

# MEETING MINUTES

## CLARA CITY LOCAL BOARD OF APPEAL & EQUALIZATION SPECIAL MEETING

Tuesday  
April 10, 2018  
6:00 PM

### CITY HALL COUNCIL CHAMBERS CLARA CITY, MINNESOTA

Present: Jack Sparks, Gary Nelson, Rhonda Pieper, Jeffrey Davids, and Nathan Speiser (6:23 p.m.)

Absent: None

Staff: Judy Gosseling (Deputy-Clerk), Julie Aalfs (Deputy Clerk), and Windy Block (City Administrator)

Other: Josie Oliver (Clara City Herald), Bonnie Crosby (Chippewa County Assessor), and Tammy Mortenson (Deputy County Assessor)

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1. Call to Order--By Mayor Jack Sparks at 6:00 P.M. *A Quorum was declared as being present.*

1. (A) *Mayor Sparks noted that Councilors Gary Nelson and Nate Speiser have both attained the required LBAE training within the past four years and, as such, the presence of at least one of them at this meeting validates the Council's holding of the meeting.*

2. Additions/Deletions/Modifications to Agenda—None.

3. Introduction by the City's Assessor—Bonnie Crosby and Tammy Mortenson presented.

The Chippewa County Assessor's Office was represented by Bonnie Crosby (the County Assessor) and Tammy Mortenson (Deputy Assessor and appointed as the Assessor for Clara City). They presented an overview of the area and properties that were reviewed and evaluated in Clara City for the 2018 Assessment (see Attachment "A"). They also shared a few facts on property sales and current property values.

*Councilor Nathan Speiser arrived at 6:23 p.m. and assumed his seat at the Council Table.*

Upon questioning by staff, Crosby and Mortenson reported that one person from Clara City had contacted their offices with assessing concerns and that Mortenson had met with that party onsite and had apparently resolved the party's concerns.

4. Appearance and Testimony of Interested Citizens—It was noted that this session is about taking testimony and questions concerning property valuations and/or classifications—*Upon a call by Mayor Sparks for interested citizens to address the Board, no one requested to be recognized.*

5. Adjournment—*Upon recognizing no additional business or commentary to be heard, Mayor Sparks, without objection, declared this Meeting of the Local Board of Appeal & Equalization (LBA&E) to be adjourned as of 6:30 P.M.*

*ATTACHMENT "A"*

**2018 Clara City Summary**

In 2017, there was a total of 16 residential sales in Clara City with a median sales ratio of 93%

My viewing area for the 2018 assessment included parcels in the Railroad Right of Way along with parcels South of Highway 23 that were West of First Street SE down to Highway 7. I also viewed new construction throughout the city.

The overall estimated market value increased by 2.32%, which was a total increase of \$1,524,500. These numbers are due in part to some recent new construction in Clara City and also partly due to equalization.

There was an overall increase of \$356,900 in new construction for the 2018 assessment.

Clara City's total estimated market value for the 2018 assessment is \$65,580,000. This total does not include exempt properties, personal property, utilities, railroads or state values.