

Carlton City Council
SPECIAL MEETING MINUTES
Thursday April 28, 2016

1.00 Call to Order & Roll Call

Mayor Bureau called the meeting to order at 10:04am.

Council Present: Mayor Bureau, Councilmembers Rodd & Vork

Council Absent: Councilmembers O'Brien & Gustafson

Staff Present: Clerk Conway

Others Present: Marcie Moreland, County Assessor; Kyle Holmes, Deputy Assessor; Ryan Carlson, Assessor; Brian House, Assessor

Residents Present: Paul Vernon, Rod Thompson

Proceedings:

Mayor Bureau introduced Marcie Moreland, County Assessor and turn the meeting over to her. Ms. Moreland explained that Carlton was due for a total reassessment under the Minnesota Department of Revenue requirement of being reassessed every five (5) years. There were 15 residential sales from October of 2014 thru September 2015. The Median ratio is 95.3, this is where the Minnesota Department of Revenue like to see it.

Appellants:

Paul Vernon was present to represent VDW and the property known as The Flats at Jay Cooke, 94 Chestnut Avenue. Mr. Vernon was not disagreeing with the assessed value of the property but looking for an explanation as to why his property taxes increased substantially. Ms. Moreland explained the purpose of the meeting was only for the assessed value of the property and not the amount of the actual property taxes.

A MOTION was made by Councilor Vork and seconded by Councilor Rodd not to pursue and adjustment to the assessed value of the property. The motion passed unanimously.

Rod Thompson was present to question why the assessed value of his property has increased \$111,200 in the last two (2) years. Ms. Moreland explained the assessors we able to enter the home and some corrections were made based on the inspection of the home. This was the first time assessors had been inside the home since it was built.

A MOTION was made by Councilor Rodd and seconded by Councilor Vork not to pursue and adjustment to the assessed value of the property. The motion passed unanimously.

Four (4) Carlton residents contacted the Assessor's Office regarding valuation of their property they are as follows:

33 Dalles Avenue – a human services inspection of the Lester Erdmann property was requested by Carlton County Human Services employee Patty Hart, after the inspection is was determined the valuation should be dropped from \$43,300 to \$25,300. This would be land value only as the assessed value of the structure is \$0.00

32 Dalles Avenue – Robbie Peck requested a re-evaluation of his assessed value after an inspection of the property the recommendation is to decrease the value from \$78,000 to \$62,700 due to the condition of the foundation and garage.

233 Walnut Avenue - a clerical error was made on the reassessment of Claudia Gagnon's property. The depreciation was omitted so the property was assessed at full replacement value. The correct depreciation was added to the value will go from \$148,400 to \$100,400.

131 South Avenue – Chemstar executives agree with the increase valuation from \$212,900 to \$222,300 but is requesting a delay of the \$9,400.00 increase in assessed value for one (1) year and place it on next year. This increase in valuation would increase the property taxes about \$200.00. Ms. Moreland recommendation is to leave the assessed value at \$222.300

A MOTION was made by Councilor Vork and seconded by Councilor Rodd to accept the County Assessor's recommendation for the above four (4) properties. The motion passed unanimously.

A MOTION was made by Councilor Rodd and seconded by Councilor Vork to adjourn the meeting the time being 11:24am. The motion passed unanimously.

Respectfully submitted,

Carol Conway
Clerk/Treasurer

A Motion was made by Councilor Rodd and seconded by Councilor O'Brien to adjourn the meeting, the time being 9:05am. The motion passed unanimously.

Respectfully Submitted:

Carol Conway
Clerk/Treasurer