

**McLEOD COUNTY  
BOARD OF APPEAL AND EQUALIZATION  
MEETING MINUTES  
JUNE 16, 2020**

**1 CALL TO ORDER**

The McLeod County Board of Appeal and Equalization was called to order at 6:00 p.m. by Auditor-Treasurer Connie M. Kurtzweg at the McLeod County Courthouse Boardroom. Commissioners Nagel, Wright, Pohlmeier, Shimanski and Krueger were present. Assessor Sue Schulz, Administrator Sheila Murphy and Administrative Assistant Liz Danielson were also present.

**PLEDGE OF ALLEGIANCE**

At the request of the Auditor-Treasurer, all present recited the Pledge of Allegiance.

Auditor-Treasurer Kurtzweg noted that a quorum has been met for today's meeting. She thanked those in attendance for coming as well as the County Assessor and staff for their diligence and understanding with property owners. Ms. Kurtzweg cited Minnesota Statute 274.13 outlining what the Board is allowed to do including reducing or raising the current year valuation of real or personal property and/or changing the classification of any property. The Board may not alter taxes or assessments of prior years; reduce the aggregate value of all property of its county; grant an exemption or order property removed from the tax rolls; make an individual market value adjustment or classification change that would benefit property if the owner has refused the assessor access to inspect the property and the interior of any buildings or structures.

**2 BOARD OF APPEAL AND EQUALIZATION OATH**

Administrator Sheila Murphy administered the Board of Appeal and Equalization Oath to members of the Board of Appeal and Equalization.

**3 ELECTION OF CHAIRPERSON**

Auditor-Treasurer Kurtzweg conducted the election for Board of Appeal and Equalization Chair.

**Wright moved, Krueger seconded and motion carried unanimously to elect Commissioner Nagel as Chairperson of the Board of Appeal and Equalization.**

**4 ELECTION OF VICE CHAIRPERSON**

Chairperson Nagel conducted the election of Board of Appeal and Equalization Vice Chairperson.

**Wright moved, Shimanski seconded and motion carried unanimously to elect Commissioner Krueger as Vice Chairperson of the Board of Appeal and Equalization.**

**5 CONSIDERATION OF AGENDA ITEMS**

Assessor Sue Schulz requested to add two additional parcels to the Appointments, Parcel 20.067.0580 and 20.067.0330, both owned by Delvin Bethke.

**Shimanski moved, Pohlmeier seconded and motion carried unanimously to approve the agenda as revised.**

## **6 APPOINTMENTS**

### **A. Thomas & Arlene Donahue Trust – PID 12.036.0400**

Mr. Donahue made an appearance before the Board requesting a reduction in valuation on a property that he owns and rents out. The local assessor reduced the value by \$9,800.00 but Mr. Donahue feels that this should be reduced further.

**Wright moved, Krueger seconded and motion carried unanimously to approve the Assessor’s recommendation of no change in valuation for parcel 12.036.0400 for year payable 2021.**

Mr. Donahue requested that the Assessor’s office provide him with information on how to proceed with appealing the decision in tax court.

### **B. David L & Deborah Keil – PID 03.068.0010**

Mr. Keil made an appearance before the Board requesting a reduction in valuation on a property that he owns. Mr. Keil feels that the increase in valuation was too high and not in line with properties in the area.

Ms. Schulz recommended that Mr. Keil come in to her office to view records of his property as well as his neighbors’ property.

**Krueger moved, Wright seconded and motion carried unanimously to table David L & Deborah Keil’s item until June 23, 2020 at 4:00 p.m. at the McLeod County Boardroom, 830 11<sup>th</sup> Street East, Glencoe, Minnesota.**

### **C. Kevin E & Jennie L Kottke – PID 06.036.1300**

Mr. Kottke made an appearance before the Board requesting a reduction in valuation on a property that he owns. Mr. Kottke feels that the valuation on approximately seven acres of land that he owns, adjacent to his home, is too high due to the fact that it is adjacent to and, acts as a buffer for, a neighboring landfill. Mr. Kottke notes the reason he purchased the property in the 1980s was to provide himself a buffer between his home and the landfill.

