

**SPECIAL CITY COUNCIL MEETING MINUTES  
BOARD OF REVIEW  
APRIL 21, 2016**

**CALLED TO ORDER**

Pursuant to due call and notice thereof, the Special City Council Meeting/Board of Review was called to order by Mayor Deiss at 3:00 p.m. in the Council Chambers located in the City Administrative Center.

**MEMBERS PRESENT**

Mayor Deiss, Council Members Uselman, Niles, Wiese & Kempf.

**OTHERS PRESENT**

City Administrator Brad Swenson, Wadena County Assessor Lee Brekke, Wadena County Assistant Assessor Shaun Beck, Ottertail County Appraiser Alan Hendrickx.

**BOARD OF REVIEW**

Lee Brekke started the meeting off giving an overview of what they have done in the last year stating that building rates changed county wide and commercial rates also went up 6-12%. They will be looking at county wide sales for this next round of assessments. Land values did not change this year. Lower valued homes didn't go up as much as higher value homes.

The meeting opened up to the public.

1. Chuck Schoberg, Chuck's Auto Repair, Parcel # 22-480-0430. Chuck stated that he came to Wadena in 1965 and in 1980 he opened up Chuck's Auto Repair. Presently he operates his business at his residence located at 507 Colfax Ave SE. Chuck stated that he is semi-retired and he would like the business portion of his property taxes reduced since he is working 1/2 time or 2/3 time. The assessor stated that his residential tax rate is 1% and his residential taxes are about \$1,100. His commercial tax rate is 1.5% and his commercial taxes are about \$756. He also has a special assessment of about \$800 that should almost be paid off. His total taxes are about \$2,800. If the property would be changed from commercial to residential for the shop area he would see approximately \$264 reduction in his tax. The value of his shop is \$31,500. The size of the shop is 32 x 48. The City Council discussed this and felt that there is no change in this one that they could agree to and that the property value would remain the same. If Chuck decides to go out of business in the future he needs to notify the assessor and they would then put the shop on a residential tax rate.

2. John & Gillette Kempf, Parcel # 22-300-2220, 111 Colfax Ave SW. Gillette asked why her value dropped again this year. The assessor stated that it could be due to depreciation values. The 2015 property value was \$94,700 and the 2016 property value is \$91,400. The City Council decided to

leave the value the way it is. This could be passed on to the County Board for their consideration due to the fact that Gillette is a City Council Member.

3. Joshua Kern, Parcel # 22-360-0190, 304 Bryant Ave SE. The 2015 property value was \$121,500 and the 2016 property value is \$126,500. The assessor stated that he went and viewed this property recently and is recommending that the value for 2016 be reduced to \$123,300. The City Council discussed this and agreed with the recommendation from the assessor to change the value as recommended.

4. C-2 Investments, Parcel # 22-440-0390, 223 2<sup>nd</sup> St NW. The 2015 property value was \$16,100 and the 2016 property value is \$23,100. The assessor stated that he went and viewed this property recently and is recommending that the value for 2016 be reduced to \$19,100 that this is changing the value from salvage value in 2015 to livable structure value in 2016 since the property is being rented out. The City Council discussed this and decided that the value should stay at the \$23,100 and felt that was a fair value for a property that was being rented out and lived in.

5. Dan Kellogg/AmericInn, Parcel # 22-807-0010. The 2015 property value was \$872,000 and the 2016 property value is \$904,000. Dan Kellogg wanted to be on the record. There is no change recommended at this time. The assessor will be working with Dan Kellogg. This may end up going to the County Board so the City Council agreed to not take any action on this one and if need be it can go to the County Board.

6. Robert & Julie DeYoung, Parcel # 22-660-0010, 1046 Fir Ave. The 2015 property value was \$43,000 and the 2016 property value is \$40,600. This property was recently purchased in the mid \$30,000 range. The property owners are asking that the property value be reconsidered. The assessor stated that he just got a call from Robert right before the meeting and he hasn't had time to review or view the property so he is suggesting that the City Council leave the value as is. If need be they could go to the County Board. The City Council agreed to that and left the value as is.

Motion by Wiese, seconded by Kempf to adopt the changes on these 6 properties as stated by each property.

Upon voting Mayor Deiss, declared the motion carried, all members voting aye.

## **ADJOURNMENT**

Motion made by Niles, seconded by Uselman to adjourn the Special Closed City Council Meeting at 4:10 p.m.

Upon voting Mayor Deiss, declared the motion carried, all members voting aye.

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Bradley A Swenson  
City Administrator

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George Deiss  
Mayor