

APRIL 14, 2020

The Board of Review for the City of Lake Benton was held on Tuesday, April 14, 2020 at 7:00 P.M. in the Heritage Center/City Office via conference call. Based on the emergency declared by the Governor, the Mayor determined an in-person meeting was not prudent due to the health emergency. Administrator/Clerk Eileen Christensen was present at the meeting location.

Conference Call Roll Call: Mayor Bob Worth, Trustees Rosie DeZeeuw, Mark Dunn, Dave Enke, and Daryl Schlapkohl, and County Assessor Bruce Nielsen were present at the meeting via conference call.

Mayor Bob Worth called the meeting to order.

Bruce Nielsen previously mailed the handout to the Council and explained that the County's tax levy in the amount of \$5,729,477.00 increased approximately 1% from 2019 which was \$5,672,867.00. The County's rate went down 14% from 38.449% in 2019 to 33,772% in 2020. The County's tax capacity went up approximately 8% from 2019.

Lake Benton's Total Levy payable in 2020 is \$255,628.00. The City tax capacity is \$248,312.00 payable in 2020. Documents with the improvements done since the last assessment period, which were previously mailed to the Council, were reviewed. The total cost for improvements was \$221,100.00.

The residential sales City wide in Lake Benton had a ratio of 0.94. The state requires the ratio to be between 0.90 and 1.05. Since the ratio for the Residential property sales was .94 the taxes have not changed.

Administrator/Clerk Eileen Christensen informed Bruce the Lake Benton Area Community and Event Center kitchen is not being leased in 2020 and requested the taxes be reduced or cleared. Bruce said he will look into the changes, and requested the City let him know if anything changes in the future.

Gwen Johansen contacted Bruce Nielsen regarding property her son Dan purchased from Marge Petersen at 305 Valley Street. There are water issues with the home and Gwen requested the value of the property be adjusted from \$75,000.00 to \$35,000.00 due to the fact they will need to tile the basement and fix the flooring in the house to make it worth its value. **MOTION** by Daryl Schlapkohl, seconded by Mark Dunn to lower the valuation of the Dan Johansen property at 305 Valley Street from \$75,000.00 to \$35,000.00. Conference Call Roll Call: Mark Dunn – Yeah, Rosie DeZeeuw – Yeah, Dave Enke – Yeah, Daryl Schlapkohl – Yeah. Motion carried.

Discussion then took place on the CHS Commercial Property. Bruce Nielsen informed the Council the value was changed to \$34,000.00 in 2019, and will check it again this year.

MOTION by Daryl Schlapkohl, seconded by Dave Enke to approve the assessment report given by Lincoln County Assessor Bruce Nielsen and sign the required documentation for the Board of Review for the City of Lake Benton. Conference Call Roll Call: Mark Dunn – Yeah, Rosie DeZeeuw – Yeah, Dave Enke – Yeah, Daryl Schlapkohl – Yeah. Motion carried.

There being no further business to come before the Council at this time, a **MOTION** was made by Mark Dunn, seconded by Rosie DeZeeuw to adjourn the meeting. Conference Call Roll Call: Mark Dunn – Yeah, Rosie DeZeeuw – Yeah, Dave Enke – Yeah, Daryl Schlapkohl – Yeah. Motion carried.

MAYOR

ADMINISTRATOR/CLERK