

MINUTES

2017 Meeting of the Greenwood City Council Acting as the Local Board of Appeal & Equalization

20225 Cottagewood Road, Deephaven, MN 55331



CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 6:02pm on Thursday, April 13, 2017.

Members Present: Mayor Kind; Councilmembers Kristi Conrad, Bill Cook, Tom Fletcher, and Bob Quam

Others Present: Mike Vanderlinden and Conrad Anderson (City Assessors), Nancy Wojcik (Hennepin County Assessor)

Motion by Kind to approve the agenda. Second by Quam. Motion passed 5-0.

Mayor Kind explained the appeal process:

- In Greenwood, as in many other cities, the city council acts as the Local Board of Appeal & Equalization (LBAE) to hear property valuation appeals.
- Property valuations and taxes are related, but not directly. If the value of EVERY property in the county increased by 20% and the county's tax levy increased by 3%, the county portion of the property tax bill would increase by 3%, not 20%, for EVERY property in the county. In reality, some property values increase more or less than others, so properties that receive higher valuation increases would pay more than 3% and the properties that receive lower valuation increases will pay less than 3%. In Greenwood, the city's average property valuation increase was 15.3%.
- By law, the LBAE is cannot reduce property values set by the initial assessment more than 1% of the total value of all properties in the city. In 2017, the total valuation of all properties is \$373,158,000. 1% equals \$3,731,580. In other words, when we add up the total amount of changes made by the board for all the properties on the roster, the total cannot exceed \$3,731,580. If we exceed that amount, ALL of the reductions will be rejected.
- By law, the LBAE cannot make a change for a property owner who refuses entry to the assessor. Mike is scheduling the appointments, so if your property has not been viewed yet, you need to contact Mike at (763) 226-5730.
- The LBAE will hear appeals from each property owner listed on the agenda's roster. Properties not listed on the agenda were added and the roster for LBAE action was finalized at the 4/13 meeting. Going forward, anyone who contacts the assessors or city hall or Mayor Kind will be added to the roster to preserve their right to appeal to the county board, but the assessors will not schedule any appointments and the LBAE will not take any action on those properties.
- The goal of the 4/13 meeting is for the LBAE to listen and gather information. After everyone has been heard, the meeting will be recessed and reconvene at 6pm on 4/27 to give the assessors time to view properties that have not been seen and to give the LBAE time to do our own research. Open meeting laws apply to the LBAE, so no more than 2 board members can discuss appeals with each other and serial phone and email conversations cannot happen between more than 2 board members. When the LBAE reconvenes on 4/27, the intent is to make final decisions. If we exceed the 1% limit, the board will need to decide the best way to tweak the changes to stay under the 1% limit. So there is a chance that "agreements" with the assessors will change. There also is a possibility that the board will hold an additional reconvene meeting on 5/2. Property owners are not required to attend reconvene meetings, but are welcome to do so. Property owners will be notified of final LBAE action in writing.

ROSTER OF PROPERTY VALUATION APPEALS

The property owners listed on the roster presented the appeals in person and / or in writing. The assessors commented regarding which properties they have viewed as of the 4/13 meeting, which properties they had appointments set, and which properties appointments needed to be set for. The assessors made valuation recommendations for the properties they viewed and also advised the LBAE whether or not the property owners agreed with the new valuations. Several new appointments were made at the 4/13 meeting. Several properties also were added to the roster at the 4/13 meeting and their appeals were heard at the meeting.

**Motion by Quam to recess the meeting at 8:20pm and reconvene at 6pm on Thursday, April 27, 2017.
Second by Cook. Motion passed 5-0.**

RECONVENE MEETING

At 6pm on Thursday, April 27, 2017, Mayor Kind reconvened the meeting.

Members Present: Mayor Deb Kind; Councilmembers Kristi Conrad, Bill Cook, and Bob Quam

Members Absent: Councilmember Tom Fletcher

Others Present: Mike Vanderlinden and Conrad Anderson (City Assessors), Nancy Wojcik (Hennepin County Assessor)

Mayor Kind explained the meeting process:

- Since the 4/13 convening meeting, property owners were to schedule a time for the assessor to view the interior of their home with the assessors if they had not already done so.
- By law, the LBAE cannot take action if the assessors were not able to view the inside of the home.
- Anyone who contacted the assessors or the LBAE between 4/13 and 4/27 will be added to the roster to preserve their right to appeal to the County Board of Appeal & Equalization (CBAE).
- At the 4/27 reconvene meeting, the LBAE will hear the assessor's recommendations and review properties in the order they appear on the agenda.
- Property owners who had appointments after the 4/13 meeting and disagree with the assessors' recommendation will be given an opportunity to present their cases.
- By law, the LBAE cannot reduce property values set by the initial assessment more than 1% of the total value of all properties in the city. In 2017, the total valuation of all properties is \$373,158,000. 1% equals \$3,731,580. If we exceed that amount, ALL of the reductions will be rejected.
- The LBAE will take action after all of the assessors' recommendations and property owner comments have been heard.
- LBAE action will be sent to property owners in writing.

