

AGENDA

Greenwood City Council Meeting

Wednesday, April 2, 2014
20225 Cottagewood Road, Deephaven, MN 55331



Worksession

In accordance with open meeting laws, the worksession is open for public viewing, but there will be no opportunity for public participation.

- 6:00pm 1. CALL TO ORDER ~ ROLL CALL ~ APPROVE AGENDA
- 6:00pm 2. PRE-BOARD DISCUSSION WITH ASSESSORS
- 6:50pm 3. ADJOURNMENT

Regular Meeting

The public is invited to speak to items on the regular agenda. The public may speak regarding other items during Matters from the Floor.

- 7:00pm 1. CALL TO ORDER ~ ROLL CALL ~ APPROVE AGENDA
- 7:00pm 2. CONSENT AGENDA
Council members may remove consent agenda items for discussion. Removed items will be put under Other Business.
 - A. Approve: 03-05-14 City Council Worksession Minutes
 - B. Approve: 03-05-14 City Council Meeting Minutes
 - C. Approve: February Cash Summary Report
 - D. Approve: March Verifields, Check Register, Electronic Fund Transfers
 - E. Approve: April Payroll Register
- 7:05pm 3. MATTERS FROM THE FLOOR
This is an opportunity for the public to address the council regarding matters not on the agenda. The council will not engage in discussion or take action on items presented at this time. However, the council may ask for clarification and may include items on a future agenda. Comments are limited to 3 minutes.
- 7:10pm 4. PRESENTATIONS, REPORTS, GUESTS & ANNOUNCEMENTS
 - A. Announcement: Local Board of Appeal & Equalization Meetings, 6pm, 4/10 and 4/24
 - B. Announcement: Greenwood Spring Clean-Up Day, 7am, 5/3
- 7:15pm 5. PUBLIC HEARINGS
 - A. None
- 7:15pm 6. UNFINISHED BUSINESS
 - A. 1st Reading: Ordinance 230 (chapter 2) and Ordinance 231 (chapter 11), Permitting Temporary Suspension of the Planning Commission in Exigent Circumstances
 - B. Consider: Proposal for Increased Plantings Along Excelsior Blvd
- 7:25pm 7. NEW BUSINESS
 - A. Consider: Res 09-14, Variance Findings of Fact, Richard Sundberg, 5125 West St.
 - B. 1st Reading: Ordinance ____ Repealing Fire Code Appendix D, Fire Access Roads
 - C. Consider: City's Participation with Southshore Center
 - D. Consider: Res 10-14, Authorizing Feasibility Study for Lake Minnetonka Scenic Byway
 - E. Discuss: Potential Ordinances Regarding City Council Parliamentary Procedures, Residency, Attendance, and Participation Standards
- 8:40pm 8. OTHER BUSINESS
 - A. None
- 8:40pm 9. COUNCIL REPORTS
 - A. Cook: Planning Commission
 - B. Fletcher: Lake Minnetonka Communications Commission, Fire
 - C. Kind: Police, Administration, Mayors' Meetings, Website, Southshore Center Committee
 - D. Quam: Roads & Sewer, Minnetonka Community Education, St. Alban's Bay Bridge
 - E. Roy: Lake Minnetonka Conservation District, Lake Improvement District
- 9:00pm 10. ADJOURNMENT



Worksession

Agenda Date: 04-02-14

Prepared by Deb Klnd

Agenda Item: Pre-Board Worksession with Assessors

Summary: Hennepin County Assessors Michael Smerdon and Melissa Potter will attend the worksession to discuss assessment valuations and answer questions in preparation for the Local Board meeting on Thursday, 04-10-14 at 6pm. For the council's reference attached are several documents.

Note: The assessor does not raise property tax revenues by increasing values. Total property tax revenues are a function of county, school district, and city spending (as well as other factors). The value and classification of properties are how the total property tax levy is divided among all taxpayers. The total amount of the levy will be collected whether property values increase or decrease from one year to the next. However, an individual's share of the overall tax burden may shift from year to year if an individual value goes up or down more in comparison to other properties in the city, school district, and county.

Council Action: No council action may be taken at worksessions.



Hennepin County **Memo**

To: Greenwood Mayor and City Council
From: Mike Smerdon, SAMA
Date: March 14th, 2014
Re: 2014 Local Board of Appeal and Equalization Meeting

The 2014 LBAE for the City of Greenwood has been scheduled for Thursday April 10th at 6:00 PM. As a review of the 2014 assessment I have included: market data, open book and LBEA procedures, and property information from a sample of sales used to develop the Estimated Market Values for the 2014 assessment.

Every year the Assessor's office is required to view 1/5th of the properties within the city. This year we viewed properties on part of Minnetonka Boulevard, Sleepy Hollow Road, Fairview Street, Covington Road, and the eastern portion of Meadville Street.

Summary of the 2014 Assessment

Every year sales that occur in the city of Greenwood are analyzed, and new estimated market values are determined. Adjustments, as appropriate for each type of property, are made. The overall results of those adjustments for the 2014 assessment are as follows:

- Residential (on lake) + 10.5 %
- Residential (off lake) + 12.2 %
- Condo + 26.6 %

There are 349 taxable parcels in the city with a total market value of approximately \$290,444,000. The overall market value includes \$1,783,000 of value attributed to new construction. The overall value change for the City of Greenwood was +11.6%.

Prior to the meeting if you should have any questions or concerns, please feel free to call me at: 612-802-8761.

Open Book Meetings

This version of appeal is an organized approach to address individual appeals in a less formal manner than the Local Board of Appeal and Equalization. The assessor sets aside a time (generally during the months of April and May) and place to meet with citizens individually to discuss their specific concerns about their properties. These meetings are generally an alternative to the local board meeting but they can be held in addition to local boards. Taxpayers often find them less intimidating than presenting their appeal to the Local Board of Appeal and Equalization. They often appreciate the fact that they can have their questions answered in a more private setting and not have to be apprehensive about making a presentation in front of their friends and neighbors. In a one-on-one setting, property owners may spend more as much time with the appraiser as they need. They can compare the value of their home with the values of similar homes and review similar homes that have sold.

The process is very efficient because concerns and questions are often resolved immediately. Property owners can see that the appraiser collects the same information on all properties, reassuring them that the process is the same for everyone, and they have not been singled out for a value increase.

If the taxpayer and assessor continue to disagree after the open book meeting, the taxpayer may choose to proceed to the Local Board of Appeal and Equalization meeting (if one is held in addition to the open book meeting) or to the County Board of Appeal and Equalization meeting (if there is no local board meeting). Ultimately, the taxpayer may choose to pursue an appeal to Tax Court.

There are several different procedures for open book meetings. Some counties hold countywide open book meetings at one or more locations over a set time period, often during both daytime and evening hours. The dates, times, and locates of all meetings appear on the valuation notices. Taxpayers can attend any of the locations at any time and meet with an appraiser to discuss their valuations and/or classifications. Property records and value information is brought to any offsite meetings or accessed via laptop computers.

Other counties hold open book meetings for specific jurisdictions. Taxpayers in these jurisdictions are notified of the date and time of the meeting on their valuation notices. These meetings may take place at a public facility in that jurisdiction or at the county offices. All of the property information is brought to the meeting or accessed via laptop computers if the meeting is held offsite.

If a county allows for countywide open book meetings but still has some jurisdictions with traditional Local Board of Appeal and Equalization meetings, the taxpayers in those jurisdictions may attend the open book meetings, but it is not required. The taxpayer may choose to appeal directly to the Local Board of Appeal and Equalization. If the taxpayer does attend the open book meeting and the taxpayer and assessor continue to disagree, the taxpayer can appeal to the Local Board of Appeal and Equalization.

If the taxpayer and assessor continue to disagree on the market value or classification after meeting at the open book meeting, the taxpayer is free to attend the County Board of Appeal and Equalization (unless there is a local board, in which case, the taxpayer must appeal there first).

Assessor's Role at the Open Book Meeting

The assessor must handle each and every appeal presented at the open book meeting. County assessor offices may choose to show each taxpayer a short presentation about the assessment and property tax process, how the assessor arrives at the estimated market value and how values have changed in the jurisdiction over the past year.

The office should have documentation procedures in place so taxpayer appeals can be recorded and addressed. In cases where changes are made, the assessor will need to document these changes and their rationale, and make sure the changes are reflected for that assessment. The office should also have procedures in place for notifying taxpayers of any changes that result from the open book meeting. This notification is important because any changes to the assessment made during the open book process may be further appealed by the taxpayer to the local or county boards, or to Tax Court.

If a taxpayer comes to the open book meeting to discuss issues and the property has not been recently inspected by someone in the assessor's office, an appointment to view the property, both interior and exterior, should be scheduled. The ultimate role for the assessor at the open book meeting is to be sure all questions are addressed and that clear information is shared with property owners. The open book meeting can be an avenue to improve public relations.

Local Board of Appeal and Equalization

The purpose of the Local Board of Appeal and Equalization (LBAE) is to provide a fair and objective forum for property owners to appeal their valuations and/or classifications. The local board often serves as the first formal step to the appeals process. Effective actions taken by the local board may potentially make a direct contribution to attaining assessment equality. The local board must address property owners' issues efficiently, fairly, and objectively and can only make changes that are substantiated by facts and that meet statutory guidelines. Any changes must be justified because they have the effect of shifting the tax burden to other properties in the jurisdiction.

Assessors should not make changes to property within the 10-day "window" between notices of valuation and classification being sent and the date of Local Board of Appeal and Equalization. If an assessor feels that a change to valuation or classification needs to be made between the time that notices are sent out and the board convenes, the assessor must notify the property owner at least ten days before bringing the issue before the board, thereby to give the property owner a chance to appear before the board as well.

Ordinarily, the LBAE is made up of the city council or township board; it can also be a specially appointed board if a city charter provides for one. Some jurisdictions choose to hold open book meetings in lieu of LBAE meetings and still others choose to transfer their local board duties to the County Board of Appeal and Equalization. The county assessor sets a day and time for each LBAE meeting providing each jurisdiction must be notified in writing on or before February 15 of each year. The clerk is responsible for giving published and posted notice of the meeting at least 10 days before the meeting. The publishing typically occurs in the local newspaper of the jurisdiction, and posting typically occurs in the city or town hall. An example of such notice is included at the end of this section. Meetings shall be held between April 1 and May 31 of each year. These meetings are public and must adhere to open meeting laws.

The LBAE meets at the office of the clerk to review the valuations and classifications of properties within the jurisdiction. The assessor must be present to answer any questions and present evidence supporting their values and/or classifications. The county assessor, or delegate, must also attend. In order to appeal to the County Board of Appeal and Equalization, a property owner must first appeal to the Local Board of Appeal and Equalization, if one is held.

At least one meeting shall be held until 7:00pm. If no meetings are held at that time, one meeting must be held on a Saturday. This is to ensure that taxpayers have ample opportunity to present an appeal before the board.

The meeting may recess from day to day until they finish hearing the cases presented, but must adjourn within 20 days. A longer period may be approved by the Commissioner of Revenue. The board must apply in writing for an extension; and the commissioner's approval is necessary to legalize any proceedings subsequent to the expiration of the 20-day period. The commissioner will not extend the time for LBAEs to convene in June. No action may be taken by the board after May 31. All complaints heard after the initial 20-day period (unless extended by the commissioner) or

any complaints brought forth after May 31 must be appealed to the County Board of Appeal and Equalization.

Board members may not participate in any actions of the board which result in market value adjustments or classification changes to property owned by the board member, the board member's spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece, or to any property in which the board member has a financial interest. Any relation may be by blood or by marriage. If such conflict arises, the remaining board may elect to hear the appeal, if a quorum and trained member remain. Otherwise, no change shall be made to the property, and the property owner shall be eligible to appear before the County Board of Appeal and Equalization.

Taxpayers may appeal in person, in writing, or by representative. If a taxpayer fails to appeal in person, in writing, or by representative to appeal the valuation and/or classification of property, that person may not appeal to the County Board of Appeal and Equalization. This does not apply if an assessment was made after the local board meeting or if the taxpayer can establish not having received the notice of market value at least five days before the meeting.

Local Board Training Requirements

Beginning with the 2006 LBAEs, Minnesota law required at least one member of each local board must have attended training provided by the Department of Revenue within the last four years. The legislation was enacted in response to complaints taxpayers made after attending local board meetings. For example, some taxpayers complained that local boards held meetings without having a quorum of members present, the felt that appealing to the local board was a confrontational experience, and in response to taxpayer appeals, and some local board members simply claimed that they "didn't know anything about property values." The training was required in an effort to reduce these complaints and improve this step of the appeal process for taxpayers.

The training is offered numerous times statewide each year. Each region of the state is allowed to schedule up to five trainings as they see fit to meet the needs of their local boards. The statewide schedule is posted on the department's website so board members may attend a course that is most convenient. Attendees must pre-register for courses so that proper materials and facilities can be arranged. This also ensures the course is provided in the most effective manner. If attendees do not pre-register, they may be able to attend the course by registering on-site and paying an on-site registration fee, provided there is space available. There are also specially-scheduled "catch up" courses each year which follow local elections for board members who are newly-elected to office.

