recited.
Present	Chairperson Duane Deutsch, Supervisor John Wermerskirchen, Supervisor Edward Nytes, Clerk Heather Taylor DuCharme, Road Overseer Jeff Haag, Mark Fritz (Scott County), Matt Malvin (Scott County), and Brianna Jirik (Property Owner/Resident).
Not Present	
Local Board of Appeal and Equalization	Treasurer Nathan Hutton, Deputy Clerk DeAnn Croatt. At the request of the Chairperson, the Clerk read the suggested opening statement for the Local Board of Appeal and Equalization meeting. Mark Fritz and Matt Malvin provided a list of comparable sales for 2022/2023. Supervisors asked questions about and discussed with Fritz and Malvin issues regarding property values, annexation, what is happening with other cities and townships, values of agricultural and commercial land (mostly up) versus residential (mostly down), and recent types of land/property sales. At 5:35 p.m. on motion by Nytes/Wermerskirchen meeting adjourned; carried unanimously. Fritz and Malvin left after the close of the Local Board of Appeal and Equalization meeting.
270th Street	Property owner/resident Brianne Jirik addressed the Supervisors regarding issues on 270 th . Topics included the following: <ol style="list-style-type: none"> 1. Increased traffic and traffic speed on 270th between CR 89 and CR 15 since construction started on the roundabout at CR 2 and Cedar Lane. It is unknown when the construction is likely to be completed. 2. There is no posted speed limit sig, which makes the road a default 55 mph zone, and the pros and cons of there not being a sign. She was recently passed by another driver while doing the speed limit. Issues related to and possible negative outcomes of speed studies to attempt to lower the speed limit (time to complete, raised limits). 3. Her conversations with the Scott County Sheriff's Office (Adam Jessen). The sheriff's office advised they would provide additional patrols 4. The possible benefits and detriments of additional dust coating/graveling. The Road Overseer does not have definitive dates from the dust coating vendor. 5. The new powerline placement. 6. Garbage being dumped in the ditches with more frequency. The Supervisors and Jirik decided that the Road Overseer should obtain a "watch for children" or similar sign and install it at a location best suited to

<p>Supervisor Items</p>	<p>make drivers aware. Jirek left after discussion of her concerns.</p> <p>Supervisors presented the following items.</p> <ol style="list-style-type: none"> 1. Nytes saw sign down at Highway 21 and 253rd. Road Overseer instructed to notify MNDOT to replace/repair. 2. Deutsch saw stop sign down at 270th and a county road and contacted Scott County to replace/repair. 3. Deutsch discussed lot fees and annexation issues, including relating to follow up from MAT Township Day at the Capitol. 4. Wermerskirchen expressed his appreciation for the good work that the Treasurer, Road Overseer, and Clerk put into the running of the Township.
<p>Road Overseer Items</p>	<p>Road Overseer presented the following items.</p> <ol style="list-style-type: none"> 1. Vehicle with expired tabs parked in the easement/ditch on Juniper. Supervisors instructed Clerk to contact code enforcement at Scott County to request assistance with enforcement. 2. Resident from Koeper/Mark/Lucy neighborhood contacted Road Overseer regarding timing of seal coating and planned graduation parties in that neighborhood this summer. 3. Road Overseer attended a gravel road class through MNLTAP. <ol style="list-style-type: none"> a. Lots of good information. b. Based on the information provided, Helena Township is already conforming with best practices for the most part. c. ¾ or less rock recommended for gravel roads and that everything starts with good gravel. d. Proper percentage grade for crown and that if the same vendor does the grading/gravel and snow removal they tend to take better care to prep for themselves for each season/need. e. The type of material Helena Township uses for dust control is the recommended type. f. Some townships/cities use three times the dust control materials to cut down on need to grade, but that has its own costs. g. There is an option to purchase a pull behind grader (used behind a pickup) from a company in Iowa. Townships use them to take care of minor grading issues between planned grading. h. Additional hazard lights have been ordered because the store in Belle Plaine did not have any in stock when the Road Overseer checked. 4. Spring road review follow up was in part as follows (full list made by Road Overseer attached to minutes). <ol style="list-style-type: none"> a. Gravel 270th from Baseline to Drexel/Alton with red rock of a size determined by Road Overseer and Johnson Trucking. b. Removal of trees/saplings. c. Koeper circle needs grading. d. Gravel Baseline from Redwing to CR 8 (red rock). e. Gravel Redwing Trail and 233rd (red rock).