The Assessor’s office recommended a reduction in value of \$17,900.00. This would bring the Kottke’s valuation from \$275,000 to \$257,100.00 due to removing the water/shoreline designation.

**Shimanski moved, Pohlmeier seconded and motion carried unanimously to table Kevin E & Jennie L Kottke’s item until June 23, 2020 at 4:00 p.m. at the McLeod County Boardroom, 830 11<sup>th</sup> Street East, Glencoe, Minnesota.**

### **D. Jon G & Sharon L Risch – PID 07.057.0260**

Mr. Risch made an appearance before the Board requesting a reduction in valuation on a property that he owns and uses to access his home. Mr. Risch explained that this parcel contains the driveway used to access his

residence. Without this parcel, his home would be landlocked. Mr. Risch believes that the parcel is valuable to him, to be able to access his home, but is not buildable and is low-lying.

The Assessor's office is recommending no change in valuation. Ms. Schulz noted that the Assessor's office has taken into consideration that the parcel has a restriction on it and that the two parcels that Mr. Risch owns cannot be sold separately. This parcel is not designated as a buildable lot.

**Krueger moved, Wright seconded and motion carried unanimously to table Jon G & Sharon L Risch's item until June 23, 2020 at 4:00 p.m. at the McLeod County Boardroom, 830 11<sup>th</sup> Street East, Glencoe, Minnesota.**

E. Michael S & Keri L Morcomb – PID 16.060.0060

Ms. Morcomb made an appearance before the Board requesting a reduction in valuation on a property that she purchased this year. The price at which it is valued at is higher than both the price that she purchased the home for as well as a private appraisal that was completed approximately two months ago.

Sue Schulz will review the private appraisal that the Morcombs had completed.

**Shimanski moved, Krueger seconded and motion carried unanimously to table Michael S & Keri L Morcomb's item until June 23, 2020 at 4:00 p.m. at the McLeod County Boardroom, 830 11<sup>th</sup> Street East, Glencoe, Minnesota.**

F. William J & Cheryl L Knudson – PIDs 11.004.0100; 11.004.0150

Ms. Knudson made an appearance before the Board requesting a reduction in valuation on property that she owns. Ms. Knudson explained that her family farms the property but needs a lift pump to drain water that is tiled from her neighbors' properties. Ms. Knudson noted the cost of the installation and upkeep/maintenance of the pump and that without it, her property would flood and become unfarmable.

The Assessor is recommending to reduce the valuation on parcel 11.004.0150 from \$224,200.00 to \$211,900.00 to reflect a "low" seven-acre area.

Commissioner Krueger recommended Ms. Knudson contact the Soil and Water Conservation District (SWCD) office to help with the tiling issues that she is having with her neighbors.

**Wright moved, Krueger seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation on parcel 11.004.0150 to \$211,900.00 for year payable 2021.**

G. RCG Hutchinson MN LLC – PID 23.486.0010

The property owner did not appear before the Board but instead submitted a letter requesting a reduction in valuation on a property that they own.

The Assessor is recommending no change.

**Nagel moved, Pohlmeier seconded and motion carried unanimously to approve the Assessor's recommendation of no change to the valuation of parcel 23.486.0010 for year payable 2021.**

H. Delvin Bethke – PIDs 20.067.0580; 20.067.0330

Wright moved, Pohlmeier seconded and motion carried unanimously to table Delvin Bethke's item until June 23, 2020 at 4:00 p.m. at the McLeod County Boardroom, 830 11<sup>th</sup> Street East, Glencoe, Minnesota.

## 7 RECOMMENDATIONS FROM COUNTY ASSESSOR

A. Stephen & Kelli Reiner – PID 06.020.0700

The Assessor recommends a reduction in value from \$709,600.00 to \$701,400.00.

Pohlmeier moved, Shimanski seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 06.020.0700 from \$709,600.00 to \$701,400.00 for the year payable 2021.

B. Stephen & Kelli Reiner – PID 06.017.0700

The Assessor recommends a reduction in value from \$433,400.00 to \$394,500.00.

