

DATE: 04/17/2017
TIME: 6:30 PM

THE BOARD OF CITY COMMISSIONERS HELD A SPECIAL MEETING ON THE ABOVE-MENTIONED DATE FOR THE 2016 TAX EQUALIZATION

Commissioner Forseth presiding

COMMISSIONERS PRESENT: Kaufman, Forseth, Kress, Tibert and Sather

COMMISSIONER(S) ABSENT: none

Commissioner Forseth opened the meeting at 6:30 PM.

Janet and Merrill Meyer presented special adaptive housing exemptions for the following:

Russell Hansen
Luverne Paulsrud
Mel Erdmann
Arnold & Peggy Gilbertson

Commissioner Kaufman moved to approve the property tax exemptions for the special adaptive housing as well as non-profits, lodges, clubs, Senior Center, Sanford clinic, hospital and nursing home and the Traill County Historical Society. Commissioner Kress seconded. These properties must be reviewed and approved annually. City, park, fire department, museums, school and church properties all remain exempt from property taxes. On roll call vote, the following Commissioners voted yes: Tibert, Kress, Sather, Kaufman and Forseth. None voted no. Motion carried.

The Meyers mailed out 41 Notices of Increase to properties. The City of Hillsboro's sales ratio on residential properties is 87% with a 4,493,428 increase in property values.

Commissioner Tibert moved to approve the residential assessments with an adjustment to property purchased by Daniel Fife that sustained hail damage that is not repaired. Commissioner Kress seconded. On roll call vote, the following voted yes: Kress, Tibert, Kaufman, Sather and Forseth. None voted no. Motion carried.

Mel Carsen, who was hired by Traill County to conduct a county wide commercial reassessment, began the reassessing in 2016 and finished in 2017 on all commercial properties. Overall, Hillsboro's commercial properties were increased 25% or \$4,216,174 for 2017. Forty-two Notice of Increases on commercial properties were sent out for Hillsboro.

Commercial property representatives present to question valuations were Mike Kozojed, Robin Stene of Halstad Elevator and Paul Peterson and Steve Corbin of Cenex Harvest

States. Not present, but others questioning the new valuations were Classic Coatings and Ag Country.

Although the combined increases for residential and commercial property total nearly nine million dollars, it was pointed out that that the City would not be collecting real estate taxes on that value, but likely lowering the mil levy requirements due to that increased value.

Mr. Carsen explained that the Commission had three choices: to accept the valuations as they are, delay a decision for two weeks and have Mel meet with those in attendance, reduce the values, denying the changes in value.

Commissioner Kaufman moved to deny the 2017 changes for commercial properties. Commissioner Sather seconded. Mr. Carsen will re-visit several properties for discussion at the County level. On roll call vote, the following Commissioners voted yes: Kaufman, Sather, Tibert and Kress. Commissioner Forseth voted no. Motion carried.

Commissioner Tibert moved to close the Tax Equalization meeting at 7:15 PM. Commissioner Kress seconded. Motion carried.

No further business.

Lesley Connelly
Auditor

Mark Forseth
President