CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
JUNE 2, 2008, 6:30 P.M., COUNCIL CHAMBERS
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The meeting was called to order by Council President Tom Martinbianco at 6:30 p.m.

MEMBERS PRESENT: Conley, Ellenburg, Haskins, Heffner, Martinbianco and Tinnin.
MEMBERS ABSENT: None.
OTHERS PRESENT: D. Heidenberger, Assessor and G. Webster, City Clerk.

PURPOSE OF THE MEETING: TRUTH & TAXATION PUBLIC HEARING

PRESENTATION:

Mrs. Heidenberger explained a truth-in-taxation hearing is a procedural hearing required by Public Act 5 of 1982. The hearing is required prior to Council adopting its fully authorized millage for operating purposes. Act 5 states that if a local unit's taxable value increases over the previous year, excluding new construction, the increase in value must be expressed in terms of an additional millage. The proposed additional millage will be an agenda item at your regular meeting this evening. The truth-in-taxation process is very confusing in that if someone read the notice in the paper they would clearly believe that property taxes and millages were increasing for the current year. Actually, the total millage rate for 2008 is the same as 2007 as there was no Headlee Rollback required.

AUDIENCE PARTICIPATION:

Robert Hughes, 1121 Arapaho, said his assessments have continued to rise. He wanted to know who did the assessments and what criterion is used. He was not satisfied with the ruling by the Board of Review last year. He moved into his home in December 2004.

COUNCIL DISCUSSION:

Mrs. Heidenberger explained factors that influenced Mr. Hughes' assessment. When he purchased his home in 2004, his taxes were uncapped. He established a new taxable value base. He received the same inflationary increase that was passed on to everyone. Mrs. Heidenberger planned to review Mr. Hughes' record file. Then she will call him and discuss this issue. In addition, she said new county millage increases have impacted overall taxes. She said the Board of Review makes independent decisions on tax appeals.

Mr. Hughes felt the housing market has faced deflation in the last three years. His house should be valued at 50% of the cash value. Housing values have gone down. He said his taxes should go down. He feels his home's cash value is not accurately reflected in the taxable value.

Mrs. Heidenberger explained that sale studies are not current. Typically, a two-year study is based on three years. A twelve-month study was used for 2008 values. If the assessed value increased, it was due to a two-year study. Mr. Hughes felt every property should be judged individually, not based on averages.

Mrs. Tinnin said it did not seem fair that we are in a declining home market, property values are declining, yet our taxable value is going up by the rate of inflation.

Mrs. Heidenberger said that was part of the Act. The taxable value goes up at the rate of inflation. The numbers are provided to us from the State. She has no control over this factor.

Meeting adjourned at 6:55 p.m.

Gayle Webster, CMC
City Clerk