

MINUTES OF THE MINNEOTA CITY COUNCIL MEETING

PURSUANT TO CALL AND DUE NOTICE THEREOF, THE CITY COUNCIL OF THE CITY OF MINNEOTA, COUNTY OF LYON, STATE OF MINNESOTA, MET IN SPECIAL SESSION IN THE CITY COUNCIL CHAMBERS ON MONDAY, APRIL 17, 2017 AT 6:30 P.M.

COUNCIL PRESENT: Mayor John Rolbiecki
Council Member Travis Gillund
Council Member Amber Rodas
Council Member Jerry Teigland

COUNCIL ABSENT: Council Member Tim Koppien

STAFF PRESENT: Shirley Teigland

OTHERS PRESENT: Katie Blegen, Judy Bot, Rebecca Day, Richard Downing, Sherri Kitchenmaster, Jerry Kloos, Bruce Novotny, Cindy Novotny, Erik Skogquist

ITEM 1: CALL TO ORDER

Mayor John Rolbiecki called the regular monthly meeting to order at 6:30 p.m.

ITEM 2: ADOPT AGENDA

Koppien motioned, seconded by Rodas, to adopt the agenda as amended with the addition as listed above.
MOTION PASSED UNANIMOUSLY

ITEM 3: PUBLIC HEARING – LOCAL BOARD OF APPEAL AND EQUALIZATION

Teigland motioned, seconded by Gillund to open the Public Hearing at 6:32 p.m. MOTION PASSED UNANIMOUSLY.

Lyon County Assessor Sherri Kitchenmaster explained the duties of the Local Board of Appeal and Equalization to the Council stating that the Board can increase or decrease the value of individual property, add properties to the assessment list, add improvements to the assessment list and change the classification of a property. The Board cannot increase or decrease value for an entire property class, change prior year assessments, reduce aggregate assessments by more than 1 percent or exempt property. Every action taken by the Local Board must be supported by a fair and knowledgeable value estimation from the local assessor after the property has been viewed and inspected and all classification changes must be supported by MN State Statute. Due to limited sales of homes in a given year the City's tax ratio has historically resulted in taxes increasing significantly one year and decreasing significantly the following year. This year's calculation was based on the sale of 14 homes and the final ratio calculation for the City is 97.11% which is within the required range set by the State of Minnesota. This year few changes were made by the local assessors and these adjustments affected only new construction and mandatory property reviews.

ITEM 4: CONCERNED CITIZENS

Assessor Eric Skogquist spoke with each property owner appealing to the Local Board to answer their questions and concerns while also reviewing the criteria used in calculating each property value. Gillund motioned, seconded by Rodas to close the public hearing at 8:00 p.m. MOTION PASSED UNANIMOUSLY.

Ms. Kitchenmaster confirmed with the Council that the County Assessor's office is in the process of switching to a computerized record keeping system. During the process of moving Minneota's property tax records to the new system it was discovered that 5 properties had various calculation errors. The assessors recommended that the Council make specific motions for each property to fix the errors. Ms. Kitchenmaster also reviewed each question and concern the assessors addressed with each resident prior to the Council taking any action on the requests. Teigland motioned, seconded by Rodas to reduce the property value due to a garage calculation error on Parcel No. 28-100079-0, 311 W Third Street - \$154,600 to \$120,700. MOTION PASSED UNANIMOUSLY. Teigland motioned, seconded by Rodas to reduce the property value due to a story height calculation error on Parcel No. 28-104052-0, 404 E Third Street - \$63,300 to \$58,300. MOTION PASSED UNANIMOUSLY. Teigland motioned, seconded by Rodas to remove the 2015 reduction factor and increase the property value on Parcel No. 28-115004-0, 608 E Lyon Street - \$148,600 to \$183,100. MOTION PASSED UNANIMOUSLY. Teigland motioned, seconded by Rodas to reduce the property value due to a calculation error on Parcel No. 28-108015-0, 409 N Jackson Street - \$74,400 to \$71,400. MOTION PASSED UNANIMOUSLY. Gillund motioned, seconded by Rodas to reduce the property value due to a garage calculation error on Parcel No. 28-110034-0, 405 N Grant Street - \$99,700 to \$94,000. MOTION PASSED UNANIMOUSLY. Gillund motioned, seconded by Rodas to deny the request for a property value reduction due to corresponding property value calculations on Parcel No. 28-133002-0, 102 N Wilson Street. MOTION PASSED UNANIMOUSLY. Rodas motioned, seconded by Gillund to deny the request for a property value reduction due to corresponding property value calculations on Parcel Nos. 28-110006-0, 28-110006-1, 28-110006-2, and 28-110007-0. MOTION PASSED UNANIMOUSLY. Rolbiecki motioned, seconded by Teigland to reduce the property value due to increasing the depreciation schedule on Parcel No. 28-114006-0, 310 N Grant Street - \$137,000 - \$132,200. MOTION PASSED UNANIMOUSLY.

ADJOURNMENT

Koppien motioned, seconded by Gillund, to adjourn the meeting at 8:30 p.m. MOTION PASSED UNANIMOUSLY.

The next scheduled Regular Council Meeting is scheduled for May 8, 2017 at 6:30 p.m.

ATTEST:

Shirley Teigland, City Administrator

John Rolbiecki, Mayor

Council Approved May 8, 2017