The handbook and course, developed by the department, explain the role of the board in the assessment process, the legal and policy reasons for fair and impartial appeal and equalization hearings, board meeting procedures that foster fair and impartial assessment reviews and other best practices recommendations, quorum requirements for boards, and explanations of alternate methods of appeal.

Section: Assessment Review and Appeals

The course is instructed by property tax compliance officers from the department, and is usually about three hours in length. It includes a presentation and a review of the handbook that details the procedures and responsibilities of the board. This material is also available on the department's website. In 2012, this training was combined with the required training for County Board of Appeal and Equalization members.

If a local board intends to hold an LBAE meeting but fails to meet the training or quorum requirement, the assessor should take over the meeting as an open book meeting. Any taxpayer may appeal to the County Board of Appeal and Equalization if not satisfied with the outcome of the open book meeting.

If a local board does not meet this training requirement or did not have a quorum for the year, their powers are also transferred to the county board for the following assessment year. This transfer of authority for failure to meet these requirements must be identified on the following year's Notice of Valuation and Classification and some procedure for the initial review of assessments (such as an open book meeting) must be made available. In order of the local board to be reinstated, it must prove compliance with the requirements and present the county assessor with a resolution by December 1 of the year following the violation to be effective for the next assessment year.

For example, if a local board does not have a trained member present for the 2011 LBAE meetings, the assessor will take over the 2011 meeting as an open book meeting. The jurisdiction will lose their LBAE for the 2011 and 2012 assessments. In order to get it back for the 2013 assessment, the jurisdiction must have someone trained and provide the assessor with a resolution by December 1, 2012.

Primary Statutory Reference: 274.014

Recommendations for Board Members

It is recommended that assessors prepare board members ahead of the LBAE meeting to allow them to become familiar with local market activity for the year. The assessor should also provide sales information in advance of the meeting. Other helpful information may include sales ratio studies by type of property, valuation schedules for land types, valuation information for the district, statutory classification information and corresponding class rates, review of value changes by property type in the district.

Local Board Powers and Duties

Generally, a local board determines whether all taxable property in the city or town has been properly placed on the current assessment rolls and property valued and classified by the assessor.

Specifically, LBAEs have the following duties:

- Establish a quorum - a majority of the voting members must be in attendance at both the initial meeting and any reconvene meetings for any valid actions to be taken;

■ **Module #8**
■ **Assessment Review, Appeals/Equalization, and Correction**
■ Minnesota Property Tax Administrator's Manual

Section: Assessment Review and Appeals

- Reduce the value of a property if market evidence warrants a reduction. The board may not make an individual market value adjustment that would benefit the property owner if the property owner has refused access to the assessor to inspect the property (both interior and exterior);
- Increase the value of a property if market evidence warrants an increase or if improvements are missing from the property record, provided that the taxpayer is notified of the board's intent to increase to the value so that they may be allowed an opportunity to appeal;
- Correct the classification of a property. The board may not make a classification adjustment that would the property owner if the property owner has refused access to the assessor to inspect the property;
- Add omitted properties to the assessment rolls;
- Personal property assessments are also within the board's jurisdiction. Personal property includes manufactured homes, storage sheds, or similar improvements located in a manufactured home park, and structures on leased public land and railroad operating right-of-way;
- Consider and act upon any complaints or objections by taxpayers. Complaints may be made via letter, in person, or by representative.

No changes in valuation or classification which are intended to correct *errors in judgment* by the county assessor may be made by the county assessor after the board has adjourned.

Any changes which are corrections that are merely *clerical in nature or to extend homestead treatment* may be made after the board adjourns but must be made via abatement. All changes must be made available for public review and must also be reported to the county board by no later than December 31 of that same assessment year. Abatements will be discussed in greater detail later in this module.

There are also several restrictions and limitations placed on LBAEs. A local board:

- Cannot consider any prior year assessments;
- Cannot act on individual tax amounts;
- Cannot order changes to entire classes of property (by a blanket percentage);
- Cannot make individual reductions that would reduce the aggregate assessment of a jurisdiction to decrease by more than one percent. If the total reductions would lower the aggregate assessments made by the assessor by more than one percent, none of the adjustments made by the board are valid. (The assessor shall correct any clerical errors or double assessments discovered by the board without regard to the one percent limitation.);
- Cannot increase a person's market value without duly notifying the person of the intent and allowing the taxpayer an opportunity to appeal;
- Cannot exempt property;
- Cannot make changes benefitting a property owner who refuses entry by the assessor;
- Cannot continue a meeting beyond 20 days from the time it convenes without specific approval from the Commissioner of Revenue;

Section: Assessment Review and Appeals

- Individual board members cannot participate in changes to property owned by relatives or property in which the member has a financial interest;
- Cannot grant inclusion into special programs such as Green Acres, Open Space, Disabled Veterans Homestead Market Value Exclusion, etc.

Primary Statutory References: 274.01; 274.014; 274.03

Special Board of Appeal and Equalization

The council or governing body of any city may appoint a special board of appeal and equalization to which it may delegate all of the powers and duties of a local board of appeal and equalization. The special board shall serve at the direction and discretion of the appointing body, subject to the rules and restrictions as any other LBAE. The appointing body shall determine the number of members, the compensation and expenses to be paid, and the term of office of each member. At least one member of the special board must be an appraiser, Realtor, or other person familiar with property valuation in the assessment district. At least one member must also have met the training requirements for LBAE members.

Primary Statutory References: 274.01

Duties of the clerk

The town or city clerk has the following duties relating to LBAEs:

- work with the county assessor to establish meeting dates for the board
- coordinate with the board to ensure a quorum and trained member will be present
- publish and post notice of meetings at least ten days prior to the date of the meeting
- have a sign-in sheet for all appellants
- take minutes as part of town or city record
- return all necessary records to the county assessor in a timely manner
- *An example of published/posted notice for local boards of appeal and equalization is such:*
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Important Notice Regarding Assessment and Classification of Property

This may affect your [#YEAR#] property tax payments.

Notice is hereby given that the Board of Appeal and Equalization of the [City/ Township] shall meet on [date], [time], at [location]. The purpose of this meeting is to determine whether taxable property in the city has been properly valued and classified by the assessor, and also to determine whether corrections need to be made.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you are still not satisfied with the valuation or classification after conferring with your assessor, you may appear before the local board of appeal and equalization. The board shall review the valuation, classification, or both if necessary, and shall correct it as needed. Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to your county board of appeal and equalization.

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Last Revision: May 2012

My House is Worth What?

14

Property Tax Fact Sheet 14

Fact Sheet

Why doesn't the assessor's value reflect the sale price of my property?

1. There is a lag between the time of the assessment and when the sale takes place.

An appraisal is an *estimate* of property value based on historical data at a set point in time – January 2 of each year – and the market can change dramatically by the time the property is sold.

For example, consider a property valued at \$180,000 as of January 2, 2007. This assessment is based on home sales that occurred between October 2005 and September 2006. However, the property may sell for \$230,000 in August 2007. Does this mean the estimated value is incorrect? Not necessarily. It could signal an upturn in the housing market between September 2006 and August 2007, raising the sale price of the home.

Just as buyers in rapidly accelerating markets may pay significantly more than the assessor's last valuation, they may also pay less in declining markets. A property valued by the assessor at \$200,000 for the 2007 assessment may sell for \$175,000 in August 2007.

This lag time often results in a dramatic difference between actual sale prices and the estimated market values for the current year.

2. Properties can change over time.

While values can fluctuate on an annual basis due to sales of similar properties, Minnesota law requires that properties only be inspected once every five years, unless new construction or demolition takes place. Between those inspections, properties may be improved without the owner obtaining a building permit – or they may deteriorate if neglected. These changes can be difficult for assessors, who may only see the exterior of the home, to consider in their annual evaluations.

3. There is no "correct" price for real estate – but rather a range of prices.

The ultimate sale price of a particular property depends on its unique characteristics as well as the complex

motivations and preferences of the seller and potential buyers. If that weren't the case, Realtors and sellers would never have to reduce listing prices, offers from multiple buyers would all be identical, and professional appraisals would all arrive at the same value. In reality, list prices often misjudge the market, offers are negotiable and can vary widely, and appraised values may be disputed.

4. No two parcels of property are identical.

Estimating the precise value of a property that is based on dozens, if not hundreds, of characteristics is very difficult. Even nearly identical properties (e.g. adjacent townhomes or condominiums) often sell for different amounts.

5. Real estate markets are highly localized and always changing.

Sale prices of different types of properties can vary widely. Currently, farmland and recreational properties are rising in value and sales are strong, but residential sales are stable or slightly declining in several areas. Some neighborhoods are declining at a much faster rate than other areas, which may be stable or slightly increasing in value.

6. Fewer sales mean more challenges for assessors.

In many markets and for many types of property, there are few sales of comparable properties. This can make accurate market assessments more difficult, but the assessor must still use his/her professional judgment and knowledge to estimate market values on an annual basis. This may mean looking at sales that take place outside the study time frame or in a neighboring city or township.

7. Not all sales are representative of the market.

Some sales, such as foreclosures, sales between relatives, or sales where the seller or buyer are acting under undue duress are not considered open-market, arm's-length transactions and are not used in sales ratio studies, nor are they used as comparables in estimating the market values of similar properties.

If you have additional questions or concerns, please contact your county assessor.

How the Assessor Estimates Your Market Value

12b

Property Tax Fact Sheet 12b

Fact Sheet

This fact sheet is the second in a series of three fact sheets that were designed to assist taxpayers in the understanding of the basic concepts of their annual assessment and property tax administration. Please see Fact Sheets 12a and 12c for additional information.

Property Tax Assessment Process

Minnesota has what is known as an *ad valorem* property tax. This means property tax is divided among taxable properties according to their value. The final amount of property tax the owner of a property pays in any given year is the end result of a process that begins over two years before property tax statements are actually mailed to property owners.

The process begins with the assessor collecting data on sales of properties within the market during a specific time period between October of one year and September of the following year (this period is known as a sales study period). Over the next several months and by using mass appraisal techniques, assessors analyze the data in order to estimate each property's market value for the next assessment (January 2). Pursuant to Minnesota Statutes, section 273.11 assessors must estimate the value of property at a value that would represent what the property would sell for in an open-market arm's length transaction on January 2 of each year. The assessor cannot adopt a higher or lower standard of value because the value will be used for the purposes of taxation.

Assessors also classify property according to its use on January 2. Between April and June, taxpayers have an opportunity to appeal both the estimated market value and the classification of their property. Values and classifications are generally finalized July 1 of each year.

Local units of government then finalize their estimated budgets for the upcoming year. Once the budgets are finalized in December, the market values and classifications are used to divide the overall tax levy among all taxable properties. Tax statements are mailed by the following March 31.

For example, sales of properties that occur between October 1, 2008 and September 30, 2009 are used by assessors to estimate a property's market value for the January 2, 2010 assessment. Following an appeal process that occurs between April 1, 2010 and June 30, 2010, the valuations and classifications generally become final on July 1, 2010.

This lengthy time frame may result in a significant difference between actual sales prices occurring in the current market and assessors' estimated market values for the current year's assessment.

Using the final values and the local jurisdictions' proposed budgets, the auditor then estimates each property's proposed taxes payable for 2011. After public budget meetings are held and final budget numbers are adopted, property tax statements are mailed to taxpayers by March 31, 2011.

In summary, sales taking place from October 2008 to September 2009 are used to estimate a property's market value as of January 2, 2010 which will in turn be used to calculate property taxes payable in 2011.

What is the role of the assessor?

Assessors use historical sales in order to estimate each property's market value as of the assessment date (January 2) of each year. The assessor also classifies the property according to its use on January 2 of each year.

Assessors also review other quantifiable data such as supply/demand, marketing times, sales concessions, vacancy rates, etc. to help in analyzing whether a market is increasing, stable, or decreasing.

During increasing markets, this may benefit some property owners because a buyer may pay a price that is significantly higher than the assessor placed on the property for the last assessment. For example, if a property is valued by the assessor at \$180,000 for the 2009 assessment (based on sales that occurred between October 2007 and September 2008), and it sells for \$230,000 in August 2009, the new property owner is benefiting from the lower market value for the 2009 assessment which will be used to calculate taxes payable in 2010.

The August 2009 sale of the property will be included in the study period of October 2008 to September 2009 which the

assessor will use to value property for the 2010 assessment for taxes payable in 2011.

This same lag time is also present in declining markets. For example, if the assessor places a market value of \$200,000 on a property for the 2009 assessment (again using sales that occurred between October 2007 and September 2008), but the property sells for \$175,000 in August 2009, does it mean the January 2, 2009 assessed value is incorrect? Not necessarily. It could signal a downturn in the housing market just began to occur between September 2008 and August 2009. The assessor will use the August 2009 sale as well as others occurring in the market to estimate 2010 market values.