<p>Clerk Items</p>	<p>f. Gravel 245th between Redwing and Highway 21 (red rock).</p> <p>g. Wermerskirchen requested Board meet at Xanadu at 4:30 p.m. prior to the 5/15/2024 workshop to view red cedars in ditch (in and out of easement) to discuss if anything/what needs to be done about them.</p> <p>Clerk presented the following items/report.</p> <ol style="list-style-type: none"> 1. Recap of Township Day at the Capitol and takeaways. 2. Couri & Ruppe Legal Seminar schedule. 3. Robert Yost annexation notification and fees. Supervisors approved Clerk to send annexation fee invoice to Yost. 4. Discussion of email received from realtor asking if manufactured homes allowed as new construction in Township. Clerk advised to tell realtor they are but that the property in question is not in Helena Township (St. Lawrence Township) and they will need to contact St. Lawrence Township. 5. Cedar Lake Township may send representatives to upcoming meeting regarding maintenance of Baseline. Wermerskirchen advised Board of telephone conversation he had with Cedar Lake Township Chair regarding maintenance completed by CLT last year without prior approval and billed (not paid by HT). 6. Discussion of roundabout construction on CR 2. 7. Scott County Townships Association meeting scheduled immediately after 4/17/2024 Helena Township meeting. 8. Clerk is picking up Schoenbauer Farms mylar from Scott County representative between workshop and SCTA meeting. Supervisors advised Clerk to contact Schoenbauer Farms (Robb Schoenbauer and Randy/Chris Kubes) regarding status of moving drain tile. Discussion of escrow funds availability to pay for moving drain tile if not moved by Schoenbauer Farms. 9. Discussion of Jordan Independent no longer being published after 4/30/2024. Clerk advised Board that she already contacted Bob Ruppe (Township Attorney) regarding making sure Township has process in place to properly publish notices. Ruppe advised Clerk that publishing in New Prague Times should be adequate to meet statutory requirements for publication but that Star Tribune or Pioneer Press would also be acceptable. Clerk advised Board that publication only required in one newspaper and that Township has only done publication in two because of availability of newspapers in both zip codes that are located in Township. Clerk also advised Board regarding Township Tuesday (Clerk listened to 4/16/2024 recording) coverage of same issue. Clerk advised Board that MAT Township Tuesday presenter stated in presentation that additional questions and specific legal advice regarding meeting statutory publication requirements should be addressed by individual Township legal counsel (not MAT in house). 10. Discussion of when to utilize Minnesota Association of Townships in house attorneys and Township Attorney Ruppe.
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Motion to Adjourn

At 6:40 p.m. on motion by Wermerskirchen/Deutsch meeting adjourned;
carried unanimously.

Respectfully submitted



Heather M. Taylor DuCharme, Clerk

Approved



Duane Deutsch, Chairperson

SUGGESTED

2024 LOCAL BOARD OF APPEALS AND EQUALIZATION OPENING STATEMENT

This meeting is for the purpose of addressing the value and classification of the January 2, 2024 assessment for taxes payable in 2025. This was the information listed on the [Gold valuation notice](#) you received in March. The [Blue tax statement](#) included in the same envelope is based on last year's assessment and is not appealable at tonight's meeting.

Taxes and budgets will not be addressed in this meeting. Any comments concerning the local taxing jurisdiction's spending should be made at Budget Hearings; those are typically held in the fall of each year. Budget decisions that affect the following year's property taxes are made at that time.

Board action must be taken on all appeals prior to adjournment. If an inspection or any additional research is necessary, the Board will schedule a date, within the 20-calendar day window to reconvene, at which time information on the properties will be presented to the Board for their action.

Please sign in if you have not already done so. When it is your turn, please be sure to state your name and each parcel number for the record.

