

CITY OF JAMESTOWN
BOARD OF EQUALIZATION MEETING
APRIL 14, 2020
OFFICIAL MINUTES

The Board of Equalization was called to order by Mayor Heinrich at 4:02 p.m.

Due to health concerns during the COVID-19 pandemic, all members attended via phone conference. Public access to the meeting was provided by phone at 877-885-3221, Conference Code 8007228#. Audio was available through Cable Services, Inc., Channel 67.

Roll Call showed the following members present: Mayor Heinrich, Council Members Buchanan, Steele and Phillips, City Assessor Veil, City Administrator Hellekson, Assistant City Attorney Geroux, and City Appraiser Stroh. Council Member Brubakken was absent.

City Assessor Veil presented his annual report to the board.

The first appeal was Parcel 74-1411000 appealed to the City Assessor requesting a lower improvement value of \$115,000 rather than the current \$164,700. The City Assessor agreed it needs to be lowered due to information received and will revisit the property and make any adjustment prior to the County meeting. Council Member Phillips moved a Resolution to approve the City Assessor's recommendation of a 2019 valuation of \$189,100 and allow the City Assessor to revisit the property. Seconded by Council Member Steele. Roll Call No. 1 showed: 4 ayes, 0 nays, 1 absent. Carried.

The second appeal was Parcel 74-3613640 appealed to the City Assessor as a 42.6% increase from \$135,340 to \$193,000. Council Member Steele moved a Resolution to approve the City Assessor's recommendation of a 2019 valuation of \$193,000. Seconded by Council Member Phillips. Roll Call No. 2 showed: 4 ayes, 0 nays, 1 absent. Carried.

The third appeal was Parcel 74-9705018 appealed to the City Assessor as exceeding market value. Council Member Buchanan moved a Resolution to approve the City Assessor's recommendation of a 2019 valuation of \$113,900. Seconded by Council Member Phillips. Roll Call No. 3 showed: 4 ayes, 0 nays, 1 absent. Carried.

The fourth appeal was Parcel 74-4451000 appealed to the City Assessor as DMA on behalf of Menard Inc. asserting that the assessed value exceeds market value. Based on DMA's analysis of the sales comparison and income approach, an assessment of \$11,300,000 was their estimated fair market value. Council Member Buchanan moved a Resolution to approve the City Assessor's recommendation of a 2019 valuation of \$12,272,700 and allow the City Assessor to reappraise and present findings to the County. Seconded by Council Member Phillips. Roll Call No. 4 showed: 4 ayes, 0 nays, 1 absent. Carried.

Council Member Phillips moved a Resolution to approve and accept the real property assessments for 2020, as submitted by the City Assessor, in the total taxable value of \$47,446,890, subject to adjustments, homestead credits, and disabled veterans' credits. Seconded by Council Member Steele. Roll Call No. 5 showed: 4 ayes, 0 nays, 1 absent. Carried.

Council Member Buchanan moved to adjourn at 5:11 p.m. Seconded by Council Member Phillips. Unanimous aye vote. Carried.

ATTEST:

SARAH HELLEKSON
Clerk, Board of Equalization

APPROVED:

DWAINE HEINRICH
Mayor