The assessor does not raise property tax revenues by increasing values. Total property tax revenues are a function of county, school district, and city/town spending as well as state-paid local government aid and other factors. The value and classification of the property are merely a way to divide the total property tax levy among all taxpayers. The total amount of the levy will be collected whether values increase or decrease from one year to the next. An individual's share of the overall tax burden may change from year to year, however.

What are sales ratio studies?

Sales ratios show the relationship between the assessor's estimated market value on a property and the actual sale price of a property.

Each year the assessor performs sales ratio studies on properties that have sold in their jurisdiction. These sales are stratified many different ways including by location and property type (residential, agricultural, commercial, etc.). The sales can also be stratified further such as by home style, subdivision, age of structure, location on or off water frontage, price range, etc.

A single sale may not represent the true market activity. Rather, sales of all properties are reviewed to determine market trends. However, even if there are no sales occurring within the sales ratio study period, assessors are still expected to use their professional judgment and knowledge of the local market to annually value properties in their jurisdiction.

Whenever any real estate is sold for a consideration in excess of \$1,000, a Certificate of Real Estate Value (CRV) is filed. These CRVs are the foundation of all sales ratio studies because they contain important information about each transaction. Assessors then verify the information contained on the CRV in order to determine whether or not the sale represents an open-market arm's length transaction. If the sale does not represent an open-market, arm's length transaction, it may not be used in the sales ratio study.

Simply having an extremely high or low sales ratio is not a valid reason to remove a sale from the sales ratio study. Rather, the extreme ratio indicates a need for additional investigation by the assessor.

Again, sales ratio study periods are generally October 1 of a given year to September 30 of the following year. For example, for the 2010 assessment, assessors use sales that took place between October 1, 2008 and September 30, 2009. This is the reason that assessors' market values may lag a bit behind current market activity.

Assessors will use the median sales ratio as the statistical measure of the overall level of assessment. The median ratio is the middle ratio of all the ratios when they are arranged in order from highest to lowest (or vice versa). The median is used because it is not affected by extreme ratios. Department of Revenue guidelines indicate that the median ratio of a sales ratio study should be between 90 and 105 percent.

Is it possible for the values of some properties to decrease while others increase?

Yes. Each segment of the market is different. Sales prices of certain types of properties can vary widely. Currently, sales of both farmland and recreational properties are strong and show appreciation. However, the sales of residential properties are stable or declining in some areas.

Sometimes it can be difficult to estimate the rate at which a market is increasing or declining. Ideally, a property would sell twice within a certain period of time, such as one year, but all other characteristics of the property would remain the same. That way an appraiser or assessor would be able to isolate a time adjustment to indicate whether the market is increasing or decreasing or simply remaining stable.

Do all areas increase or decline at the same rate?

No. Some areas or neighborhoods are declining at a much faster rate than others that are showing stable values or values that are slightly increasing.

Conclusion

In conclusion, it is essential that taxpayers understand that there may be a legitimate reason for the assessor's annual market value to be different from current market conditions due to the lag time between sales study periods and sales taking place today.

For additional information, please refer to Fact Sheet 12a Understanding Property Taxes and Fact Sheet 12c Understanding Your Assessment and the Appeals Process.

2014 ASSESSMENT GROWTH

RESIDENTIAL PROPERTIES

CITY	OFF LAKE	ON LAKE
DEEPHAVEN	12.5%	7.7%
EXCELSIOR	23.1%	15.0%
GREENWOOD	12.2%	10.5%
MINNETONKA BEACH	21.6%	27.8%
MINNETONKA	6.1%	1.2%
MINNETRISTA	7.9%	2.7%
MOUND	15.8%	5.3%
ORONO	3.3%	2.4%
SHOREWOOD	4.9%	9.0%
SPRING PARK	16.5%	5.9%
TONKA BAY	6.3%	7.6%
WAYZATA	9.9%	0.7%
WOODLAND	-1.3%	3.0%

OFF

LAKE

PROPERTIES



ADDRESS: 4855 - LODGE LA **PID# (19) 26-117-23-13-0070**

<u>Sale Date:</u> 11/2012	<u>Direct Sale Price:</u> \$725,000	<u>MCAP(annual)</u> 13.69%	<u>MCAP Sale Price:</u> \$840,795	<u>2014EMV:</u> \$722,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	Rambler	Age:	1992
Ground Floor Area:	2,089 Sq.Ft.	Above Grade Area:	2,089 Sq.Ft.
Bsmt. Area:	100%	Finished Bsmt. Area:	80%

Fireplaces:	2	Central Air Conditioning:	Yes
Baths - Deluxe:	1	Full:	1
		3/4:	0
		1/2:	1

Porches - Glazed:	0	Screened:	0
Open:	0	Deck:	252

Garage #1:	679	Type:	Attached
Garage #2:	0	Type:	

Lot Size:	21,826	Sq.Ft.	0.50	Acres
Lake/Bay/Rating:	00 - 00 - 00	Effective Frontage:	0	

Comments:

ON

LAKE

PROPERTIES



ADDRESS: 5490 - MANOR RD

PID# (19) 26-117-23-44-0066

<u>Sale Date:</u> 08/2013	<u>Direct Sale Price:</u> \$695,000	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$721,584	<u>2014EMV:</u> \$665,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	Rambler	Age:	2002
Ground Floor Area:	2,482 Sq.Ft.	Above Grade Area:	2,482 Sq.Ft.
Bsmt. Area:	100%	Finished Bsmt. Area:	90%

Fireplaces:	2	Central Air Conditioning:	Yes
Baths - Deluxe:	1	Full:	0
		3/4:	2
		1/2:	0

Porches - Glazed:	0	Screened:	120
Open:	60	Deck:	140

Garage #1:	960	Type:	Attached
Garage #2:	0	Type:	

Lot Size:	25,515	Sq.Ft.	0.59	Acres
Lake/Bay/Rating:	01 - 03 - 10	Effective Frontage:	0	

Comments:



ADDRESS: 21955 - MINNETONKA BLVD PID# (19) 26-117-23-34-0039

<u>Sale Date:</u> 05/2013	<u>Direct Sale Price:</u> \$955,000	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$1,042,160	<u>2014EMV:</u> \$941,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	Rambler	Age:	2001
Ground Floor Area:	2,047 Sq.Ft.	Above Grade Area:	2,047 Sq.Ft.
Bsmt. Area:	0%	Finished Bsmt. Area:	00%

Fireplaces:	1	Central Air Conditioning:	Yes
Baths - Deluxe:	1	Full:	0
		3/4:	1
		1/2:	0

Porches - Glazed:	0	Screened:	0
Open:	0	Deck:	120

Garage #1:	500	Type:	Attached
Garage #2:	0	Type:	

Lot Size:	0	Sq.Ft.	0.00	Acres
Lake/Bay/Rating:	00 - 00 - 00	Effective Frontage:	0	

Comments:



ADDRESS: 5180 - ST ALBANS BAY RD PID# (19) 26-117-23-41-0001

<u>Sale Date:</u> 10/2012	<u>Direct Sale Price:</u> \$1,087,500	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$1,212,291	<u>2014EMV:</u> \$1,119,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	Two Story	Age:	1925
Ground Floor Area:	1,426 Sq.Ft.	Above Grade Area:	2,339 Sq.Ft.
Bsmt. Area:	90%	Finished Bsmt. Area:	10%

Fireplaces:	1	Central Air Conditioning:	Yes
Baths - Deluxe:	1	Full:	1
		3/4:	1
		1/2:	0

Porches - Glazed:	241	Screened:	0
Open:	52	Deck:	176

Garage #1:	724	Type:	Detached
Garage #2:	0	Type:	

Lot Size:	27,104	Sq.Ft.	0.62	Acres
Lake/Bay/Rating:	01 - 03 - 05	Effective Frontage:	60	

Comments:

SALES
REJECTED
FROM
THE
RATIO
STUDY



ADDRESS: 5590 - MAPLE HEIGHTS RD PID# (19) 35-117-23-11-0036

<u>Sale Date:</u> 06/2013	<u>Direct Sale Price:</u> \$280,000	<u>MCAP(annual)</u> 13.69%	<u>MCAP Sale Price:</u> \$302,360	<u>2014EMV:</u> \$252,000
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Previous Sale Info: Sale Date: **2/2006** Sale Price: **\$270,000**

Style and Story Height:	1.75 Story	Age:	1910
Ground Floor Area:	900 Sq.Ft.	Above Grade Area:	1,575 Sq.Ft.
Bsmt. Area:	100%	Finished Bsmt. Area:	00%

Fireplaces:	0	Central Air Conditioning:	No
Baths - Deluxe:	0	Full:	1
		3/4:	1
		1/2:	0

Porches - Glazed:	152	Screened:	0
Open:	0	Deck:	0

Garage #1:	0	Type:	
Garage #2:	0	Type:	

Lot Size:	6,443	Sq.Ft.	0.15	Acres
Lake/Bay/Rating:	00 - 00 - 00	Effective Frontage:	0	

Comments: **Assemblage, purchased by neighbor**



ADDRESS: 5070 - HIGHVIEW PL **PID# (19) 26-117-23-42-0072**

<u>Sale Date:</u> 09/2013	<u>Direct Sale Price:</u> \$1,600,000	<u>MCAP(annual)</u> 13.69%	<u>MCAP Sale Price:</u> \$1,673,013	<u>2014EMV:</u> \$1,394,000
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Previous Sale Info: Sale Date: **2/2009** Sale Price: **\$1,800,000**

Style and Story Height: **Two Story** Age: **2005**
 Ground Floor Area: **3,006** Sq.Ft. Above Grade Area: **4,602** Sq.Ft.
 Bsmt. Area: **70%** Finished Bsmt. Area: **50%**

Fireplaces: **3** Central Air Conditioning: **Yes**
 Baths - Deluxe: **1** Full: **2** 3/4: **2** 1/2: **1**

Porches - Glazed: **0** Screened: **0**
 Open: **388** Deck: **770**

Garage #1: **1,008** Type: **Tuckunder**
 Garage #2: **0** Type:

Lot Size: **16,450** Sq.Ft. **0.38** Acres
 Lake/Bay/Rating: **- -** Effective Frontage: **0**

Comments: **Foreclosure**



ADDRESS: 20885 - CHANNEL DR **PID# (19) 26-117-23-44-0022**

<u>Sale Date:</u> 09/2013	<u>Direct Sale Price:</u> \$677,000	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$697,716	<u>2014EMV:</u> \$602,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	Two Story	Age:	1957
Ground Floor Area:	2,108 Sq.Ft.	Above Grade Area:	3,080 Sq.Ft.
Bsmt. Area:	60%	Finished Bsmt. Area:	00%

Fireplaces:	2	Central Air Conditioning:	Yes
Baths - Deluxe:	1	Full:	1
		3/4:	1
		1/2:	0

Porches - Glazed:	0	Screened:	0
Open:	0	Deck:	566

Garage #1:	816	Type:	Attached
Garage #2:	0	Type:	

Lot Size:	17,997	Sq.Ft.	0.41	Acres
Lake/Bay/Rating:	01 - 03 - 10	Effective Frontage:	0	

Comments:	Foreclosure
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ADDRESS: 5560 - MAPLE HEIGHTS RD PID# (19) 35-117-23-11-0092

<u>Sale Date:</u> 01/2013	<u>Direct Sale Price:</u> \$871,000	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$950,958	<u>2014EMV:</u> \$756,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	Rambler	Age:	1957
Ground Floor Area:	944 Sq.Ft.	Above Grade Area:	944 Sq.Ft.
Bsmt. Area:	0%	Finished Bsmt. Area:	00%

Fireplaces:	1	Central Air Conditioning:	No
Baths - Deluxe:	0	Full:	1
		3/4:	0
		1/2:	0

Porches - Glazed:	250	Screened:	28
Open:	0	Deck:	24

Garage #1:	0	Type:	
Garage #2:	0	Type:	

Lot Size:	29,615	Sq.Ft.	0.68	Acres
Lake/Bay/Rating:	01 - 03 - 05	Effective Frontage:	115	

Comments: **Allocated sale price, part of island property**



ADDRESS: 20870 - ST ALBANS GREEN PID# (19) 26-117-23-44-0042

<u>Sale Date:</u> 03/2013	<u>Direct Sale Price:</u> \$741,185	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$797,886	<u>2014EMV:</u> \$1,060,000
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Previous Sale Info: Sale Date: **10/2011** Sale Price: **\$1,150,000**

Style and Story Height: Rambler	Age: 1980
Ground Floor Area: 2,216 Sq.Ft.	Above Grade Area: 2,216 Sq.Ft.
Bsmt. Area: 90%	Finished Bsmt. Area: 80%

Fireplaces: 2	Central Air Conditioning: Yes
Baths - Deluxe: 1	Full: 1 3/4: 1 1/2: 1

Porches - Glazed: 280	Screened: 0
Open: 0	Deck: 500

Garage #1: 864	Type: Attached
Garage #2: 0	Type:

Lot Size: 29,570 Sq.Ft.	0.68 Acres
Lake/Bay/Rating: 01 - 03 - 05	Effective Frontage: 40