ROSTER OF PROPERTY VALUATION APPEALS

The properties listed on the roster were discussed in the order they appeared on the roster (see attached). The assessors stated whether or not they viewed the property, their recommended changes to the valuations, and whether or not the property owners agreed with their recommendations. Property owners who had appointments after the 4/13 meeting and disagreed with the assessors' recommendations were given the opportunity to present their cases. Several properties also were added to the roster at the 4/27 reconvene meeting to preserve their right to appeal to the CBAE.

ACTION ON ROSTER OF PROPERTY VALUATION APPEALS

The LBAE reviewed the assessors' recommendations and made a few additional adjustments. The resulting total was over the 1% limit, so the LBAE decided to change all of the reductions by 3.9% to stay within the 1% limit and have approximately \$8,000 to spare.

Motion by Kind to approve the adjustments and final LBAE roster listed on the attached spreadsheet. Second by Cook. Motion passed 3-0-1 with Conrad abstaining since this is her first year on the LBAE and she is learning the process.

ADJOURNMENT

Motion by Cook to adjourn the meeting at 11:17pm. Second by Quam. Motion passed 4-0.

NOTE: The morning after the LBAE meeting adjourned, Mayor Kind noticed an array error on the spreadsheet that was used at the LBAE meeting. The bottom two reductions were not in the array to calculate the total reductions. With those two reductions added in, the total reductions exceeded \$3,731,580 (the 1% limit). This means ALL of the reductions will be rejected by the Minnesota Department of Revenue. By law, the LBAE could not reconvene once it had adjourned. All appellants were notified in writing of the error and the option for them to appeal to the CBAE.

2017 Greenwood Local Board of Appeal & Equalization Roster and Adjustments

	PID	Owner	House #	Street	LBAE Final LAND Value	LBAE Final BLDG Value	LBAE Final TOTAL Value
1	2611723340035	Cheryl Alexander	21955	Minnetonka Boulevard #2	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		
2	2611723240024	Frank Brixius	21720	Fairview Street	3,408,400	60,000	3,468,400
3	2611723410001	John Busacker	5180	St. Alban's Bay Road	1,000,200	293,000	1,293,200
4	3511723110089	Barbara Byrne	5490	Maple Heights Road	645,000	43,000	688,000
5	3511723110088	Barbara Byrne	5545	Maple Heights Road	210,000	119,000	329,000
6	2611723440045	Julie Christensen	5435	Maple Heights Road	239,000	111,000	350,000
7	2611723440009	Mike Dindorff	5475	Maple Heights Road	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		
8	2611723420025	David Eggert	5050	Highview Place	255,800	448,600	704,400
9	3511723120004	Mike Farrarher	21230	Excelsior Boulevard	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		
10	2611723130058	Brett Felkner	4870	Woods Court	329,200	538,000	867,200
11	2611723320009	Joe Fronius	5140	Meadville Street	758,300	20,000	778,300
12	2611723130017	David Garber	21200	Minnetonka Boulevard	280,000	0	280,000
13	2611723130021	Judith Gregg	21280	Minnetonka Boulevard	200,000	134,100	334,100
14	2611723240005	Ted Hanna	4960	Meadville Street	911,000	25,000	936,000
15	2611723420073	Karen Harnell	5030	Greenwood Circle	182,500	221,000	403,500
16	2611723310011	Hal Holt	5110	West Street	The LBAE approved the change from non-homestead to homestead. The LBAE made no change to the value or classification.		
17	3511723210025	Chad Kerlin	6	Maclynn Road	1,408,000	595,000	2,003,000
18	2611723420030	David & Kaylene Kickhafer	5170	Greenwood Circle	250,000	221,000	471,000
19	2611723320008	Mark & Kitty Krezowski	5130	Meadville Street	758,300	20,000	778,300
20	2611723440060	Marshall Leddy	20895	Channel Drive	349,200	336,000	685,200
					The LBAE did not take action on the request to change classification from Residential Lakeshore to Residential. The property may have dock rights. The assessors will research further.		
21	2611723130054	Chris Leising	4975	Sleepy Hollow Road	341,200	413,000	754,200
22	2611723240011	Jean Lewry	21690	Fairview Street	933,000	131,000	1,064,000
23	2611723240020	Alan Lizée	4980	Meadville Street	1,709,100	20,000	1,729,100
24	2611723420031	Pat Lucking	5180	Greenwood Circle	323,400	288,000	611,400
25	2611723420009	Brian Malo	5070	Greenwood Circle	206,800	251,000	457,800
26	2611723130068	Cheri Marti	4758	Lyman Court	245,100	464,000	709,100
27	2611723130071	Pat McGowen	4895	Lodge Lane	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		
28	2611723420048	Brad Nelson	5055	Kings Court	284,000	169,000	453,000
29	2611723420024	Matthew Nolan	5040	Highview Place	214,700	54,200	268,900
30	2611723420019	Matthew Nolan	21491	Minnetonka Boulevard	148,000	0	148,000
31	3511723110055	David Paeper	5525	Crestside Avenue	220,400	130,500	350,900

