

PROCEEDINGS OF THE COUNTY
BOARD OF APPEAL AND EQUALIZATION
OF MOWER COUNTY, MINNESOTA,
AT ITS REGULAR ANNUAL MEETING
June 14, 2012

The Board of Appeal and Equalization of Mower County, Minnesota, re-convened their annual session in the Commissioner's room of the Mower County Government Center at Austin, Minnesota, at 9:00 a.m. on June 14, 2012.

The following members were present:

Mike Ankeny, Chair
Jerry Reinartz
Tony Bennett
Tim Gabrielson
Raymond Tucker
Doug Groh, County Auditor-Treasurer
Craig Oscarson, County Coordinator

Staff Present: Richard Peterson, Mower County Assessor

Appellants: Mark Nagle / South Central, Dan Donnelly / Taco Johns, Randy Berg, LeAnn Clausen / Adams Funeral Home and Clausen Jordan Mortuary, Mark Monnier, Mark Reeve, Bill Carroll, Jr., Jon Shaw, Mike Adams / Ice Haus, Art Nelson, Bob Sikkink, Ralph Donker, Greg Larson / LWB Properties, Perry Mayer, Ron Mecklenburg, Leonard Soltau, Chris Lewison, John Warmka / J&S Repair & Soap & Suds Carwash, Hetal Patel / Austin Motel

The County Board of Appeal and Equalization re-convened its meeting recessed on June 12, 2012.

The Board discussed additional meeting times to hear the Assessor's report on appeals and make decisions. The Board decided to start earlier on Wednesday, June 20 and have meetings on Thursday and Friday mornings of June 21 and 22.

Doug Groh left at 9:11 a.m. and returned at 9:13 a.m.

Mark Nagle for South Central Athlete and other properties appealed the land and building values on parcels 34.001.1130, 34.185.0050 and 34.001.1180. Mr. Nagle brought financial data / cash flow analyses to support his appeals.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett to table the appeal of Mark Nagle on parcels 34.001.1130, 34.185.0050, 34.001.1180 until 8:30 a.m. on June 20, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Dan Donnelly appeared on behalf of Taco Johns to appeal the land and building values on parcels 34.185.0210 and 34.185.0220. The appeal included comparing the local Taco Johns to other Taco Johns in neighboring cities and states rather than comparing the property to other restaurants.

Motion made by Commissioner Reinartz, seconded by Commissioner Tucker to table the appeal of Taco Johns on parcels 34.185.0210 and 34.185.0220 until 1:30 p.m. on June 20, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Randy Berg appealed the land values and building values where applicable on parcels 34.785.0330, 34.785.0340, 34.785.0290 and 34.785.0350. Most of the parcels are bare lots with nursery stock and Mr. Berg brought in data for other bare lots on 1st Avenue in Austin as well as comparisons to other local nursery businesses.

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett to table the appeal of Randy Berg on parcels 34.785.0330, 34.785.0340, 34.785.0290 and 34.785.0350 until 8:30 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

The Board recessed at 10:25 a.m. and reconvened at 10:39 a.m.

LeAnn Clausen for the Adams Funeral Home appealed the land and building values on parcel 21.001.0720. The appeal included the fact that Adams in a small community in which comparable sales of commercial properties are stagnant.

Motion made by Commissioner Bennett, seconded by Commissioner Tucker to table the appeal of the Adams Funeral Home on parcel 21.001.0720 until 8:45 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Motion made by Commissioner Tucker, seconded by Commissioner Bennett to deny the appeal of Clausen Jordan Mortuary on parcel 34.185.0440 pursuant to MS 274.01 as the appellant did not appeal to the local board of appeal and equalization. Motion carried.

Mark Monnier appealed the land, building and classification on parcels 25.002.0025, 25.001.0805, 25.001.0701 and 25.001.0700. Mr. Monnier stated that he has started to farm his parcels and requested that the classification be changed to agricultural. The local board of review did modify the classification to agricultural on parcel 25.001.0700.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to table the appeal of Mark Monnier on parcels 25.002.0025, 25.001.0805, 25.001.0701 and 25.001.0700 until 9:15 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Mark Reeve appealed the building values on parcels 34.460.0121 and 34.460.0130.

Motion made by Commissioner Gabrielson, seconded by Commissioner Reinartz to table the appeal of Mark Reeve on parcels 34.460.0121 and 34.460.0130 until 9:30 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Bill Carroll, Jr. appealed the land and building value on parcel 34.185.0020.

Motion made by Commissioner Bennett, seconded by Commissioner Gabrielson to table the appeal of Bill Carroll, Jr. on parcel 34.185.0020 until 9:45 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to recess the appeal hearing at 12:03 p.m. to reconvene at 1:15 p.m.

