

MINUTES
ORONOCO TOWNSHIP BOARD OF APPEAL & EQUALIZATION
APRIL 22, 2019

The Oronoco Township Board of Appeal and Equalization was called to order on April 22, 2019, at 4:30 pm by Vice-Chair Charlie Lacy. Supervisor Ken Mergen, Treasurer Kim Stanton and Clerk Lucy Shonyo were present. Neil Stolp was absent. Also present were Julie Hackman and Tom Goedken, Olmsted County appraisers.

The Pledge of Allegiance was recited.

Charleen Closner, 1974 Whitebridge Rd NW, Oronoco, had two concerns, (1) the increased valuation of her property and (2) its non-homestead status. Regarding (1), Ms. Closner added a 24' x 32' building. Ms. Hackman / Mr. Goedken noted that the valuation increase was that building plus a deck, (built 10 years ago per Ms. Closner), but the deck's value was not previously taxed. Ms. Closner also noted the presence of power lines running through her property decreasing its value. Item (2), the non-homestead status is due to it being classified as part of a farm partnership per Ms. Hackman / Mr. Goedken. Ms. Closner stated that it is her personal, residential property, not part of a farm partnership. The deed and title transfer documents need to be researched. Charlie Lacy made a motion to make no changes to the County's property valuation. Ken Mergen seconded, motion carried 2-0. This motion does not affect the homestead / non-homestead status. [The day after the meeting Clerk Shonyo got notification from Thomas Goedken that the status of this property was changed to homestead and to Ms. Closner's name from the farm partnership.]

Penny Robinson, 11820 14th Ave NW, Oronoco, explained her home is very near an Excel powerline. She sued Excel, won a judgement and was granted some remuneration from Excel. Ms. Hackman / Mr. Goedken were not familiar with this court case and stated that the County's valuation would have been based on whatever valuation she provided. Per Ms. Robinson, the property was appraised both before and after powerline placement by private appraisers. Ms. Robinson did not remember what the court's appraisal was or what year it occurred. Ms. Robinson was asked to get the court's appraisal to Mr. Goedken. Ms. Robinson believes the court judgement was not considered in the valuation of her property. Charlie Lacy made a motion to make no changes to the County's valuation given legal records and legal expertise were not available, noting that an appeal was still possible after the County reviewed valuation based on the documents in question. Ken Mergen seconded, motion carried 2-0.

Kevin Schull, 11202 Cedar Beach Dr NW, Oronoco, expressed concern about the Lake Zumbro dredging assessment. The County has no jurisdiction over special assessments so this matter does not pertain to this Board of Appeal and Equalization.

Charlie Lacy made a motion to adjourn at 5:05 pm. Ken Mergen seconded, motion carried 2-0.

Respectfully Submitted

Lucy Shonyo, Clerk

Charlie Lacy, Vice Chair, Oronoco Town Board