

**Osakis City Council
Special Meeting
April 9, 2013
9:00 AM**

Present: Anderson, Emerson, Olson, Pederson

Absent: Kyle

Others Present: Angela Jacobson

Mayor Emerson called the meeting to order and the Todd County Board of Review at 9:00am

Project #43 – Board of Review – Todd County 9:00 am

Chuck Pelzer and Laura were present from the Todd County Assessor's office.

Reginald & Rosemary Petrich were present and they are contesting the value on their property because it went from \$25,000 to \$37,500 and for next tax year will go from \$37,500 to \$34,500. The front footage is valued at \$6.85 per foot where a normal depth and buildable lot is valued at \$13.85 per front footage. Petrich's lot is a shallow lot on the lake side of Lake Street and is not buildable. They do have a conditional use for a seasonal trailer on the lot. The taxes are going from \$220 to \$448, double in one year.

Laura explained that in 2012 they went through all lots on the lake and equalized the lots, some lots were not being valued the same as compared lots so they went through all the lots and valued them equally based on the status of the lot. This lot was one that was valued lower that is should have been so it received a bigger increase.

Council discussed this lot and the reasons for the increase.

Motion by Emerson seconded by Pederson to leave the value at \$37,500 as the assessor's recommended value. All ayes, Kyle absent.

Randy Anderson was also on the agenda to contest the value on this property. He has had two appraisals on the property and they are less than the tax value on the property. The board noted his concern and contesting his value but because he sits on the local board of review they cannot make a motion to change the value.

Motion by Emerson seconded by Pederson they note the concern for the value on his property and recommend action at the county board of review in June. All ayes Kyle absent, Anderson abstains

The board received a list of sales for 2012 that was used for comparisons on the value and there were 4 good sales used out of a total of 12. Farm land is valued at \$2,900 an acre up \$500 a year.

Motion by Anderson seconded by Olson to adjourn Todd County Board of Review meeting at 9:40am, all ayes, Kyle Absent.

Project #18 – Bridge Inspection/Maintenance

The council discussed the permanent easements required for the installation of the new bridge. Consensus of the council is to have Angela contact each party individually and have them sign the permanent easement because the land will be restored and it will improve the area.

Project #43 Board of Review – Douglas County 10:00am

Mayor Emerson called the Board of Review for Douglas County to order at 10:00am

Bruce Wittemore and Stacey were present from the Douglas County Assessor’s office.

The average value on the properties in Douglas County are at 103.68% the state law requires them to be from 90% to 105% so the buildings were decreased by 5% and a lot was decreased by 20%. Lake lots were adjusted by 5%.

Brad and Kathleen Begley own the property at 209 Lake Street East. Stacey stated she did view the property this summer and had pictures to show the board the condition of the house. The value of the house was lowered from \$30,000 to \$15,300. The lake shore front is 66’. In 2006 the property was bought for \$126,000. The house is in very poor condition and Stacey would recommend a further decrease in value for the house to \$5,700. Because there is still a structure and the lot is buildable with water/sewer and power to the property it is valued more. This would change the total value from \$96,500 to \$86,900 for a taxable value.

Motion by Anderson seconded by Olson to follow Stacey’s recommendation to value the structure at \$5,700, all ayes, Kyle absent.

Ag value went up from \$5,500 to 6,500 in value.

The board received a list of 21 sales for 2012 that the values were based on. The bank foreclosure sales are 20% of the sales for 2012.

The assessors also asked about a few properties in Osakis that have a building permit for remodeling but have made little progress. The following individuals will be sent a letter this spring to finish up their projects.

- Gilsurd on 1st Ave East
- Chad SChwanke on 1st Ave West
- Corey Giseler on 2nd Ave East
- Tim Oehlert on Nokomis

Motion by Anderson seconded by Olson to adjourn the Douglas County Board of Review and the special meeting at 10:45am, all ayes Kyle absent.

City Clerk – Angela A. Jacobson

Mayor – Keith E. Emerson