

Osakis City Council – Special Meeting
April 10, 2018
9:00 AM

Present: Randy Anderson, Jim Snyder, Keith Emerson, Jerry Olson, Justin Dahlheimer

Absent: None

Others Present: Lynnette Swenstad, John Timmerman

Meeting called to order by Mayor Keith Emerson at 9:00 a.m.

Motion by Anderson, seconded by Olson, to approve the agenda as presented. All Ayes

9 AM – Todd County Board of Review

Todd County Assessors were in attendance. They reviewed information from sales in 2017.

- 8 sales were used for the 2017 sales study.
- All of the sales were on water sales. Final ratio was .94.
- There were no off water sales in Todd Counties portion of city limits.

John Timmerman was in attendance to dispute his 2018 valuation for his property at 819 Lake Street East. Timmerman said this is the same issue as he had last year. The council had voted on a 23% reduction last year.

Timmerman is disputing his 2019 valuation for his property which had an increase of 26%. Timmerman's request is for a deduction of 25% off of \$432,900.

Emerson was curious why there was a 26% increase.

Assessors:

- Last year, the adjustment made was not made by any factors.
- Do not believe it made an equitable assessment.
- It is the assessor's job to make the amounts equal across the board.
- Timmerman's valuation was reduce last year by \$104,000 or 23%.
- 2019 – Same market rate as the rest of the properties in the city which dropped by 5%.

Council asked about the properties that were included in the sales study.

The assessor's said the Withers property was not used in the study because it was an estate sale.

Timmerman explained that it cost 25% more for people to live in the Todd County side of Osakis than the Douglas County side. It's important for the council to understand the valuation of properties.

Dahlheimer feels the same figure should be used as last year.

Assessors – Properties have been slightly below market value.

Dahlheimer – Not a lot of sales in 2017.

Assessors stated that the MN Dept. of Revenue reviews and analyzes the sales study.

Discussion was held regarding the cost of lakeshore.

- Todd County is \$1,400 per linier foot.
- Douglas County is \$1,080 per linier foot.

Dahlheimer feels the costs are impacting the future growth of new homes in the Todd County side of the city.

The question was asked as to why lakeshore in Douglas County different than lakeshore in Todd County.

Timmerman stated that taxes are too high and he would not be able to sell for the assessed value.

Snyder stated that decisions are made on facts. Todd County submits actual facts.

Todd County does have a lakeshore guide that is used for properties throughout the county, but it takes time to implement it.

Dahlheimer – Look at re-evaluating lakeshore cost per foot. We want to make sure we can develop in the city.

Todd County – confident about the lakeshore values for the property, and is not against making adjustments. We are not trying to go against the council if the value is lowered, we just need some basis to make adjustments.

Motion by Dahlheimer, seconded by Snyder, to reduce down to the original value from last year, basis made that determination and carry it forward a reason to find a way to price homes looking at a very limited sample set with no background for information but next year look at and approach it with that mentality if people with similar issues to contact Todd County and reduce to \$342,000. All Ayes

Meeting for Todd County Board of Review closed at 10:04 a.m.

10 AM – Douglas County Board of Review

Bruce Wittmore and Stacey Honkomp from Douglas County were in attendance.

Motion by Dahlheimer, seconded by Olson to open the Douglas County Board or Review at 10:05 a.m.
All Ayes

Wittmore reviewed information regarding Douglas County.

Denise Drown was in attendance to request lowering the value of the property at 505 Nokomis Street West.

Drown informed the council that they have put some money into the property. Both buildings were reroofed at a cost of \$22,000.

Wittmore – Buildings have been vacant for 5 years. We can allow some time for updates to be made but Drown should know that future values will increase. Depreciation was subtracted out and is in an excellent location.

Robert Schultz was in attendance. Schultz owns the property at 102 1st Avenue West.

Schultz was concerned about how much the property went up.

Wittmore – Every 4 years properties are viewed. The building in the back was not valued for the electric, concrete and heat. This had been missed for 14 years.

There was new construction on the front building and the rear building was reevaluated.

Schultz was not opposed to the value going up but not just as much as it did.

Wittmore informed Schultz that he will send a letter after the board makes their decision.

Olson asked about the Drown property again and if any repairs have been made to the inside of the buildings.

Drown – They just have reroofed the buildings and added new gutters. Some landscaping will need to be done due to some issues.

Drowns will continue to make improvements but the buildings are not generating any income at this time.

Wittmore said that sometimes people get good deals buying foreclosed properties and sometimes not. Drowns paid \$142,000 for the property and were able to get an easement for the driveway. They paid \$20.90 per square foot for the property.

Council feels the valuation could be lowered by \$30,000.

Wittmore will figure \$30,000 less and run a new valuation for the property.

Motion by Snyder, seconded by Olson, to approve leaving the tax valuation for Robert Schultz the same for the property at 102 1st Avenue West and approving lowering the tax valuations by \$30,000 for Chris and Denise Drown for the property at 505 Nokomis Street West with the understanding the value will increase as improvements are made or the property is in use. All Ayes

Meeting adjourned for Douglas County at 11:12 a.m.

Mayor – Keith E. Emerson

Clerk/Treasurer – Angela A. Jacobson