Comments: **CD payoff; 2011 was original sale**

SALES
FROM
AFTER
THE
RATIO
STUDY



ADDRESS: 20860 - EXCELSIOR BLVD PID# (19) 35-117-23-11-0056

<u>Sale Date:</u> 11/2013	<u>Direct Sale Price:</u> \$179,353	<u>MCAP(annual)</u> 13.69%	<u>MCAP Sale Price:</u> \$183,445	<u>2014EMV:</u> \$181,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	1.50 Story	Age:	1915
Ground Floor Area:	880 Sq.Ft.	Above Grade Area:	1,000 Sq.Ft.
Bsmt. Area:	100%	Finished Bsmt. Area:	80%

Fireplaces:	1	Central Air Conditioning:	No
Baths - Deluxe:	0	Full:	1
		3/4:	1
		1/2:	0

Porches - Glazed:	0	Screened:	0
Open:	0	Deck:	192

Garage #1:	460	Type:	Detached
Garage #2:	240	Type:	Attached

Lot Size:	11,512	Sq.Ft.	0.26	Acres
Lake/Bay/Rating:	00 - 00 - 00	Effective Frontage:	0	

Comments:



ADDRESS: 4965 - SLEEPY HOLLOW RD PID# (19) 26-117-23-13-0028

<u>Sale Date:</u> 12/2013	<u>Direct Sale Price:</u> \$280,000	<u>MCAP(annual)</u> 13.69%	<u>MCAP Sale Price:</u> \$283,194	<u>2014EMV:</u> \$258,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	Rambler	Age:	1949
Ground Floor Area:	800 Sq.Ft.	Above Grade Area:	800 Sq.Ft.
Bsmt. Area:	100%	Finished Bsmt. Area:	00%

Fireplaces:	1	Central Air Conditioning:	Yes
Baths - Deluxe:	0	Full:	1
		3/4:	0
		1/2:	0

Porches - Glazed:	0	Screened:	0
Open:	0	Deck:	212

Garage #1:	280	Type:	Detached
Garage #2:	0	Type:	

Lot Size:	16,886	Sq.Ft.	0.39	Acres
Lake/Bay/Rating:	00 - 00 - 00	Effective Frontage:	0	

Comments:



ADDRESS: 21170 - EXCELSIOR BLVD PID# (19) 35-117-23-11-0022

<u>Sale Date:</u> 11/2013	<u>Direct Sale Price:</u> \$921,500	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$935,599	<u>2014EMV:</u> \$864,000
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Previous Sale Info: Sale Date: **8/2011** Sale Price: **\$755,000**

Style and Story Height: Two Story	Age: 1988
Ground Floor Area: 900 Sq.Ft.	Above Grade Area: 1,800 Sq.Ft.
Bsmt. Area: 100%	Finished Bsmt. Area: 80%

Fireplaces: 2	Central Air Conditioning: Yes
Baths - Deluxe: 0	Full: 1 3/4: 2 1/2: 1

Porches - Glazed: 211	Screened: 0
Open: 64	Deck: 1012

Garage #1: 528	Type: Attached
Garage #2: 0	Type:

Lot Size: 13,182 Sq.Ft.	0.30 Acres
Lake/Bay/Rating: 01 - 03 - 07	Effective Frontage: 45

Comments:



ADDRESS: 21470 - EXCELSIOR BLVD PID# (19) 35-117-23-12-0034

<u>Sale Date:</u> 12/2013	<u>Direct Sale Price:</u> \$1,550,000	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$1,561,858	<u>2014EMV:</u> \$1,276,000
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Previous Sale Info:	Sale Date:	Sale Price:
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Style and Story Height:	Two Story	Age:	1987
Ground Floor Area:	1,488 Sq.Ft.	Above Grade Area:	2,604 Sq.Ft.
Bsmt. Area:	100%	Finished Bsmt. Area:	70%

Fireplaces:	2	Central Air Conditioning:	Yes
Baths - Deluxe:	0	Full:	2
		3/4:	1
		1/2:	1

Porches - Glazed:	196	Screened:	0
Open:	0	Deck:	199

Garage #1:	862	Type:	Attached
Garage #2:	0	Type:	

Lot Size:	22,746	Sq.Ft.	0.52	Acres
Lake/Bay/Rating:	01 - 03 - 07	Effective Frontage:	115	

Comments:



ADDRESS: 20985 - CHANNEL DR **PID# (19) 26-117-23-44-0037**

<u>Sale Date:</u> 12/2013	<u>Direct Sale Price:</u> \$1,497,150	<u>MCAP(annual)</u> 9.18 %	<u>MCAP Sale Price:</u> \$1,508,603	<u>2014EMV:</u> \$1,569,000
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Previous Sale Info: Sale Date: Sale Price:

Style and Story Height:	Two Story	Age:	1977
Ground Floor Area:	2,589 Sq.Ft.	Above Grade Area:	3,589 Sq.Ft.
Bsmt. Area:	80%	Finished Bsmt. Area:	70%

Fireplaces:	4	Central Air Conditioning:	Yes
Baths - Deluxe:	1	Full:	3
		3/4:	0
		1/2:	0

Porches - Glazed:	0	Screened:	0
Open:	196	Deck:	808

Garage #1:	540	Type:	Attached
Garage #2:	540	Type:	Tuckunder

Lot Size:	21,847	Sq.Ft.	0.50	Acres
Lake/Bay/Rating:	01 - 03 - 05	Effective Frontage:	100	

Comments:

Greenwood 2013 Fall Sales Study for the 2014 Assessment for Taxes Payable 2015

"SALES STUDY" INCLUDES GREENWOOD SALES FROM OCTOBER 1, 2012 THRU SEPTEMBER 30, 2013

PID	PT	ADDRESS	NEIGH	STY	AGE	GBA	DATE	SALE PRICE	MCAP*	2013 LAND	2013 BLDG	2013 EMV	RATIO	MCAP* RATIO
RESIDENTIAL														
2611723420072	R	5070 HIGHVIEW PL	05	200	2005	4602	09/2013	\$1,600,000	\$1,673,013	\$418,000	\$904,000	\$1,322,000	82.63%	79.02%
3511723110036	R	5590 MAPLE HEIGHTS RD	07	175	1910	1575	06/2013	\$280,000	\$302,360	\$100,000	\$116,000	\$216,000	77.14%	71.44%
2611723130070	R	4855 LODGE LA	01	100	1992	2089	11/2012	\$725,000	\$840,795	\$257,000	\$359,000	\$616,000	84.97%	73.26%
2611723130028	R	4965 SLEEPY HOLLOW RD	02	100	1949	800	12/2013	\$280,000	\$283,194	\$158,000	\$80,000	\$238,000	85.00%	84.04%
2611723420011	R	5100 GREENWOOD CIR	05	100	1938	941	06/2013	\$200,000	\$215,972	\$122,000	\$74,000	\$196,000	98.00%	90.75%
2611723310036	R	5095 MEADVILLE ST	03	100	1930	1324	05/2013	\$300,000	\$327,380	\$191,000	\$3,000	\$194,000	64.67%	59.26%
3511723110056	R	20860 EXCELSIOR BLVD	07	150	1915	1000	11/2013	\$179,353	\$183,445	\$100,000	\$81,000	\$181,000	100.92%	98.67%
												MEDIAN study	74.82%	66.26%
												Minus 95%	20.18%	28.74%
												MEDIAN all sales	84.97%	79.02%
												Minus 95%	10.03%	15.98%
CONDO														
2611723340039	X	21955 MINNETONKA BLVD	70	100	2001	2047	05/2013	\$955,000	\$1,042,160	\$474,000	\$259,000	\$733,000	76.75%	70.33%
												MEDIAN study	76.75%	70.33%
												Minus 95%	18.25%	24.67%
												MEDIAN all sales	76.75%	70.33%
												Minus 95%	18.25%	24.67%
LAKESHORE														
3511723110092	RL	5560 MAPLE HEIGHTS RD	10305	100	1957	944	01/2013	\$871,000	\$950,958	\$655,000	\$10,000	\$665,000	76.35%	69.93%
3511723120034	RL	21470 EXCELSIOR BLVD	10307	200	1987	2604	12/2013	\$1,550,000	\$1,561,858	\$625,000	\$307,000	\$932,000	60.13%	59.67%
2611723320023	RL	5210 MEADVILLE ST	10202	200	2004	4045	9/2013	\$1,800,000	\$1,855,080	\$1,595,000	\$155,000	\$1,750,000	97.22%	94.34%
2611723440022	RL	20885 CHANNEL DR	10310	200	1957	3080	09/2013	\$677,000	\$697,716	\$234,000	\$261,000	\$495,000	73.12%	70.95%
2611723310055	RL	5030 MEADVILLE ST	10102	200	1996	4500	09/2013	\$3,500,000	\$3,607,100	\$1,945,000	\$955,000	\$2,900,000	82.86%	80.40%
2611723440066	RL	5490 MANOR RD	10310	100	2002	2482	08/2013	\$695,000	\$721,584	\$234,000	\$402,000	\$636,000	91.51%	88.14%
2611723410001	RL	5180 ST ALBANS BAY RD	10305	200	1925	2339	10/2012	\$1,087,500	\$1,212,291	\$822,000	\$163,000	\$985,000	90.57%	81.25%
3511723110022	RL	21170 EXCELSIOR BLVD	10307	200	1988	1800	11/2013	\$921,500	\$935,599	\$555,000	\$200,000	\$755,000	81.93%	80.70%
2611723310013	RL	5125 WEST ST	10304	200	1940	1388	05/2013	\$585,000	\$620,802	\$504,000	\$11,000	\$515,000	88.03%	82.96%
2611723330010	RL	5220 MEADVILLE ST	10202	200	1966	5058	05/2013	\$1,887,500	\$2,003,015	\$893,000	\$456,000	\$1,349,000	71.47%	67.35%
2611723330007	RL	5280 MEADVILLE ST	10202	100	1940	1073	07/2013	\$511,000	\$534,455	\$448,000	\$10,000	\$458,000	89.63%	85.69%
2611723130005	RL	21500 FAIRVIEW ST	10101	200	1925	2141	11/2013	\$875,000	\$888,388	\$855,000	\$15,000	\$870,000	99.43%	97.93%
2611723440037	RL	20985 CHANNEL DR	10305	200	1977	3589	12/2013	\$1,497,150	\$1,508,603	\$875,000	\$556,000	\$1,431,000	95.58%	94.86%
2611723440042	RL	20870 ST ALBANS GREEN	10305	100	1980	2216	03/2013	\$741,185	\$797,886	\$648,000	\$381,000	\$1,029,000	138.83%	128.97%
3511723120001	RL	5560 MAPLE HEIGHTS RD	10308	200	2004	7584	01/2013	\$1,004,000	\$1,096,167	\$1,300,000	\$100,000	\$1,400,000	139.44%	127.72%
												MEDIAN study	88.83%	82.10%
												Minus 95%	6.17%	12.90%
												MEDIAN all sales	89.63%	82.96%
												Minus 95%	5.37%	12.04%
												MEDIAN study after June 2013 (3) plus after study (4)	89.63%	85.69%
												Minus 95%	5.37%	9.31%
												MEDIAN after study (4)	88.76%	87.78%
												Minus 95%	6.24%	7.22%

* MCAP = Market Conditions Adjusted Price

PROPERTY TYPE: R = RESIDENTIAL, RL = RESIDENTIAL LAKESHORE, X = CONDO

To ensure equalization, the assessor's goal is to keep each city's MEDIAN (middle) sales ratio percentage at 95% for each property type. There must be at least 6 sales to have a meaningful sales study. There is a lag with the market because the timing of the sales study is 15-plus months before the EMVs go into effect for the year taxes are payable. This lag occurs in up and down markets.

