



Board of Appeals and Equalization Minutes

Madison Lake City Council

Monday, April 22, 2015

1) Call Meeting to Order

Mayor Reichel called the work session to order at 9:00 am.

2) Roll Call

Council Members Present: Ken Reichel, Carolyn Hiniker, Laurinda Sohre, and Kent Hoehn

Members Absent: None

Staff Present: City Administrator Ariel Klugman, Pete Preston Blue Earth County Assessor, Joan Seelen Blue Earth County

3) Board of Appeals and Equalization Hearing

- Pete Preston, Blue Earth County Assessor, provided a brief introduction to the Board of Appeals and Equalization process. He reminded the Board not to make any decisions in which they have a financial interest, that they are required to recuse themselves. Overall the city is seeing around a 9% increase in structure values due to sales within the previous year being higher than previously.
- Mayor Reichel opened the public hearing at 9:05 A.M.
- 566 Doran Drive, Philip Wingen

Philip Wingen, owner of 566 Doran Drive, asked about the valuation of the slew area they recently purchased from the Common Interest Community (CIC).

Assessor Preston explained this is an area he has looked into and agrees several of the slew parcels were overvalued. He already had planned on bringing this area forward at the end for the Board to consider. For the Wingen's the change will move the value from \$8,100.00 down to \$3,800.

The Wingen family was alright with the adjusted value.

- 522 and 520 Doran Drive, Andy Frederick

Andy Frederick brought forward a concern that his property value had increased but the trees surrounding his house were removed and the City has located a lift station close to his property.

Assessor Preston reviewed the history of the property values. In 2012 the value of the property was \$171,000; in 2013 the value of the property was reduced to \$163,000; in 2014 the value decreased again to \$142,700; in 2015 they are proposed to increase in value to \$149,700. Preston stated that he and his office have previously reviewed Mr. Frederick's concerns and feel the trees and the lift station would not impact the value.

Council Member Hiniker asked if trees are considered a structure and included in values.

Assessor Preston stated they are not considered part of the structure and are not included in valuations.

- 133 N. Duck Lake Ave, Robert Hobbs

Robert Hobbs brought forward a comparison of his property 133 N. Duck Lake Avenue to his neighbors, who were recently annexed into the city.

Assessor Preston explained due to the timing of the annexation his neighbor's property would not switch jurisdictions for taxing purposes. Their property values are still associated with Jamestown Township which had a decrease in values. Next year their values will be adjusted as the annexation is changed in the County's system.

- Assessor Preston recommended the Board make reductions to the slew values for 568 Doran Drive (Capaul), 566 Doran Drive (Wingen), 564 Doran Drive (Wandersee), and 562 Doran Drive (Halvorson).

Motion by Sohre, seconded by **Hoehn** to accept the recommended assessment value reductions for 568,566,564 and 562 Doran Drive.

Roll Call: Aye: Hoehn, Sohre, Hiniker, Reichel
 Nay: None
 Motion carried.

- Assessor Preston recommended the Board revise 412 Doran Drive (Sweeney) to reflect building permit changes that were made and missed during the 2014 year. Mr. Sweeney is aware of the increase to his value.

Motion by Hoehn, seconded by **Hiniker** to accept the recommended assessment value increase for 412 Doran Drive

Roll Call: Aye: Hoehn, Sohre, Hiniker, Reichel
 Nay: None
 Motion carried.

- 522 Doran Drive

Motion by Hiniker, seconded by **Hoehn** to keep 522 Doran Drive at the value previously recommended by the county.

Roll Call: Aye: Hoehn, Hiniker, Reichel
 Nay: Sohre
 Motion carried.

- 520 Doran Drive

Motion by Hiniker, seconded by **Hoehn** to keep 522 Doran Drive at the value previously recommended by the county.

Roll Call: Aye: Hoehn, Hiniker, Reichel, Sohre
 Nay: None
 Motion carried.

- 133 N. Duck Lake Ave

Motion by Hiniker, seconded by **Hoehn** to keep 133 N. Duck Lake Ave at the value previously recommended by the county.

Roll Call: Aye: Hoehn, Hiniker, Reichel, Sohre
 Nay: None
 Motion carried.

4) Adjournment

A motion by Hiniker, seconded by **Hoehn**, to adjourn the meeting at 10:18 am.

Roll Call: Ayes: Reichel, Sohre, Hiniker, and Hoehn
 Nays: None
 Motion carried.

Attest:



Kenneth Reichel, Mayor



Ari Klugman, City Administrator

