

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA

BOARD OF EQUALIZATION APRIL 23, 2014

CALL TO ORDER: The North Branch City Council met as the Board of Equalization and Mayor Lindquist called the meeting to order at 7:00p.m.

ROLL CALL: Councilmembers present were: Theresa Furman, Joyce Borchardt, Trent Jensen, Ron Lindquist and Kathy Blomquist. Staff members present were City Administrator Bridgitte Konrad, County Assessor Chase Peloquin, and County Assessor Patrick Posheck.

Konrad noted that the meeting was to only address the 2014 property value for taxes payable in 2015. The meeting is not to discuss budgets or taxes. Assessor Peloquin reviewed the statutes governing the Local Board of Equalization. The meeting is to give residents an opportunity to be heard and to make sure that all property owners have been treated fairly with regard to their established value of their property.

The following individuals addressed the Council:

Sandra Sumner representing Swanson Family Investment – Parcels 11.00050.00, 11.00191.00, 11.00229.00, 11.00179.00, 11.00194.00, 11.00242.00, 11.00198.00, 11.00260.00, 11.00184.10, 11.00204.00, 16.00045.05, 11.00187.10, 11.00206.00, 11.00207.00, 11.00053.00, 11.0054.00, 11.00063.10, 11.00163.00, 11.00208.00, 11.00210.00, 11.00211.00, 11.00255.00, 11.00256.00, 11.00326.00 – Arguing to try to keep value at \$2100 per acre. She stated that they sold a 10 acre parcel that the County had valued at \$55,700 for \$40,000. She didn't think values have increased and used the Council to consider keeping the ag land at \$2100 per acre. Peloquin provide Council with information on a 522 acre parcel in the valley that sold \$2600 per acre in February 2014. He also provided information on another 80 acre sale in the value for \$2400 per acre. He and Posheck felt that these are very good representation of the values of the property in the value. The Council questioned using that sale because it was outside of the normal window. The Assessors felt that because there are so few sale of property in the valley it would be appropriate to utilize that sale data.

Kevin Mann – 8597 400th Street – 11.00186.00, 11.00193.00, 11.00199.00, 11.00200.00, 11.00203.00, 11.00216.00, 11.00227.00, 11.00238.00, 11.00244.00. He stated that he is the largest land owner in the County. He too urged the Council to keep the tillable acreage at \$2100 per acre. He stated that last year we worked with the Assessor to go through all the property in the valley and would like that value to remain the same. He stated that there is a lot of marginal land. He noted that his some bought land for \$2200 per acre in the valley. Peloquin noted that was a bank (distressed) sale.

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Fred Schmidt – Parcels 11.00161.10, 11.00150.00, 11.00169.10, 16.00045.20, 11.00343.00 – submitted a writing request requesting the Council keep the value of the parcels at \$2100 per acre again this year. He felt that the blow sand did not yield crops that would warrant an increase in the rent for the land. Peloquin noted that the property is currently at \$2700 per tillable acre. He provided Council with information on the listing for that property. The property is listed for sale at \$25,000 per acre.

Peloquin reviewed Assessor's recommendations on parcels that contacted the Assessor's Office prior to the meeting.

Motion by Borchardt, seconded by Jensen, to approve the following Assessor's recommendations:

- AJ 35 Properties LLC – Parcel 16.00293.00 – No Change
- Carpe Manana Holdings LLC – Parcel 11.01032.97 – No Change
- Scott Hansen – Parcel 11.00862.66 – Reduce to \$180,700
- Dean Anderson – Parcel 16.00036.00 – Reduce to \$142,000
- Bryan & Martha Sahr – Parcel 11.01038.03 – Reduce to \$222,000
- Darrel & Diane Swanson – Parcel 11.01038.05 – Reduce to \$212,000

All voted AYE. Motion carried.

Motion by Jensen, seconded Blomquist, to uphold the Assessor's value and make no change to the value of Sandra Sumner's parcels 11.00050.00, 11.00191.00, 11.00229.00, 11.00179.00, 11.00194.00, 11.00242.00, 11.00198.00, 11.00260.00, 11.00184.10, 11.00204.00, 16.00045.05, 11.00187.10, 11.00206.00, 11.00207.00, 11.00053.00, 11.0054.00, 11.00063.10, 11.00163.00, 11.00208.00, 11.00210.00, 11.00211.00, 11.00255.00, 11.00256.00, 11.00326.00. Members voted: AYE-3 and NAY-2 (Lindquist and Furman). Motion carried.

Motion by Borchard, seconded by Jensen, to uphold the Assessor's value and make no changes Kevin Mann's parcels 11.00186.00, 11.00193.00, 11.00199.00, 11.00200.00, 11.00203.00, 11.00216.00, 11.00227.00, 11.00238.00, 11.00244.00. All voted AYE. Motion carried.

Motion by Jensen, seconded by Blomquist, to uphold the Assessor's value and make no changes to Fred Schmidt's parcels 11.00343.00, 11.00169.10, 11.00150.00, 16.00045.20 and 11.00169.10. All voted AYE. Motion carried.

Peloquin reported that there were 148 qualified sales and they were at a ratio of 97.6%. There were 131 foreclosures/shortsales and they were at a ratio of 122.17%. He reported that residential values on average increased 12%.

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Motion by Furman, seconded by Jensen, to adjourn the meeting.

ADJOURNED at 7:15 p.m. by Mayor Lindquist.

Respectfully submitted,

Bridgitte Konrad, City Administrator