	Sales that were included in the State Sales Ratio Study
	Sales that were rejected from the State Sales Ratio Study
	Sales that occurred after the official end of the State Sales Ratio Study period

2013 to 2014 Assessment Growth & Sales Ratio Comparison Lake Minnetonka Cities

OFF LAKE					
	A	B			
	2013-2014 Assessment Growth	Median Sales Ratio	Median Sales Ratio Minus 95%*	"Market Adjustment" (Gap Between Column A & B)	# of Sales in State Study
EXCELSIOR	23.1%	84.75%	10.25%	12.85%	19
MTKA BEACH	21.6%	79.70%	15.30%	6.30%	6
SPRING PARK	16.5%	81.71%	13.29%	3.21%	5
MOUND	15.8%	80.95%	14.05%	1.75%	76
DEEPHAVEN	12.5%	89.98%	5.02%	7.48%	44
GREENWOOD	12.2%	79.32%	15.68%	-3.48%	2**
WAYZATA	9.9%	90.06%	4.94%	4.96%	30
MINNETRISTA	7.9%	87.73%	7.27%	0.63%	51
TONKA BAY	6.3%	94.56%	0.44%	5.86%	12
MINNETONKA	6.1%	89.64%	5.36%	0.74%	441
SHOREWOOD	4.9%	90.78%	4.22%	0.68%	69
ORONO	3.3%	93.36%	1.64%	1.66%	68
WOODLAND	-1.3%	85.50%	9.50%	-10.80%	2**
Average of Other So Lk Mtka Cities	11.70%	90.02%	4.98%	6.72%	36

ON LAKE					
	A	B			
	2013-2014 Assessment Growth	Median Sales Ratio	Median Sales Ratio Minus 95%*	"Market Adjustment" (Gap Between Column A & B)	# of Sales in State Study
MTKA BEACH	27.8%	84.38%	10.62%	17.18%	5**
EXCELSIOR	15.0%	81.47%	13.53%	1.47%	3**
GREENWOOD	10.5%	88.83%	6.17%	4.33%	6
SHOREWOOD	9.0%	88.81%	6.19%	2.81%	15
DEEPHAVEN	7.7%	89.08%	5.92%	1.78%	10
TONKA BAY	7.6%	87.50%	7.50%	0.10%	15
SPRING PARK	5.9%	88.48%	6.52%	-0.62%	5**
MOUND	5.3%	91.57%	3.43%	1.87%	47
WOODLAND	3.0%	100.28%	-5.28%	8.28%	5**
MINNETRISTA	2.7%	89.89%	5.11%	-2.41%	25
ORONO	2.4%	94.57%	0.43%	1.97%	38
MINNETONKA	1.2%	99.53%	-4.53%	5.73%	9
WAYZATA	0.7%	101.14%	-6.14%	6.84%	3**
Average of Other So Lk Mtka Cities	9.83%	86.72%	8.29%	2.02%	11

Plus Greenwood's Median Sales Ratio Minus 95% 6.17%
Total **8.19%**

Yellow indicates other South Lake Minnetonka Cities.

* 95% sales ratio is the county assessor's goal. If cities dip below 90% for a period of __ years, the State may impose a 5% city-wide increase. ** 6 sales are required in the State Sales Study for it to be "valid."

ASSESSMENT GROWTH REPORT

RESIDENTIAL LAKESHORE PROPERTIES

JAN-JAN	98-99 Growth		99-00 Growth		00-01 Growth		01-02 Growth		02-03 Growth		03-04 Growth		04-05 Growth		05-06 Growth		06-07 Growth		07-08 Growth		08-09 Growth		09-10 Growth		10-11 Growth		11-12 Growth		12-13 Growth		13-14 Growth		AVERAGE Annual Growth	TOTAL Growth
EXCELSIOR	8.7%	3	19.0%	1	27.6%	1	16.6%	3	17.4%	1	1.4%	3	7.3%	2	30.5%	0	4.0%	2	0.7%	1	-6.3%	0	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.0%	136.5%
GREENWOOD	8.1%	7	17.0%	3	21.3%	5	22.2%	3	15.5%	6	4.4%	6	23.2%	3	15.5%	5	10.2%	3	1.1%	5	-3.3%	8	-7.9%	3	-6.2%	2	-2.9%	8	-5.9%	10	10.5%	6	7.2%	122.8%
MTKA BEACH	1.3%	0	14.4%	3	38.3%	2	20.0%	5	9.1%	2	8.6%	5	14.2%	7	12.6%	5	10.5%	5	-0.1%	5	-7.4%	1	-6.4%	5	-2.0%	3	-9.9%	6	-13.0%	4	27.8%	5	6.9%	118.0%
TONKA BAY	10.1%	12	18.9%	14	19.8%	17	24.3%	11	9.0%	14	1.2%	17	17.2%	11	16.2%	18	13.3%	12	1.3%	6	-3.1%	9	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	6.7%	113.1%
MINNETONKA	2.5%	7	13.5%	1	26.1%	3	22.5%	6	11.0%	6	2.9%	7	17.8%	2	22.0%	2	10.5%	5	-0.4%	2	-7.5%	6	-14.5%	1	0.0%	2	-4.6%	4	1.0%	7	1.2%	9	6.1%	104.0%
SPRING PARK	3.0%	3	31.3%	8	17.7%	1	10.4%	1	16.5%	6	5.8%	4	25.3%	5	8.6%	3	13.3%	2	2.8%	0	-10.5%	0	-6.0%	1	-8.2%	1	-12.7%	2	-2.4%	4	5.9%	5	5.9%	100.8%
MOUND	10.8%	29	15.0%	60	18.9%	37	18.1%	32	10.7%	30	8.3%	41	15.4%	46	15.8%	47	16.2%	34	3.1%	29	-10.3%	11	-11.7%	29	-11.2%	25	-3.3%	21	-2.2%	51	5.3%	47	5.8%	98.9%
ORONO	9.9%	38	17.1%	50	21.6%	42	13.9%	36	17.7%	38	10.6%	40	11.8%	47	9.5%	49	9.8%	26	0.8%	27	-1.8%	19	-7.0%	16	-8.2%	18	-8.6%	25	-1.7%	33	2.4%	38	5.8%	97.8%
SHOREWOOD	10.7%	13	18.1%	9	21.7%	12	11.3%	11	15.0%	12	5.2%	18	11.9%	23	8.3%	18	5.3%	8	1.6%	5	-1.5%	10	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	5.7%	96.8%
DEEPHAVEN	19.7%	5	11.9%	6	27.3%	10	7.5%	2	10.3%	5	1.3%	7	6.7%	4	16.0%	1	12.8%	3	-0.3%	4	-5.8%	5	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	5.7%	96.7%
MINNETRISTA	13.4%	21	12.4%	31	15.7%	14	17.2%	8	11.7%	24	8.1%	16	13.9%	27	19.4%	28	8.4%	25	-3.9%	18	-3.9%	15	-8.7%	8	-4.8%	14	-6.3%	9	-2.2%	12	2.7%	25	5.5%	93.1%
WAYZATA	7.3%	1	9.8%	2	21.6%	3	12.7%	3	16.7%	4	2.0%	1	22.3%	7	18.1%	4	5.6%	3	0.1%	3	-9.0%	2	-5.7%	1	-0.3%	3	-11.8%	1	-3.8%	3	0.7%	3	5.1%	86.3%
WOODLAND	9.7%	2	8.4%	0	28.3%	1	18.2%	0	8.6%	2	1.1%	1	12.0%	0	7.1%	1	5.7%	3	-0.2%	1	-3.7%	1	-2.8%	0	-6.4%	2	-6.7%	1	-4.0%	3	3.0%	5	4.6%	78.3%
Average	8.9%		15.9%		23.5%		16.5%		13.0%		4.7%		15.3%		15.4%		9.7%		0.5%		-5.7%		-7.6%		-4.8%		-6.7%		-2.9%		7.6%		6.1%	103.3%
OTHER SOUTH LAKE MINNETONKA CITIES																																		
EXCELSIOR	8.7%	3	19.0%	1	27.6%	1	16.6%	3	17.4%	1	1.4%	3	7.3%	2	30.5%	0	4.0%	2	0.7%	1	-6.3%	0	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.0%	136.5%
TONKA BAY	10.1%	12	18.9%	14	19.8%	17	24.3%	11	9.0%	14	1.2%	17	17.2%	11	16.2%	18	13.3%	12	1.3%	6	-3.1%	9	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	6.7%	113.1%
SHOREWOOD	10.7%	13	18.1%	9	21.7%	12	11.3%	11	15.0%	12	5.2%	18	11.9%	23	8.3%	18	5.3%	8	1.6%	5	-1.5%	10	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	5.7%	96.8%
DEEPHAVEN	19.7%	5	11.9%	6	27.3%	10	7.5%	2	10.3%	5	1.3%	7	6.7%	4	16.0%	1	12.8%	3	-0.3%	4	-5.8%	5	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	5.7%	96.7%
Average	12.3%		17.0%		24.1%		14.9%		12.9%		2.3%		10.8%		17.8%		8.9%		0.8%		-4.2%		-7.0%		-3.8%		-5.0%		-0.8%		9.8%		6.5%	110.8%
Difference between Greenwood and average of other So Lake Mtka cities	-4.2%	7	0.0%	3	-2.8%	5	7.3%	3	2.6%	6	2.1%	6	12.4%	3	-2.3%	5	1.4%	3	0.3%	5	0.9%	8	-0.9%	3	-2.4%	2	2.1%	8	-5.1%	10	0.7%	6	0.7%	12.0%

The numbers to the right of the percentages indicate the number of sales in the final sales study. Indicates years where change was based on fewer than 6 sales.

Data provided by county assessor. Organization done by Deb Kind 03-26-14, 7pm.

JAN-JAN	13-14 Growth	
MTKA BEACH	27.8%	5
EXCELSIOR	15.0%	3
GREENWOOD	10.5%	6
SHOREWOOD	9.0%	15
DEEPHAVEN	7.7%	10
TONKA BAY	7.6%	15
SPRING PARK	5.9%	5
MOUND	5.3%	47
WOODLAND	3.0%	5
MINNETRISTA	2.7%	25
ORONO	2.4%	38
MINNETONKA	1.2%	9
WAYZATA	0.7%	3
Average	7.6%	
OTHER SO LK MTKA CITIES		
EXCELSIOR	15.0%	3
DEEPHAVEN	7.7%	10
SHOREWOOD	9.0%	15
TONKA BAY	7.6%	15
Average	9.8%	

JAN-JAN	09-10 Growth	10-11 Growth	11-12 Growth	12-13 Growth	13-14 Growth	AVERAGE Annual Growth	TOTAL Growth					
EXCELSIOR	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	1.6%	9.6%
MTKA BEACH	-6.4%	5	-2.0%	3	-9.9%	6	-13.0%	4	27.8%	5	-0.6%	-3.5%
DEEPHAVEN	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	-1.8%	-10.7%
SHOREWOOD	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-1.8%	-10.8%
GREENWOOD	-7.9%	3	-6.2%	2	-2.9%	8	-5.9%	10	10.5%	6	-2.1%	-12.4%
TONKA BAY	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	-2.5%	-15.1%
MINNETONKA	-14.5%	1	0.0%	2	-4.6%	4	1.0%	7	1.2%	9	-2.8%	-16.9%
WOODLAND	-2.8%	0	-6.4%	2	-6.7%	1	-4.0%	3	3.0%	5	-2.8%	-16.9%
MINNETRISTA	-8.7%	8	-4.8%	14	-6.3%	9	-2.2%	12	2.7%	25	-3.2%	-19.3%
WAYZATA	-5.7%	1	-0.3%	3	-11.8%	1	-3.8%	3	0.7%	3	-3.5%	-20.9%
ORONO	-7.0%	16	-8.2%	18	-8.6%	25	-1.7%	33	2.4%	38	-3.9%	-23.1%
MOUND	-11.7%	29	-11.2%	25	-3.3%	21	-2.2%	51	5.3%	47	-3.9%	-23.1%
SPRING PARK	-6.0%	1	-8.2%	1	-12.7%	2	-2.4%	4	5.9%	5	-3.9%	-23.4%
Average	-7.6%		-4.8%		-6.7%		-2.9%		7.6%		-2.4%	-14.3%
OTHER SOUTH LAKE MINNETONKA CITIES												
EXCELSIOR	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	1.6%	9.6%
DEEPHAVEN	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	-1.8%	-10.7%
SHOREWOOD	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-1.8%	-10.8%
TONKA BAY	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	-2.5%	-15.1%
Average	-7.0%		-3.8%		-5.0%		-0.8%		9.8%		-1.1%	-6.8%

