COUNCIL PROCEEDINGS
CITY OF WINNEBAGO, MINNESOTA

MINUTES OF THE WINNEBAGO CITY COUNCIL

City of Winnebago, Minnesota

April 28, 2009

A Special City Council Board of Review meeting of the Winnebago City Council was held on Tuesday, April 28, 2009 at 5:00 p.m. in the Municipal Center Council Chambers.

Mayor Nowak called the meeting to order and conducted roll call. Council members present: Gates, Johnson, Ziegler and Weerts. Staff present: City Administrator Feely and Deputy City Clerk Sturtz.

Motion by Gates, seconded by Johnson to approve the proposed meeting agenda of April 28, 2009. Motion carried.

General Business
Board of Review
In attendance from the Faribault County Assessor's office was Susan Wiltse and Kendal Skaare. They discussed how the Board of Review works. Sue stated for the 2009 Assessment Residential Property there was no change for the City of Winnebago. The Assessor's office was contacted by Minnesota Department of Revenue to reevaluate all the commercial property in the City of Winnebago. Sue stated that some commercial property values went up and some went down.

Bob Patten at 454 1st Ave NW, parcel #31.298.0120 and #31.200.7270 was in attendance. Bob was concerned that in the last three years the values on his properties have went up $28,000. He stated that at his home has not been remodeled and the other property is just a lot and a building. Sue stated that for the last three years, parcel #31.298.0120 has had a $128,100 market value. Kendal stated that the market value has stayed the same, but his taxable value has changed which is causing his taxes to go up or down. Sue stated that the market values are based off of the previous year. The Assessor's office only compares the Winnebago sales to the Winnebago sales. Bob Patten asked about his other parcel number #31.200.7270 and why that went up. Sue stated that lot is commercial; therefore it was reevaluated because of Minnesota Department of

Revenue contacting the assessor's office about all commercial property in Winnebago. Bob was offered a reappraisal done on the lot if he wanted one.

Dennis Lynch at 229 5th Ave SW, parcel #31.200.5760 which is the house located next to his, was in attendance. He stated that he is in the process of tearing down the house located next to his and that he would like to have the parcel valued as just a lot. Sue suggested that Dennis give the assessor's office a call when the house is demolished and it will reflect on 2010 taxes. The properties are assessed one year and taxed the next. Dennis asked if there was a permit needed to demolish the house. Administrator Feely stated yes there was and to speak with Darold Nienhaus the building official.

Craig Johnson at 107 4th Ave SE, parcel # 31.200.5180 and #31.200.5160 which are empty lots, was in attendance. He wondered why the lots were valued so high. Sue stated that there weren't any sales on vacant lots last year; therefore the Assessor's office assessed the lots so they all had an equal value of $.15 a square foot.

Motion by Gates, seconded by Johnson to adjourn the meeting. Motion carried.

Presented to Council May 12, 2009

Randy Nowak
Mayor

Jennifer Feely
City Administrator