

MINUTES OF THE BOARD OF REVIEW
OF THE CITY COUNCIL OF THE CITY OF
ADRIAN HELD IN THE COUNCIL CHAMBERS
OF CITY HALL, WEDNESDAY, APRIL 23, 2014

CALL TO ORDER: Pursuant to due call and notice thereof, the Board of Review was called to order by Mayor Robert Wiese at 1:00 P.M.

ROLL CALL: Roll call indicated the following present:

Mayor/Councilmember's: Robert Wiese, Don Shorter, Ron Lonneman, & Denny Kruger

Absent: Dean Von Holtum

Dept. Head: Administrator/Clerk-Treas. Bruce A. Heitkamp

Assessors: City Assessor Gary Spaeth, Nobles County Assessor Pam Friesen, & Assistant Nobles County Assessor David Voehl

Nobles County Administration: Nobles County Commissioner Tom Johnson

Property Owner(s) & Representatives: Alan Oertli, Denny Hohn, Rosemary Tabbert, Ron Tabbert, Karen L. Smith, Larry Behrends, Kate McCann, Robert Kunkel Sr., Dennis Kunkel, Wes Henriksen, & Paul Erlandson

BOARD OF REVIEW; Appeals/Public Input: Representatives for the following parcels appeared, met with City Assessor Gary Spaeth, and/or sent written correspondence regarding assessing questions and/or the Estimated Market Values (EMV) on their property for taxes payable 2015. All properties were compared to similar properties within the city with adjustments made or not made accordingly:

#21-0645-000: an adjustment was requested as they believed the parcel was overvalued. After discussion, Spaeth recommended reclassifying the property as a metal warehouse. Lonneman moved, second by Shorter, motion carried to decrease the parcel's value. RCV 4-yes, 0-no

#21-0633-000: an adjustment was requested as the property owner felt tanks shouldn't be assessed as real property. They believed the tanks should be valued as mobile property that could be moved at any time. Friesen intervened and stated the Minnesota Department of Revenue did classify tanks as real property. After discussion, Lonneman moved, second by Shorter, motion carried to not adjust the valuation of parcel #21-0633-000. RCV 4-yes, 0-no

#21-0386-000: the office building's second floor is no longer adequate for rent and the floor would no longer be used. Also, the west end of the building was used for storage and will not be used for any other purpose. After discussion, Lonneman moved, Shorter second, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0650-000: an adjustment was requested as they believed the parcel was overvalued. After discussion, Kruger moved, second by Lonneman, motion carried to decrease the value of the property as a portion of the property was used as an alley. RCV 4-yes, 0-no

#21-0251-000: an adjustment was requested as they believed the parcel was overvalued. The Council discussed the assessment with Spaeth. After discussion, Kruger moved, second by Lonneman, motion carried to not adjust the valuation of parcel #21-0251-000. RCV 4-yes, 0-no

#21-0325-000: an adjustment was requested as they believed the parcel was overvalued. After discussion, the Council intervened and agreed that Spaeth didn't have the correct information for this assessment. The portion of the building was not a commercial car wash but was actually a wash bay. The Council directed Spaeth to revisit the property prior to the 2015 Board of Equalization Meeting. After discussion, Kruger moved, second by Lonneman, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0408-000: it was questioned why the value of the property increased by 123% since only half of their parcel was used. After discussion, Lonneman moved, second by Shorter, motion carried to not adjust the parcel. RCV 4-yes, 0-no

#21-0207-000: an adjustment was requested as they believed the parcel was overvalued. Spaeth and the property's owner shared that the property couldn't be made available when Spaeth was able to view it. Several of the Councilmember's recommended the property be classified as below normal condition. After discussion, Kruger moved, second by Shorter, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0034-000: an adjustment was requested as the value of parcel increased 357%. The property owner cited hardships and didn't believe the increase was fair. The Councilmember's recommended the property be classified to very poor condition. After discussion, Kruger moved, second by Lonneman, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0143-000: the property owner shared that the basement of the dwelling was not improved. Councilmember Kruger validated that he was recently in the basement and it was not finished. After the information was shared, Kruger moved, second by Lonneman, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0019-500: an adjustment was requested as they believed the value to be too high. The Council discussed the depreciation factor used with the business. After discussion, Lonneman moved, second by Kruger, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0638-000: an adjustment was requested as they believed the value to be too high. Property owner stated the use of the property was more recreational in nature. After discussion, Kruger moved, second Shorter, motion carried to reclassify the use of the property as residential use. RCV 4-yes, 0-no

#21-0358-000: an adjustment was requested as they believed the value to be too high. Property owner shared that they recently purchased the property for less than the assessed value. After discussion regarding economic factors, Lonneman moved, second Shorter, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0351-500: an adjustment was requested as they believed the value to be too high. Property owner shared that they recently purchased the property for less than the assessed value. After discussion regarding economic factors, Lonneman moved, second by Shorter, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0325-500: an adjustment was requested as they believed the value to be too high. The Council discussed the increase in assessed value. After discussion, Lonneman moved, second by Shorter, motion carried to not change the assessed value. RCV 4-yes, 0-no

#21-0632-000: property owner stated they wished to secede from the City of Adrian. Property owner believed they were directed by the Council to attend the meeting for that purpose. The Council stated that values could be addressed at the meeting and the secession topic would have to be addressed at a different setting. Friesen stated the value could not be lowered enough to equate to the neighboring township's tax amounts. The Council stated that they would investigate the use of a Rural Service District at the same time that annexation would be investigated.

#21-0031-000: Spaeth stated that the property owner requested an adjustment as they believed it was too high. Spaeth explained the method of assessing the property. After Spaeth's explanation, Kruger moved, second by Lonneman, motion carried to not adjust the assessed value of the property. RCV 4-yes, 0-no

#21-0114-000: Spaeth stated that the property owner requested an adjustment as they believed the value was too high. After discussion about sewer depreciation, Lonneman moved, second by Kruger, motion carried to decrease the value. RCV 4-yes, 0-no

#21-0046-000: Spaeth stated that the property owner requested an adjustment as they believed the value to be too high. Spaeth explained the value was derived by the Vanguard system. The property owner offered comparative properties to their property who were actually valued higher. After discussion, Kruger moved, second by Shorter, motion carried to not adjust the assessed value of the property. RCV 4-yes, 0-no

#21-0262-000: Spaeth shared that the property owner requested an adjustment as they believed the value to be too high. Spaeth stated that he recommended an adjustment as he'd like to change the condition to poor. After hearing Spaeth's recommendation, Lonneman moved, second by Shorter, motion carried to adjust the value of the property. RCV 4-yes, 0-no

Other Assessment Visits/Correspondence: Spaeth shared that several property owners visited with him but didn't request an adjustment. Heitkamp stated that no written correspondence was received.

BOARD OF REVIEW CERTIFICATION: As required by law, the Assessor noted that all members of the Council have sufficiently completed the necessary training/certification and the meeting was therefore allowed to proceed within the realms of the criteria.

ADJOURNMENT: With no further business appearing, motion by Kruger, second by Lonneman, motion carried to adjourn at 4:50 P.M. RCV 4-yes, 0-no

/s/ Administrator/Clerk-Treas; Bruce A. Heitkamp

/s/ Mayor; Robert Wiese