	A	B	C	D	E	F	G	H	I	K	L	M	N	O	P	Q	R	S	T	U	V	W
2	PID	Owner	HouseNo	Street	PT2014	LAND2014	BKDG2014	EMV2014	IMP2014	LAND2013	BLDG2013	EMV2013	CHANGE	CHG LAND	CHG LAND Street AVG	CHG BLDG	CHG BLDG Street AVG	CHG TOTAL	CHG TOTAL Street AVG	Sales Study Sale Price	Ratio: Sale vs. 2014 EMV	Ratio: Sale vs. 2013 EMV
52	2611723310004	HENNEPIN FORFEITED LAND	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	0									
53	2611723310005	MARILYN G THACKER	19	ADDRESS UNASSIGNED	LR	1000	0	1000	0	1000	0	1000	1.000									
54	2611723310006	CITY OF GREENWOOD	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	0									
55	2611723310009	THOMAS L WARNER ETAL	19	ADDRESS UNASSIGNED	LR	28000	0	28000	0	28000	0	28000	1.000									
56	2611723310038	VILLAGE OF GREENWOOD	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	0									
57	2611723440019	D K & K S PLOWMAN	19	ADDRESS UNASSIGNED	LR	1000	0	1000	0	1000	0	1000	1.000									
58	3511723110057	HENNEPIN FORFEITED LAND	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	0									
59	3511723120002	VIL OF EXCELSIOR	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	0									
60	3511723120014	OAK HILL CEMETERY	19	ADDRESS UNASSIGNED	LR	0	0	0	0	0	0	0	0									
61	3511723120022	LAVERNE E ZIGNEIGO	19	ADDRESS UNASSIGNED	LR	8000	0	8000	0	8000	0	8000	1.000									
62	2611723420085	P W JOHNSON & K F JOHNSON	5085	HIGHVIEW PL	LR	270000	0	270000	0	228000	0	228000	1.184									
63	2611723120011	L F POLK III & K L POLK	4720	LODGE LA	LR	306000	0	306000	0	257000	0	257000	1.191									
64	2511723330017	TIMOTHY M BERG	5230	MANOR RD	LR	1000	0	1000	0	1000	0	1000	1.000									
65	2511723330020	TIMOTHY M BERG	5270	MANOR RD	LR	1000	0	1000	0	1000	0	1000	1.000									
66	2511723330008	METRO WASTE CONTROL COMM	5290	MANOR RD	LR	0	0	0	0	0	0	0	0									
67	2611723310001	CITY OF GREENWOOD	5015	MEADVILLE ST	LR	0	0	0	0	0	0	0	0									
68	2611723130016	MARY JEAN MCGREGOR	21170	MINNETONKA BLVD	LR	60000	0	60000	0	53000	0	53000	1.132									
69	2611723420007	JEFFREY R VOORHEES ET AL	21385	MINNETONKA BLVD	LR	90000	0	90000	0	76000	0	76000	1.184									
70	2611723420019	DOUBLE JK FAMRS LLC	21491	MINNETONKA BLVD	LR	90000	0	90000	0	76000	0	76000	1.184									
71	2611723420021	HENNEPIN FORFEITED LAND	21495	MINNETONKA BLVD	LR	0	0	0	0	0	0	0	0									
72	2611723410050	CITY OF GREENWOOD	4956	ST ALBANS BAY RD	LR	0	0	0	0	0	0	0	0									
73	RESIDENTIAL																					
74	2611723340033	M J SIEGEL & A M SIEGEL TRST	21840	BYRON CIR	R	325000	392000	717000	0	276000	371000	647000	1.108	17.75%		5.66%		9.76%				
75	2611723340018	R P TAYLOR ETAL	21860	BYRON CIR	R	163000	167000	330000	0	138000	144000	282000	1.170	18.12%		15.97%		14.55%				
76	2611723340032	KHOSROW & FAEGHE REZAI	21892	BYRON CIR	R	250000	425000	675000	0	207000	396000	603000	1.119	20.77%	18.88%	7.32%	9.65%	10.67%	11.66%			
77	2611723240032	BARBARA S KROKE	5025	COVINGTON ST	R	208000	201000	409000	0	174000	175000	349000	1.172	19.54%		14.86%		14.67%				
78	2611723310032	SUSAN C LEACH	5060	COVINGTON ST	R	130000	125000	255000	0	109000	111000	220000	1.159	19.27%		12.61%		13.73%				
79	2611723310043	A R HANSON & L ALLAR	5070	COVINGTON ST	R	130000	114000	244000	0	109000	109000	218000	1.119	19.27%		4.59%		10.66%				
80	2611723310044	T & P STOLZ	5090	COVINGTON ST	R	130000	122000	252000	0	109000	114000	223000	1.130	19.27%		7.02%		11.51%				
81	2611723310024	JOHN F STOLZ	5095	COVINGTON ST	R	98000	10000	108000	0	82000	10000	92000	1.174	19.51%		0.00%		14.81%				
82	2611723310035	B T ERICKSON & M L ERICKSON	5100	COVINGTON ST	R	104000	90000	194000	0	87000	74000	161000	1.205	19.54%	19.40%	21.62%	10.12%	17.01%	13.73%			
83	3511723110054	CATHERINE WIELINSKI	5505	CRESTSIDE AVE	R	156000	138000	294000	0	125000	120000	245000	1.200	24.80%		15.00%		16.67%				
84	3511723110055	D R & C K PAEPER	5525	CRESTSIDE AVE	R	156000	134000	290000	0	125000	117000	242000	1.198	24.80%	24.80%	14.53%	14.76%	16.55%	16.61%			
85	2611723310018	M L BROST & S R BROST	5110	CURVE ST	R	126000	146000	272000	0	106000	129000	235000	1.157	18.87%		13.18%		13.60%				
86	2611723310050	CHARLES A LAROSE	5115	CURVE ST	R	207000	219000	426000	0	175000	194000	369000	1.154	18.29%	18.58%	12.89%	13.03%	13.38%	13.49%			
87	3511723110056	ROBERT DVORAK	20860	EXCELSIOR BLVD	R	75000	106000	181000	0	100000	81000	181000	1.000	-25.00%		30.86%		0.00%	179,353	100.92%	100.92%	
88	3511723110018	GREGORY M SULLWOLD	20880	EXCELSIOR BLVD	R	113000	67000	180000	0	100000	48000	148000	1.216	13.00%		39.58%		17.78%				
89	3511723110087	R A & J Y CREAMER	21020	EXCELSIOR BLVD	R	100000	74000	174000	0	100000	61000	161000	1.081	0.00%		21.31%		7.47%				
90	3511723110038	MICHAEL E QUACKENBOSS ET AL	21030	EXCELSIOR BLVD	R	106000	116000	222000	0	95000	106000	201000	1.104	11.58%	-0.11%	9.43%	25.30%	9.46%	8.68%			
91	2611723310053	VALERIE NEWMAN & ERIC BISHOP	21760	FAIRVIEW ST	R	195000	193000	388000	0	164000	178000	342000	1.135	18.90%		8.43%		11.86%				
92	2611723310052	PETER R & ELIZABETH JOHNSON	21770	FAIRVIEW ST	R	208000	224000	432000	0	174000	208000	382000	1.131	19.54%		7.69%		11.57%				
93	2611723310023	M J GALLAGHER & J GALLAGHER	21775	FAIRVIEW ST	R	169000	327000	496000	0	142000	307000	449000	1.105	19.01%		6.51%		9.48%				
94	2611723310025	SEAN CONRAD	21780	FAIRVIEW ST	R	208000	397000	605000	0	174000	346000	520000	1.163	19.54%		14.74%		14.05%				
95	2611723310008	E D STAFFORD & S K STAFFORD	21880	FAIRVIEW ST	R	208000	529000	737000	0	174000	499000	673000	1.095	19.54%		6.01%		8.68%				
96	2611723310002	DAVID C RUBENSTEIN	21885	FAIRVIEW ST	R	117000	254000	371000	0	98000	216000	314000	1.182	19.39%		17.59%		15.36%				
97	2611723310048	S R & J A PETERSON	21895	FAIRVIEW ST	R	195000	155000	350000	0	164000	138000	302000	1.159	18.90%		12.32%		13.71%				
98	2611723310047	MARILYN G THACKER	21915	FAIRVIEW ST	R	208000	51000	259000	0	174000	45000	219000	1.183	19.54%	19.30%	13.33%	10.83%	15.44%	12.52%			
99	2611723420073	A P HARNELL & K L HARNELL	5030	GREENWOOD CIR	R	126000	217000	343000	0	106000	205000	311000	1.103	18.87%		5.85%		9.33%				
100	2611723420074	B G WRIGHT/W D WRIGHT	5040	GREENWOOD CIR	R	144000	229000	373000	0	122000	214000	336000	1.110	18.03%		7.01%		9.92%				
101	2611723420075	S D ROGERS & J A ROGERS	5050	GREENWOOD CIR	R	135000	169000	304000	0	114000	156000	270000	1.126	18.42%		8.33%		11.18%				
102	2611723420008	RICHARD C TIMM	5060	GREENWOOD CIR	R	126000	95000	221000	0	106000	83000	189000	1.169	18.87%		14.46%		14.48%				
103	2611723420009	B W & D A MALO	5070	GREENWOOD CIR	R	144000	199000	343000	0	122000	179000	301000	1.140	18.03%		11.17%		12.24%				

