

COMMISSIONERS PROCEEDINGS 1

**BOARD OF COUNTY COMMISSIONERS
BOARD OF EQUALIZATION OF MORGAN COUNTY, COLORADO
Minutes of Special Meeting
August 3, 2017**

The Board of Morgan County Commissioners sitting as the Morgan County Board of Equalization (the "Board of Equalization") met on Thursday, August 3, 2017 at 8:30 a.m. with Chairman James Zwetzig, Commissioner Laura Teague and Commissioner Mark Arndt in attendance.

GENERAL BUSINESS

Chairman Zwetzig stated this matter comes before the Morgan County Board of County Commissioners sitting as the Morgan County Board of Equalization (the "Board of Equalization") regarding hearings for appeal of the Morgan County Assessor's valuation of property. Chairman Zwetzig indicated that the structure of the hearings today would follow the format allowing all property owners to have time to voice concerns related to real property values. He asked to limit comments to no more than fifteen minutes. Chairman Zwetzig stated the Morgan County Board of County Commissioners sitting as the Morgan County Board of Equalization (the "Board of Equalization") would now hear matters regarding petitions for appeal of the decision of the Morgan County Assessor regarding the valuation of real property.

International Appraisal Company Schedule #R007111

Chairman Zwetzig asked that the record reflect there was no one present from International Appraisal Company to represent this matter today.

Mr. Michael Krening, Morgan County Deputy Assessor, representing the County as an agent, recommended the Board uphold the value as submitted by Assessor's office at this time.

At this time Chairman Zwetzig moved into discussion.

Commissioner Teague asked the procedural question, as to whether the Board is to accept the appraised value and upheld the Assessor or do they create an administrative denial, with Mr. Krening stating that the petitioner has not asked for an administrative denial so he would recommend the Board uphold the Assessor value.

Chairman Zwetzig asked Mr. Krening what the value of the Rite Aid property or Goodwill Industries, is at this time, with Mr. Krening stating it is assessed at the value of 1.5 million and it is now listed at 2.2 million. Mr. Krening stated he has spoken with the agent twice regarding this matter and the agent stated he feels comfortable with this value but is being pressured by petitioner to appeal the value. Mr. Krening that the agent asked the petitioner to make a decision and as of today they have not and he believes it is not going to go any further.

Commissioner Teague made the motion to deny the appeal for International Appraisal Company, Schedule #R007111, and uphold the assessor's value as recommended with Commissioner Arndt seconding the motion, and motion carried 3-0.

Wal-Mart Stores Inc 05033 Schedule #P015872

Chairman Zwetzig asked the record reflect that there was no one present from Wal-Mart Stores Inc 05033 to represent this matter today.

Bob Wooldridge, Morgan County Assessor, stated it is his understanding that there will be no one to represent this matter today and informed the Board that Wal-Mart has appealed the values across the State, stating they claim there is an obsolescence being that they are open 24 hours, and believes this appeal with go statewide. Mr. Wooldridge recommended the Board deny this appeal and grant the administrative denial at this time.

At this time Chairman Zwetzig moved into discussion.

Chairman Zwetzig asked Mr. Wooldridge if the Board has two choices, either uphold the assessor's value or grant the administrative denial. Mr. Wooldridge stated they have requested an administrative denial and summarized what process Wal-Mart is following statewide. Mr. Wooldridge explained that both Wal-Mart and Rite Aid can follow the same protocol and go to the State for their appeal processor go to court. Chairman Zwetzig stated that he believes it should be noted the Board is in agreement with upholding the value as assessed by the Assessor's office.

Commissioner Arndt made the motion to uphold the assessor's value in this matter, for Wal-Mart Stores Inc. 05033 Schedule #P015872 and also grant the administrative denial that Wal-Mart has requested with Commissioner Teague seconding the motion, and motion carried 3-0.

There being no further business the meeting was adjourned at 8:39 a.m.

Respectfully Submitted,
Susan L. Bailey
Clerk to the Board

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(Minutes ratified August 15, 2017)

**THE BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO**

s/ James P. Zwetzig
James P. Zwetzig, Chairman

s/Laura D. Teague
Laura D. Teague, Commissioner

s/ Mark A. Arndt
Mark A. Arndt, Commissioner

(SEAL)

ATTEST:

s/ Susan L. Bailey
Susan L. Bailey