Parcel	Property Address	Property CSZ	eCRV ID	Parcel Count	NBHD	Dwelling Type	Dwelling Arch	Year Built	Dwelling	Property Use (PRISM)	Sale Date	Sale Price	Adjusted Sale Price	Time Adj Sales Price (State Study)	Current AY Total Value	Acres	AGLA	Finished Bsmt	Bedrooms	Bathrooms	Ratio
050580190	745 SILVER MAPLE DR	NEW PRAGUE, MN 56071	1480677	1	105_01	01 Rambler	2014	03: Residential	20-OCT-22	1035000	1035000	1020000	1030639	1008400	0.47	3101	2100	4	5	0.978422125	
059160090	24971 INDIAN AVE	NEW PRAGUE, MN 56071	1498636	1	105_01	01 Rambler	1972	03: Residential	16-DEC-22	390000	390000	390000	393523	418500	9.77	1408	980	3	2	1.063470242	
059020080	22165 HARLOW AVE	JORDAN, MN 55352	1500284	1	105_01	12 Earthbern	1996	03: Residential	20-DEC-22	575000	575000	575000	580194.2	571900	10.04	2447	0	3	2	0.985704442	
050470050	22550 BASELINE BLVD	JORDAN, MN 55352	1520611	1	105_01	01 Rambler	2003	03: Residential	24-MAR-23	500000	500000	500000	503470.8	531800	2.5	1725	1500	5	3	1.056267811	
050070390	27965 LAVONNE ST	NEW PRAGUE, MN 56071	1538055	1	105_01	04 3 Level Split	1976	03: Residential	26-MAY-23	354000	354000	354000	355964.5	321500	0.5	1072	375	3	2	0.903179952	
050070330	27980 LAVONNE ST	NEW PRAGUE, MN 56071	1540162	1	105_01	01 Rambler	1975	03: Residential	31-MAY-23	360000	360000	356400	358377.8	339800	0.72	1440	150	4	3	0.94816141	
050080210	25544 WILLOW LN	NEW PRAGUE, MN 56071	1566891	1	105_01	01 Rambler	1993	03: Residential	09-AUG-23	470000	470000	470000	471628.5	409200	0.553	1233	1100	4	2	0.867632045	
050580090	25106 MAPLE CT	NEW PRAGUE, MN 56071	1568893	1	105_01	01 Rambler	2016	03: Residential	15-AUG-23	799000	799000	799000	801768.4	690500	0.56	1772	1500	3	3	0.86122127	
059020228	22626 HARLOW AVE	JORDAN, MN 55352	1578265	2	105_01	01 Rambler	1996	03: Residential	08-SEP-23	685000	685000	685000	686898	577000	13.753	1721	800	3	2	0.840008269	
059030015	See 059020228		1578265	2	105_01	01 Rambler	1996	03: Residential	08-SEP-23	685000	685000	685000	686898	577000	13.753	1721	800	3	2	0.840008269	
050040050	24211 WEST CEDAR LAKE DR	NEW PRAGUE, MN 56071	1486818	1	CDR_LAKE	01 Rambler	1958	Lake	04-NOV-22	390000	390000	390000	393795.4	380900	0.2378	1160	0	2	1	0.967253553	
050580060	871 SILVER MAPLE DR	NEW PRAGUE, MN 56071	1538582	1	105_01	01 Rambler	2023	Land	25-MAY-23	130000	130000	130000	130000	143600	0.565	2322	0	1	3	1.104615385	

4/15/24 ROAD REVIEW 3PM

- 265th East Side by last house
South side of road - get gravel out of ditch & clean-up turnaround
- Gravel 270th & Altan (Form Baseline ^{to} gravel)
- Cut sapplings on Altan
- TJ move tree on 270th (Dead Oak)
push into woods
- Koeper roundabout needs grading
& gravel on Rt side (West) of road
- 25771 Juniper - vehicles in Row 2x's
Heather - contact compliance officer
- TRM trees by transformer off Juniper
& Willow Ln & garden
- Black top patch Willow Ct
Shroeder's
- Gravel Baseline from Red Wing to Hwy 8
- Gravel Red Wing Trail, from Red Wing to
~~the top of hill by 223rd st~~ Hwy 8
- Cut ~~grass~~ on 223rd & 233rd
- Xanadu ^{by stop sign Hwy 8}
23665 (across road) take out cedars
on Xanadu
- Gravel 245th between Red Wing & M21
- Chevron sign on Naylor - reattach
- Raven Stream - spray by water culvert

double
at
1/4
ate

w
MTA