	A	B	C	D	E	F	G	H	I	K	L	M	N	O	P	Q	R	S	T	U	V	W
2	PID	Owner	HouseNo	Street	PT2014	LAND2014	BKDG2014	EMV2014	IMP2014	LAND2013	BLDG2013	EMV2013	CHANGE	CHG LAND	CHG LAND Street AVG	CHG BLDG	CHG BLDG Street AVG	CHG TOTAL	CHG TOTAL Street AVG	Sales Study Sale Price	Ratio: Sale vs. 2014 EMV	Ratio: Sale vs. 2013 EMV
104	2611723420010	C A THISS & C A THISS	5090	GREENWOOD CIR	R	153000	240000	393000	0	129000	232000	361000	1.089	18.60%		3.45%		8.14%				
105	2611723420082	BROOKS D MYHRAN TRUSTEE	5130	GREENWOOD CIR	R	324000	566000	890000	0	274000	527000	801000	1.111	18.25%		7.40%		10.00%				
106	2611723420081	W G SCHULTZ & D J SCHULTZ	5140	GREENWOOD CIR	R	324000	383000	707000	0	274000	369000	643000	1.100	18.25%		3.79%		9.05%				
107	2611723420029	M LINDBERG & A LINDBERG	5160	GREENWOOD CIR	R	324000	469000	793000	0	274000	435000	709000	1.118	18.25%		7.82%		10.59%				
108	2611723420030	DAVID L KICKHAFFER	5170	GREENWOOD CIR	R	324000	182000	506000	0	152000	173000	325000	1.557	113.16%		5.20%		35.77%				
109	2611723420031	P LUCKING & E BRAGG	5180	GREENWOOD CIR	R	225000	252000	477000	0	190000	246000	436000	1.094	18.42%		2.44%		8.60%				
110	2611723420032	REBECCA J ROBINSON	5190	GREENWOOD CIR	R	153000	123000	276000	0	129000	105000	234000	1.179	18.60%		17.14%		15.22%				
111	2611723420054	ANDREW ALTHAUSER	5200	GREENWOOD CIR	R	144000	161000	305000	0	122000	143000	265000	1.151	18.03%	25.68%	12.59%	8.20%	13.11%	12.90%			
112	2611723420024	DOUBLE JK FARMS LLC	5040	HIGHVIEW PL	R	162000	50000	212000	0	137000	50000	187000	1.134	18.25%		0.00%		11.79%				
113	2611723420025	HIGHVIEW R E HOLDINGS LLC	5050	HIGHVIEW PL	R	198000	91000	289000	0	167000	80000	247000	1.170	18.56%		13.75%		14.53%				
114	2611723420083	CHRISTOPHER BLANCHARD	5055	HIGHVIEW PL	R	270000	462000	732000	0	228000	428000	656000	1.116	18.42%		7.94%		10.38%				
115	2611723420072	E J THOMES & C B THOMES	5070	HIGHVIEW PL	R	495000	899000	1394000	0	418000	904000	1322000	1.054	18.42%		-0.55%		5.16%	1,600,000	87.13%	82.63%	
116	2611723420084	C J FIELD & B ABDUL-RASOOL	5075	HIGHVIEW PL	R	288000	442000	730000	0	243000	413000	656000	1.113	18.52%		7.02%		10.14%				
117	2611723420080	T P NORMAN & M A HOGAN	5095	HIGHVIEW PL	R	324000	417000	741000	0	274000	393000	667000	1.111	18.25%	18.40%	6.11%	5.71%	9.99%	10.33%			
118	2611723420046	M E JONES & T J FAUNDEEN	5045	KINGS CT	R	234000	218000	452000	0	198000	209000	407000	1.111	18.18%		4.31%		9.96%				
119	2611723420048	HOWARD KELSEY PAGE JR	5055	KINGS CT	R	225000	156000	381000	0	190000	146000	336000	1.134	18.42%	18.30%	6.85%	5.58%	11.81%	10.88%			
120	2611723120016	S E RUSING & K L B RUSING	4725	LODGE LA	R	306000	286000	592000	0	231000	276000	507000	1.168	32.47%		3.62%		14.36%				
121	2611723120012	L F POLK III & K L POLK	4740	LODGE LA	R	408000	628000	1036000	0	308000	588000	896000	1.156	32.47%		6.80%		13.51%				
122	2611723120017	G M GETCHELL & J K GETCHELL	4755	LODGE LA	R	340000	371000	711000	0	257000	348000	605000	1.175	32.30%		6.61%		14.91%				
123	2611723120013	T L GREINER & J P GREINER	4760	LODGE LA	R	408000	579000	987000	0	308000	552000	860000	1.148	32.47%		4.89%		12.87%				
124	2611723120014	B S MARK & S E MARK	4780	LODGE LA	R	408000	695000	1103000	0	308000	646000	954000	1.156	32.47%		7.59%		13.51%				
125	2611723120015	DAWN MARIE LECUYER FELT	4800	LODGE LA	R	408000	1064000	1472000	0	308000	1032000	1340000	1.099	32.47%		3.10%		8.97%				
126	2611723130055	R E GOLDEN & P J GOLDEN	4820	LODGE LA	R	340000	378000	718000	0	257000	446000	703000	1.021	32.30%		-15.25%		2.09%				
127	2611723130069	J R HALL & J K HALL	4825	LODGE LA	R	340000	399000	739000	0	257000	379000	636000	1.162	32.30%		5.28%		13.94%				
128	2611723130056	D L PEARSON & A H PEARSON	4840	LODGE LA	R	340000	368000	708000	0	257000	349000	606000	1.168	32.30%		5.44%		14.41%				
129	2611723130070	W K CRWAFORD & C K CRAWFORD	4855	LODGE LA	R	340000	382000	722000	0	257000	359000	616000	1.172	32.30%		6.41%		14.68%	725,000	99.59%	84.97%	
130	2611723130057	N C OLSON JR & S A OLSON	4860	LODGE LA	R	340000	624000	964000	0	257000	583000	840000	1.148	32.30%		7.03%		12.86%				
131	2611723130064	PAUL E FORST/JENIFER L FORST	4880	LODGE LA	R	340000	523000	863000	0	257000	490000	747000	1.155	32.30%		6.73%		13.44%				
132	2611723130071	W O MCGOWAN & P A MCGOWAN	4895	LODGE LA	R	340000	409000	749000	0	257000	388000	645000	1.161	32.30%		5.41%		13.89%				
133	2611723130063	LAURI A ROBERTS	4900	LODGE LA	R	340000	372000	712000	0	257000	355000	612000	1.163	32.30%		4.79%		14.04%				
134	2611723130065	G M BROWN & M A PYZROWSKI	4920	LODGE LA	R	306000	328000	634000	0	231000	308000	539000	1.176	32.47%		6.49%		14.98%				
135	2611723130072	ANDREW B EICHELMAN ET AL	4925	LODGE LA	R	306000	547000	853000	0	218000	515000	733000	1.164	40.37%	32.86%	6.21%	4.45%	14.07%	12.91%			
136	2611723120018	SCOTT S & SUSAN J JOHNSON	4757	LYMAN CT	R	306000	363000	669000	0	231000	340000	571000	1.172	32.47%		6.76%		14.65%				
137	2611723130068	S R SWANSON & C B SWANSON	4758	LYMAN CT	R	340000	443000	783000	0	257000	416000	673000	1.163	32.30%		6.49%		14.05%				
138	2611723130066	J BRANDEL & E DEVNEY-BRANDEL	4763	LYMAN CT	R	306000	357000	663000	0	231000	346000	577000	1.149	32.47%		3.18%		12.97%				
139	2611723130067	J CICIPELLI & E CICIPELLI	4777	LYMAN CT	R	306000	370000	676000	0	231000	348000	579000	1.168	32.47%	32.42%	6.32%	5.69%	14.35%	14.00%			
140	2611723410052	MICHAEL T HOPFENSPIRGER ETAL	5100	MANOR RD	R	342000	468000	810000	0	228000	441000	669000	1.211	50.00%		6.12%		17.41%				
141	3511723110017	CYNTHIA L LEHMAN	5410	MANOR RD	R	63000	101000	164000	0	90000	91000	181000	0.906	-30.00%	10.00%	10.99%	8.56%	-10.37%	3.52%			
142	2611723440045	DONNA & MARK KNIGHT	5435	MAPLE HEIGHTS RD	R	138000	84000	222000	0	110000	76000	186000	1.194	25.45%		10.53%		16.22%				
143	2611723440009	MICHAEL DINNDORF	5475	MAPLE HEIGHTS RD	R	138000	109000	247000	0	110000	99000	209000	1.182	25.45%		10.10%		15.38%				
144	3511723110095	NICHOLAS T WALKER	5525	MAPLE HEIGHTS RD	R	131000	114000	245000	0	105000	106000	211000	1.161	24.76%		7.55%		13.88%				
145	3511723110036	MARK J & NANCY E BENDIX	5590	MAPLE HEIGHTS RD	R	125000	127000	252000	0	100000	116000	216000	1.167	25.00%	25.17%	9.48%	9.41%	14.29%	14.94%	280,000	90.00%	77.14%
146	2611723310003	DANA R & ELLEN S NELSON TRST	5025	MEADVILLE ST	R	228000	246000	474000	0	191000	255000	446000	1.063	19.37%		-3.53%		5.91%				
147	2611723310051	KATHLYN A HEIDEL	5085	MEADVILLE ST	R	169000	33000	202000	0	125000	26000	151000	1.338	35.20%		26.92%		25.25%				
148	2611723310036	EXCELSIOR ENTERTAINMENT LLC	5095	MEADVILLE ST	R	260000	46000	306000	0	191000	30000	221000	1.385	36.13%		53.33%		27.78%	300,000	102.00%	73.67%	
149	2611723320019	JAMES M WOLFE TRUSTEE	5115	MEADVILLE ST	R	260000	375000	635000	0	218000	353000	571000	1.112	19.27%		6.23%		10.08%				
150	2611723320007	J R EKELUND & J L EKELUND	5135	MEADVILLE ST	R	260000	393000	653000	0	218000	364000	582000	1.122	19.27%		7.97%		10.87%				
151	2611723320018	5165 MEADVILLE LLC	5165	MEADVILLE ST	R	130000	145000	275000	0	109000	126000	235000	1.170	19.27%	24.75%	15.08%	17.67%	14.55%	15.74%			
152	2611723130017	T A QUINN & R J QUINN JR	21200	MINNETONKA BLVD	R	210000	25000	235000	0	185000	29000	214000	1.098	13.51%		-13.79%		8.94%				
153	2611723130018	BRITTA R LARSON	21220	MINNETONKA BLVD	R	150000	94000	244000	0	132000	85000	217000	1.124	13.64%		10.59%		11.07%				
154	2611723130046	J S LEWIS & K M LEWIS	21240	MINNETONKA BLVD	R	195000	534000	729000	0	172000	493000	665000	1.096	13.37%		8.32%		8.78%				
155	2611723130047	K D WILCOCK ET AL CO-TRUSTEE	21260																			

	A	B	C	D	E	F	G	H	I	K	L	M	N	O	P	Q	R	S	T	U	V	W
2	PID	Owner	HouseNo	Street	PT2014	LAND2014	BKDG2014	EMV2014	IMP2014	LAND2013	BLDG2013	EMV2013	CHANGE	CHG LAND	CHG LAND Street AVG	CHG BLDG	CHG BLDG Street AVG	CHG TOTAL	CHG TOTAL Street AVG	Sales Study Sale Price	Ratio: Sale vs. 2014 EMV	Ratio: Sale vs. 2013 EMV
156	2611723130021	JUDITH W GREGG	21280	MINNETONKA BLVD	R	150000	150000	300000	0	132000	123000	255000	1.176	13.64%		21.95%		15.00%				
157	2611723130048	M L LUND & T S PETERSON	21310	MINNETONKA BLVD	R	150000	95000	245000	0	132000	85000	217000	1.129	13.64%		11.76%		11.43%				
158	2611723420006	FRED J PARDUHN	21355	MINNETONKA BLVD	R	144000	82000	226000	0	122000	73000	195000	1.159	18.03%		12.33%		13.72%				
159	2611723130045	K J HANNIGAN & C M HANNIGAN	21380	MINNETONKA BLVD	R	150000	194000	344000	0	132000	182000	314000	1.096	13.64%		6.59%		8.72%				
160	2611723420020	MARK A WESTON	21493	MINNETONKA BLVD	R	108000	135000	243000	0	91000	122000	213000	1.141	18.68%		10.66%		12.35%				
161	2611723420004	VALDIS MUCENIEKS ETAL	21555	MINNETONKA BLVD	R	234000	177000	411000	0	198000	160000	358000	1.148	18.18%		10.63%		12.90%				
162	2611723310049	DUANE E KELM	21595	MINNETONKA BLVD	R	198000	130000	328000	0	167000	121000	288000	1.139	18.56%		7.44%		12.20%				
163	2611723310039	M D BURNS & C J BURNS	21620	MINNETONKA BLVD	R	158000	210000	368000	0	139000	152000	291000	1.265	13.67%		38.16%		20.92%				
164	2611723310020	L M BECHTELL & E G NICKELS	21685	MINNETONKA BLVD	R	180000	126000	306000	0	152000	117000	269000	1.138	18.42%	15.43%	7.69%	10.94%	12.09%	12.20%			
165	2611723130051	PASCALE KLEVEN	21520	PINEVIEW CT	R	180000	160000	340000	0	158000	127000	285000	1.193	13.92%		25.98%		16.18%				
166	2611723130079	J S DOTY & AA JAMAR-DOTY	21540	PINEVIEW CT	R	158000	170000	328000	0	139000	162000	301000	1.090	13.67%		4.94%		8.23%				
167	2611723130030	ROBERT C SCHMITT JR	21560	PINEVIEW CT	R	173000	191000	364000	0	152000	165000	317000	1.148	13.82%		15.76%		12.91%				
168	2611723310041	K S & M L ANDERSON	21580	PINEVIEW CT	R	173000	153000	326000	0	152000	142000	294000	1.109	13.82%		7.75%		9.82%				
169	2611723310040	P H ROBERTS & P J ROBERTS	21600	PINEVIEW CT	R	165000	157000	322000	0	145000	150000	295000	1.092	13.79%	13.80%	4.67%	11.82%	8.39%	11.10%			
170	2611723130035	PATRICK LENIHAN MCCARTHY	4900	SLEEPY HOLLOW RD	R	203000	229000	432000	0	178000	216000	394000	1.096	14.04%		6.02%		8.80%				
171	2611723130040	D R HILL & C C HILL	4925	SLEEPY HOLLOW RD	R	233000	275000	508000	0	205000	269000	474000	1.072	13.66%		2.23%		6.69%				
172	2611723130013	H & L WUDLICK	4930	SLEEPY HOLLOW RD	R	240000	21000	261000	0	211000	20000	231000	1.130	13.74%		5.00%		11.49%				
173	2611723130041	P & B GRIFFIN	4935	SLEEPY HOLLOW RD	R	225000	138000	363000	0	198000	167000	365000	0.995	13.64%		-17.37%		-0.55%				
174	2611723130042	K L & L M PARSONS	4945	SLEEPY HOLLOW RD	R	233000	265000	498000	0	205000	283000	488000	1.020	13.66%		-6.36%		2.01%				
175	2611723130052	BRIAN H BURDICK	4950	SLEEPY HOLLOW RD	R	225000	409000	634000	0	198000	379000	577000	1.099	13.64%		7.92%		8.99%				
176	2611723130036	J R & R E DAHL	4960	SLEEPY HOLLOW RD	R	233000	244000	477000	0	205000	246000	451000	1.058	13.66%		-0.81%		5.45%				
177	2611723130028	LECY BROS CONSTRUCTION INC	4965	SLEEPY HOLLOW RD	R	180000	78000	258000	0	158000	80000	238000	1.084	13.92%		-2.50%		7.75%	280,000	92.14%	85.00%	
178	2611723130037	K K RILEY & K THACKER	4970	SLEEPY HOLLOW RD	R	240000	169000	409000	0	211000	156000	367000	1.114	13.74%		8.33%		10.27%				
179	2611723130054	JA CONZEMIUS/D N CONZEMIUS	4975	SLEEPY HOLLOW RD	R	180000	374000	554000	0	158000	337000	495000	1.119	13.92%		10.98%		10.65%				
180	2611723130038	BARBARA J DUNLAY	4980	SLEEPY HOLLOW RD	R	240000	212000	452000	0	211000	203000	414000	1.092	13.74%		4.43%		8.41%				
181	2611723130039	W & C LYNCH	4990	SLEEPY HOLLOW RD	R	233000	281000	514000	0	205000	281000	486000	1.058	13.66%	13.75%	0.00%	1.49%	5.45%	7.12%			
182	2611723410041	K D SJOBERG & S A SJOBERG	4960	ST ALBANS BAY RD	R	189000	206000	395000	0	160000	188000	348000	1.135	18.13%		9.57%		11.90%				
183	2611723410042	T & S J REISNER	4970	ST ALBANS BAY RD	R	198000	248000	446000	0	167000	240000	407000	1.096	18.56%		3.33%		8.74%				
184	2611723410051	S J RUELLE & L M RUELLE	5192	ST ALBANS BAY RD	R	360000	567000	927000	0	358000	524000	882000	1.051	0.56%	12.42%	8.21%	7.04%	4.85%	8.50%			
185	2611723410044	C B TEETER & S M TEETER	5110	WEEKS RD	R	243000	245000	488000	0	205000	237000	442000	1.104	18.54%		3.38%		9.43%				
186	2611723410043	J J RUDBERG & A A C RUDBERG	5120	WEEKS RD	R	207000	250000	457000	0	175000	243000	418000	1.093	18.29%	18.41%	2.88%	3.13%	8.53%	8.98%			
187	2611723310019	MATIN T WEBER	5105	WEST ST	R	135000	120000	255000	0	114000	107000	221000	1.154	18.42%		12.15%		13.33%				
188	2611723310015	BETH A GAVREN	5115	WEST ST	R	144000	138000	282000	0	122000	118000	240000	1.175	18.03%	18.23%	16.95%	14.55%	14.89%	14.11%			
189	2611723130058	BRET FELKNOR/ANGELA FELKNOR	4870	WOODS CT	R	340000	496000	836000	0	257000	472000	729000	1.147	32.30%		5.08%		12.80%				
190	2611723130059	DONALD A DALE/CHERYL D DALE	4890	WOODS CT	R	340000	776000	1116000	0	257000	710000	967000	1.154	32.30%		9.30%		13.35%				
191	2611723130060	J G RAUTH & K A RAUTH	4910	WOODS CT	R	340000	393000	733000	0	257000	374000	631000	1.162	32.30%		5.08%		13.92%				
192	2611723130061	DIANE E SHELGNEN	4920	WOODS CT	R	340000	418000	758000	0	257000	397000	654000	1.159	32.30%		5.29%		13.72%				
193	2611723130062	ROBERT J BOHNENKAMP TRUSTEE	4925	WOODS CT	R	340000	402000	742000	0	257000	378000	635000	1.169	32.30%	32.30%	6.35%	6.22%	14.42%	13.64%			
194								MEDIAN (middle)				MEDIAN (middle)		18.58%		7.18%		12.22%				
195								MEAN (average)				MEAN (average)		21.05%		8.72%		11.89%				
196	RESIDENTIAL LAKESHORE - ST. ALBAN'S BAY																					
197	2611723340055	FRED & LORIE BADIYAN	21750	BYRON CIR	RL	684000	309000	993000	0	639000	300000	939000	1.058	7.04%		3.00%		5.44%				
198	2611723340056	T G WILKINSON/A L WILKINSON	21800	BYRON CIR	RL	1236000	490000	1726000	0	1176000	451000	1627000	1.061	5.10%		8.65%		5.74%				
199	2611723340012	DAVID L & KAREN K COWELL TRE	21825	BYRON CIR	RL	978000	346000	1324000	0	920000	337000	1257000	1.053	6.30%		2.67%		5.06%				
200	2611723340057	DAVID L & KAREN K COWELL	21830	BYRON CIR	RL	223000	91000	314000	0	210000	80000	290000	1.083	6.19%		13.75%		7.64%				
201	2611723340016	STEVEN WOLD & DIANE WOLD	21845	BYRON CIR	RL	535000	51000	586000	0	500000	49000	549000	1.067	7.00%		4.08%		6.31%				
202	2611723340031	T J NAGEL & J A NAGEL	21885	BYRON CIR	RL	587000	68000	655000	0	546000	63000	609000	1.076	7.51%		7.94%		7.02%				
203	2611723340006	PAUL L BOEDECKER ET AL	21925	BYRON CIR	RL	560000	483000	1043000	0	520000	443000	963000	1.083	7.69%	6.69%	9.03%	7.02%	7.67%	6.41%			
204	2611723440070	MURLIDHAR & SONIA J NAGWANI	20840	CHANNEL DR	RL	398000	579000	977000	0	416000	538000	954000	1.024	-4.33%		7.62%		2.35%				
205	2611723440023	T J SAYER & F R SAYER	20845	CHANNEL DR	RL	224000	108000	332000	0	234000	98000	332000	1.000	-4.27%		10.20%		0.00%				
206	2611723440022	JOEY A WIRTH	20885	CHANNEL DR	RL	224000	378000	602000	0	234000	261000	495000	1.216	-4.27%		44.83%		17.77%	677,000	88.92%	73.12%	
207	2611723440002	C A SAYER & J E SAYER TRSTES	20890	CHANNEL DR	RL	366000	218000	584000	0	334000	203000	537000	1.088	9.58%		7.39%		8.05%				