Shimanski moved, Krueger seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 06.017.0700 from \$433,400.00 to \$394,400.00 for the year payable 2021.

C. Stephen & Kelli Reiner – PID 06.033.0200

The Assessor recommends a reduction in value from \$1,245,500.00 to \$1,236,800.00.

Pohlmeier moved, Shimanski seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 06.033.0200 from \$1,245,500.00 to \$1,236,800.00 for the year payable 2021.

D. Shane Luthens - PID 06.003.1400

The Assessor is recommending a reduction in valuation from \$343,500.00 to \$260,700.00.

Krueger moved, Pohlmeier seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 06.033.0200 from \$237,300.00 to \$260,700.00 for the year payable 2021.

E. Robert Krcil – PID – 06.010.0700

The Assessor is recommending a reduction in valuation from \$243,700.00 to \$162,300.00.

Pohlmeier moved, Shimanski seconded and motion carried unanimously to approve the Assessor's Recommendation to reduce the valuation of parcel 06.010.0700 from \$243,700.00 to \$162,300.00 for the year payable 2021.

F. Gary Hemmann – PID 06.016.0500

The Assessor is recommending a reduction in valuation from \$938,600.00 to \$922,200.00.

**Wright moved, Krueger seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 06.016.0500 from \$938,600.00 to \$922,200.00 for the year payable 2021.**

G. Dennis Paulson – PID 02.024.0200

The Assessor is recommending a reduction in valuation from \$310,400.00 to \$299,200.00.

**Shimanski moved, Krueger seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 02.024.0200 from \$310,400.00 to \$299,200.00 for the year payable 2021.**

H. Todd Kruse – PID 06.019.0400

The Assessor is recommending a reduction in valuation from \$382,200.00 to \$323,500.00.

**Nagel moved, Pohlmeier seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 06.019.0400 from \$382,200.00 to \$323,500.00 for the year payable 2021.**

I. Craig Marti – PID 06.026.1200

The Assessor is recommending a reduction in valuation from \$237,200.00 to \$222,300.00.

**Kurtzweg moved, Shimanski seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 06.026.1200 from \$237,200.00 to \$222,300.00 for the year payable 2021.**

J. Trent Tradewell – PID 08.018.0100

The Assessor is recommending a reduction in valuation from \$375,000.00 to \$259,600.00.

**Wright moved, Krueger seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 08.018.0100 from \$375,000.00 to \$259,600.00 for the year payable 2021.**

K. Joshua Larsen – PID 13.025.0325

The Assessor is recommending a reduction in valuation from \$413,500.00 to \$375,500.00.

**Shimanski moved, Pohlmeier seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 13.025.0325 from \$413,500.00 to \$375,500.00 for the year payable 2021.**

L. Steven Knudtson – PID 21.099.0040

The Assessor is recommending a reduction in valuation from \$419,600.00 to \$400,000.00.

**Shimanski moved, Krueger seconded and motion carried unanimously to approve the Assessor's recommendation to reduce the valuation of parcel 21.099.0040 from \$419,600.00 to \$400,000.00 for the year payable 2021.**

M. Francis J Chmielewski – PID 19.053.0560

The Assessor is recommending a reduction in valuation from \$244,800.00 to \$199,100.00.

**Wright moved, Pohlmeier seconded and motion carried unanimously to approve the Assessor’s recommendation to reduce the valuation of parcel 19.053.0560 from \$244,800.00 to \$199,100.00 for the year payable 2021.**

**8 HANDOUT STATE BOARD OF EQUALIZATION**

Assessor Sue Schulz provided the Board with a handout from the State Board of Equalization. Ms. Schulz noted that there are no State Board orders this year for McLeod County.

**9 RECESS**

**Wright moved, Pohlmeier seconded and motion carried unanimously to recess at 7:45 p.m. until June 23, 2020 at 4:00 p.m. at the McLeod County Boardroom, 830 11<sup>th</sup> Street East, Glencoe, Minnesota.**

ATTEST:



Joe Nagel, Board Chair



Sheila Murphy, County Administrator