



CITY OF HOWARD LAKE

Nicholas A. Haggemiller, City Administrator

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HOWARD LAKE CITY COUNCIL

Howard Lake City Hall -

April 21, 2025

LBAE MEETING MINUTES

6:00 p.m.

COUNCIL PRESENT

Mayor Zimmerman

Allan Munson

Jason Deiter

Gene Gilbert

Tom Kutz

COUNCIL ABSENT

STAFF PRESENT

Nick Haggemiller, City Administrator

Meagan Theisen, Assistant City Administrator

ALSO PRESENT

Chase Phillippi, Wright County Assessors Office

Lori Thingvold, Wright County Assessors Office

Jeremy Hegle, Wright County Assessors Office

CALL TO ORDER

Mayor Zimmerman called the meeting to order at 6:00 p.m.

PUBLIC HEARING/PRESENTATION

a. City Assessor, Chase Phillippi Assessment Presentation

Mayor Zimmerman opened the public hearing at 6:00 p.m.

Chase Phillippi introduced himself and Lori Thingvold, Assessors with Wright County. He shared that they had only received 12 calls for the whole city of Howard Lake & that they had reclassified the Cole property to be seasonal recreational & Non-homestead. They received two calls for commercial/industrial/apartments & Reeds and Rushes had a slight reduction.

Phillippi reviewed the 2025 Wright County assessment summary and the Howard Lake 2025 assessments.

Phillippi shared (after a conversation with Jim Knobloch) that Jim Knobloch purchased two apartments buildings, one of which is in Howard Lake (1208 7th Street). The starting assessment was \$1,288,000 and the assessors office reduced it to \$1,118,000.

Knobloch shared a handout to the Council, including his purchase agreement for the property. He shared that he purchased the Howard Lake property & an Annandale property for \$1.5 million together. He stated that insurance companies will not currently cover his building due to the building having Federal Pacific Breakers, he is currently working with an electrician to update all of the breakers.

Thingvold fielded some questions from the Council.

Phillippi stated the options moving forward are that the Council can make the decision tonight or vote no change and let the issue go to the County hearing. Thingvold is recommending to adjust to \$1,118,000.

Knobloch is requesting the assessment value be lowered to \$300,000, since that is the price he purchased it for. He stated that the previous owner did have insurance on the property but it was a very high deductible and self-insured.

Mayor Zimmerman said that he appreciates the risk Knobloch took on the property, but that doesn't determine the value of the property.

Kutz motioned to approve the recommended valuation of \$1,118,000. The motion was seconded by Council Member Gilbert and passed unanimously.

Mayor Zimmerman closed the public hearing at 6:50 p.m.

NEW BUSINESS

a. Consider Amendments Brought Forward by Assessor

None.

b. General Public Comment/Inquiry/Request

None.

c. Approval of Assessment Report

Council Member Kutz moved to approved the report from the Assessors Office. The motion was seconded by Council Member Munson and passed unanimously.

ADJOURN

Adjourn at 6:53 p.m.

Attest – City Administrator/Clerk

Mayor