	PID	Owner	House #	Street	LBAE Final LAND Value	LBAE Final BLDG Value	LBAE Final TOTAL Value
32	3511723110028	Frank Precopio	5520	Maple Heights Road	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		
33	2611723130060	John & Kathryn Rauth	4910	Woods Court	370,000	442,100	812,100
34		Adam Rodriguez			The LBAE made no change to the value or classification. Property owner is directed to complete homestead process.		
35	3511723110093	Pat Rogers	5540	Maple Heights Road	1,306,100	584,500	1,890,600
36	2611723410043	John Rudberg	5120	Weeks Road	324,700	280,000	604,700
37	2611723440002	John Sayer	20890	Channel Drive	466,000	196,500	662,500
38	2611723440023	Tim Sayer	20845	Channel Drive	317,000	124,000	441,000
39	3511723110092	Tom Schauerman	5560	Maple Heights Road	844,000	20,000	864,000
40	2611723240001	Bob & Sandy Sevey	4926	Meadville Street	1,799,300	30,000	1,829,300
41	2611723410041	Ken Sjoberg	4960	St. Alban's Bay Road	294,600	236,000	530,600
42	2611723320013	Richard Spiegel	5090	Meadville Street	1,396,400	20,000	1,416,400
43	2611723240031	Keith Stuessi	5000	Meadville Street	1,470,700	25,000	1,495,700
44	2611723130037	Kip Thacker	4970	Sleepy Hollow Road	337,900	195,000	532,900
45	2611723420008	Richard Tim	5060	Greenwood Circle	182,500	100,800	283,300
46	2611723240004	John Trautz	4950	Meadville Street	1,735,800	30,000	1,765,800
47	2611723240023	Tom Warner	21710	Fairview Street	2,228,200	20,000	2,248,200
48	3511723110094	Ronald Wheeler	5535	Maple Heights Road	210,000	116,900	326,900
49	2611723130057	Max Zinn	4860	Lodge Lane	370,000	534,000	904,000
50	2611723130079	John Doty	21540	Pineview Court	220,000	189,000	409,000
51	3511723110029	Marietta Jacobsen	5530	Maple Heights Road	853,000	20,000	873,000
52	3511723110021	Thomas & Patricia Fletcher	21190	Excelsior Blvd	No LBAE action was taken since Tom is a member of the LBAE. Name is on the roster to preserve right to appeal to County Board.		
53	3511723120006	Robert & Jolene Roy	21270	Excelsior Blvd	963,000	315,400	1,278,400
54	3511723110022	Gregory & Janet Sweet	21170	Excelsior Blvd	721,400	275,000	996,400
55	2611723410003	Rebecca & John Ofstehage	5190	St Alban's Bay Road	1,754,600	20,000	1,774,600
56	2611723340037	Bill Darusmont	21955	Minnetonka Blvd #4	350,000	349,200	699,200
57	2611723340034	Lanna Kimmerle	21955	Minnetonka Blvd #1	400,000	381,000	781,000
58	2611723340050	Jeffrey & Malana Schmidt	21957	Minnetonka Blvd #16	749,000	323,500	1,072,500
59	2611723130040	Doug Hill	4925	Sleepy Hollow Road	404,500	302,000	706,500
60	2611723320006	Karen Koehnen	5200	Meadville Street	1,794,000	25,000	1,819,000
61	2611723240002	Mike Jonikas	4930	Meadville Street	1,441,400	630,000	2,071,400
62	2611723340039	Harold Roberts	21955	Minnetonka Blvd #6	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		
63	2611723420051	Marilyn Levine	5170	5170 Queens Circle (mailing address is 5040 Kings Court)	The LBAE made no change to the value or classification. Property owner is directed to contact county about listing on property tax statement.		
64	2611723130076	Bob Gravier	21510	Fairview Street	2,315,000	857,900	3,172,900
65	3511723110058	Miles Canning	21100	Excelsior Blvd	571,200	20,000	591,200
66	2611723420081	Bil Schultz	5140	Greenwood Circle	378,000	524,000	902,000
67	2611723320011	Kathy Howard	5060	Meadville Street	1,528,300	233,000	1,761,300

	PID	Owner	House #	Street	LBAE Final LAND Value	LBAE Final BLDG Value	LBAE Final TOTAL Value
68	2611723320012	Robert Burns	5080	Meadville Street	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. 'Name is on roster to preserve right to appeal to County Board. 'Property is owner is directed to contact the County Surveyor's office regarding the size of the property in county records.		
69	3511723120026	Ellen Tempe	12	Maclynn Road	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		
70	2611723340046	Alice Reiman	21957	Minnetonka Boulevard #12	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		
71	2611723440048	Carl Bergquist	21045	Oak Lane	The LBAE made no change to the value or classification, since the assessors were unable to view the inside of the property. Name is on roster to preserve right to appeal to County Board.		