Reconvene at 1:15 p.m.

Jon Shaw appealed the land and building value on the Lake Geo Plaza, parcel 23.013.0080. Mr. Shaw stated that the property is ADA compliant and indicated that the values were too high given the condition of portions of the property that are in some disrepair and are depreciating in value.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to table the appeal of Jon Shaw on parcel 23.013.0080 until 10 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Jon Shaw appeared on behalf of Craig Shaw to appeal the building value on parcels 23.007.0030 and 23.007.0029. The property is being gutted and selling what can out of the property. Mr Shaw is using a portion of the property like a garage.

Motion made by Commissioner Reinartz, seconded by Commissioner Tucker to table the appeal of Craig Shaw on parcels 23.007.0030 and 23.007.0029 until 10:15 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Mike Adams of the Ice Haus appealed the building value on parcel 05.034.0010.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to table the appeal of Mike Adams on parcel 05.034.0010 until 10:30 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Art Nelson appealed the land and building values on parcels 02.040.0070 and 02.040.0069.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett to table the appeal of Art Nelson on parcels 02.040.0070 and 02.040.0069 until 10:45 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Bob Sikkink appealed the land value on parcel 02.040.0110. Mr. Sikkink indicated that the parcel is undeveloped, without sewer, water or electricity and consists of a polluted swamp.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett to table the appeal of Bob Sikkink on parcel 02.040.0110 until 11:00 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Ralph Donker appealed the land and building value on parcels 34.275.0300 and 34.275.028.

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett to table the appeal of Ralph Donker on parcels 34.275.0300 and 34.275.028 until 11:15 on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

The Board recessed at 2:35 p.m. and reconvened at 2:48 p.m.

Greg Larson of LWB Properties appealed the land and building values on parcel 34.001.1010.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to table the appeal of LWB Properties on parcel 34.001.1010 until 11:30 a.m. on June 21, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Perry Mayer appealed the building value on parcel 01.010.0140.

Motion made by Commissioner Reinartz, seconded by Commissioner Tucker to table the appeal of Perry Mayer on parcel 01.010.0140 until 8:30 a.m. on June 22, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Ron Mecklenburg appealed the land value and classification on parcel 34.880.0245.

Motion made by Commissioner Gabrielson, seconded by Commissioner Tucker to table the appeal of Ron Mecklenburg on parcel 34.880.0245 until 8:45 a.m. on June 22, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

Leonard Soltau appealed the building values on parcels 26.002.0010, 26.002.0020, 26.019.0080, 26.001.0430 and 26.001.0620 and the land and building values on parcels 26.002.0050, 26.002.0041 and 26.002.0040.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to table the appeal of Leonard Soltau on parcels 26.002.0010, 26.002.0020, 26.019.0080, 26.001.0430, 26.001.0620, 26.002.0050, 26.002.0041 and 26.002.0040 until 9:00 a.m. on June 22, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

John Warmka appeared regarding the valuations for parcels 25.008.0561 and 25.008.0562 (his J&S Repair & Soap & Suds Carwash). Mr. Warmka was not heard at his local board of appeal.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to deny the appeal of John Warmka on parcels 25.008.0561 and 25.008.0562 pursuant to MS 274.01 as the appellant did not appeal to the local board of appeal and equalization. Motion carried.

Chris Lewison appealed the land and building values on parcel 30.004.0280.

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett to table the appeal of Chris Lewison on parcel 30.004.0280 until 9:30 a.m. on June 22, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

The Board recessed at 4:15 p.m. and reconvened at 4:30 p.m.

Hetal Patel for the Rodeway Inn (the former Austin Motel) appealed the land and building value on parcel 34.190.4190. Ms. Patel brought in brought in data for basing valuation on occupancy.

Motion made by Commissioner Reinartz, seconded by Commissioner Tucker to table the appeal of Hetal Patel on parcel 34.190.4190 until 9:45 a.m. on June 22, 2012 to receive information from the assessor's office and to take action on said appeal. Motion carried.

It was noted that two scheduled appellants Mr. Craig Jacobson for 26.001.1290 and Mr. Nagel for Jeff Carney / Carney Auto 34.185.0130 did not appear.

Motion made by Commissioner Gabrielson, seconded by Commissioner Reinartz to recess the Board of Review and Equalization at 4:45 p.m. until June 20, 2012 at 8:30 a.m. in order to hear only scheduled appeals, to consider relevant information and to take actions required of the County Board of Appeal and Equalization. Motion carried.

THE BOARD OF APPEAL AND EQUALIZATION

BY: _____
Chairperson

Attest:

By: _____
County Auditor-Treasurer

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