	A	B	C	D	E	F	G	H	I	K	L	M	N	O	P	Q	R	S	T	U	V	W
2	PID	Owner	HouseNo	Street	PT2014	LAND2014	BKDG2014	EMV2014	IMP2014	LAND2013	BLDG2013	EMV2013	CHANGE	CHG LAND	CHG LAND Street AVG	CHG BLDG	CHG BLDG Street AVG	CHG TOTAL	CHG TOTAL Street AVG	Sales Study Sale Price	Ratio: Sale vs. 2014 EMV	Ratio: Sale vs. 2013 EMV
208	2611723440060	JOHN STONE & JOAN STONE	20895	CHANNEL DR	RL	224000	327000	551000	0	234000	317000	551000	1.000	-4.27%		3.15%		0.00%				
209	2611723440047	D & P PLOCEK	20896	CHANNEL DR	RL	518000	505000	1023000	0	458000	476000	934000	1.095	13.10%		6.09%		8.70%				
210	2611723440025	K W CARLSON & S A CARLSON	20965	CHANNEL DR	RL	1095000	316000	1411000	0	955000	304000	1259000	1.121	14.66%		3.95%		10.77%				
211	2611723440036	BRIAN SHORT & KAREN SHORT	20975	CHANNEL DR	RL	975000	771000	1746000	0	875000	713000	1588000	1.099	11.43%		8.13%		9.05%				
212	2611723440037	K P PEYER & D L PEYER	20985	CHANNEL DR	RL	975000	594000	1569000	0	875000	556000	625000	307000	11.43%	4.78%	6.83%	10.91%	60.17%	12.98%	1,497,150	104.80%	41.75%
213	2611723310016	HELJO LALARI	5120	CURVE ST	RL	630000	167000	797000	0	613000	151000	764000	1.043	2.77%		10.60%		4.14%				
214	2611723310017	CONNIE L AMBROSE	5130	CURVE ST	RL	585000	25000	610000	0	585000	150000	735000	0.830	0.00%		-83.33%		-20.49%				
215	2611723310037	STEVEN L KIND & DEBRA J KIND	5140	CURVE ST	RL	623000	341000	964000	0	608000	334000	942000	1.023	2.47%		2.10%		2.28%				
216	2611723420042	J R MUSGJERD & C A MUSGJERD	5145	CURVE ST	RL	623000	259000	882000	0	608000	252000	860000	1.026	2.47%		2.78%		2.49%				
217	2611723420043	EYAL LALO & KEREN LALO ET AL	5155	CURVE ST	RL	865000	495000	1360000	0	855000	473000	1328000	1.024	1.17%	1.78%	4.65%	-12.64%	2.35%	-1.84%			
218	3511723110024	MORTON LENT	21080	EXCELSIOR BLVD	RL	365000	160000	525000	0	284000	145000	429000	1.224	28.52%		10.34%		18.29%				
219	3511723110058	M B CANNING & P F CANNING	21100	EXCELSIOR BLVD	RL	705000	10000	715000	0	525000	10000	535000	1.336	34.29%		0.00%		25.17%				
220	3511723110059	JOHN W & VERONICA C LANG	21120	EXCELSIOR BLVD	RL	885000	679000	1564000	0	645000	639000	1284000	1.218	37.21%		6.26%		17.90%				
221	3511723110023	B C & S M RICHTER ET AL	21150	EXCELSIOR BLVD	RL	825000	459000	1284000	0	473000	434000	907000	1.416	74.42%		5.76%		29.36%				
222	3511723110022	G D SWEET & J E SWEET	21170	EXCELSIOR BLVD	RL	608000	256000	864000	0	555000	200000	755000	1.144	9.55%		28.00%		12.62%		921,500	93.76%	81.93%
223	3511723110021	T M FLETCHER & P L FLETCHER	21190	EXCELSIOR BLVD	RL	705000	135000	840000	0	525000	118000	643000	1.306	34.29%		14.41%		23.45%				
224	3511723120003	STEVEN JANOUSEK	21210	EXCELSIOR BLVD	RL	795000	318000	1113000	0	645000	307000	952000	1.169	23.26%		3.58%		14.47%				
225	3511723120004	ANNE FOSSE/MICHAEL FARRAHER	21230	EXCELSIOR BLVD	RL	795000	163000	958000	0	645000	153000	798000	1.201	23.26%		6.54%		16.70%				
226	3511723120005	BONNIE L & TIMOTHY F LANE	21250	EXCELSIOR BLVD	RL	795000	363000	1158000	0	645000	350000	995000	1.164	23.26%		3.71%		14.08%				
227	3511723120006	JOLEEN M ROY & ROBERT J ROY	21270	EXCELSIOR BLVD	RL	795000	365000	1160000	0	645000	342000	987000	1.175	23.26%		6.73%		14.91%				
228	3511723120007	WILLIAM J BRANDS	21290	EXCELSIOR BLVD	RL	755000	516000	1271000	0	581000	479000	1060000	1.199	29.95%		7.72%		16.60%				
229	3511723120008	BRANDON M FULL	21320	EXCELSIOR BLVD	RL	755000	234000	989000	0	548000	226000	774000	1.278	37.77%		3.54%		21.74%				
230	3511723120009	C L DAHLIN & G R DAHLIN TRS	21350	EXCELSIOR BLVD	RL	1154000	266000	1420000	0	860000	256000	1116000	1.272	34.19%		3.91%		21.41%				
231	3511723120035	J L KIM & S S KIM TRS	21380	EXCELSIOR BLVD	RL	710000	189000	899000	0	581000	171000	752000	1.195	22.20%		10.53%		16.35%				
232	3511723120036	JEFFREY R SAGAL	21420	EXCELSIOR BLVD	RL	921000	106000	1027000	0	645000	96000	741000	1.386	42.79%		10.42%		27.85%				
233	3511723120033	B G AHLM & D M AHLM	21450	EXCELSIOR BLVD	RL	905000	274000	1179000	0	554000	264000	818000	1.441	63.36%		3.79%		30.62%				
234	3511723120034	R J AHMANN III/R J AHMANN	21470	EXCELSIOR BLVD	RL	959000	317000	1276000	0	625000	307000	932000	1.369	53.44%		3.26%		26.96%		1,550,000	82.32%	60.13%
235	3511723120013	G P COLVIN & J D COLVIN	21500	EXCELSIOR BLVD	RL	439000	358000	797000	0	413000	346000	759000	1.050	6.30%		3.47%		4.77%				
236	3511723120032	DAVID M & KIMBERLY A BARRY	21550	EXCELSIOR BLVD	RL	390000	199000	589000	0	353000	183000	536000	1.099	10.48%	32.20%	8.74%	7.41%	9.00%	19.07%			
237	2611723420053	EQUITY BANK	5085	GREENWOOD CIR	RL	844000	418000	1262000	0	831000	393000	1224000	1.031	1.56%		6.36%		3.01%				
238	2611723420002	J J RUEGEMER & C D RUEGEMER	5105	GREENWOOD CIR	RL	656000	301000	957000	0	640000	293000	933000	1.026	2.50%		2.73%		2.51%				
239	2611723420076	D P REGNIER & P A REGNIER TR	5115	GREENWOOD CIR	RL	540000	288000	828000	0	513000	281000	794000	1.043	5.26%		2.49%		4.11%				
240	2611723420034	M GUSTAFSON & D GUSTAFSON TR	5125	GREENWOOD CIR	RL	495000	244000	739000	0	470000	238000	708000	1.044	5.32%		2.52%		4.19%				
241	2611723420035	SANDRA A STROMMEN	5135	GREENWOOD CIR	RL	473000	180000	653000	0	449000	163000	612000	1.067	5.35%		10.43%		6.28%				
242	2611723420036	MARK W ELIAS	5145	GREENWOOD CIR	RL	450000	166000	616000	0	428000	144000	572000	1.077	5.14%		15.28%		7.14%				
243	2611723420037	K J CHAPMAN & J A CHAPMAN	5155	GREENWOOD CIR	RL	734000	38000	772000	0	723000	36000	759000	1.017	1.52%		5.56%		1.68%				
244	2611723420038	MARCY J WICKA TRUSTEE	5165	GREENWOOD CIR	RL	450000	219000	669000	0	428000	212000	640000	1.045	5.14%		3.30%		4.33%				
245	2611723420039	CHRISTINE M BIBLE TRUSTEE	5175	GREENWOOD CIR	RL	734000	477000	1211000	0	723000	447000	1170000	1.035	1.52%		6.71%		3.39%				
246	2611723420041	W B COOK & LA COOK	5195	GREENWOOD CIR	RL	450000	208000	658000	0	428000	193000	621000	1.060	5.14%	3.85%	7.77%	6.32%	5.62%	4.23%			
247	2611723420045	L S LEVINE & M R LEVINE	5040	KINGS CT	RL	260000	258000	518000	0	240000	231000	471000	1.100	8.33%		11.69%		9.07%				
248	2611723420047	J SVENDSEN & C SVENDESON TRS	5050	KINGS CT	RL	273000	220000	493000	0	252000	198000	450000	1.096	8.33%	8.33%	11.11%	11.40%	8.72%	8.90%			
249	3511723210025	JOYCE D AGNEW	6	MACLYNN RD	RL	1007000	164000	1171000	0	893000	146000	1039000	1.127	12.77%		12.33%		11.27%				
250	3511723120031	J P MCMULLIN & C L MCMULLIN	8	MACLYNN RD	RL	990000	348000	1338000	0	860000	336000	1196000	1.119	15.12%		3.57%		10.61%				
251	3511723120030	JAE Y & JULIE S LEW	10	MACLYNN RD	RL	990000	276000	1266000	0	860000	267000	1127000	1.123	15.12%		3.37%		10.98%				
252	3511723120026	ELLEN R TIMPE	12	MACLYNN RD	RL	885000	193000	1078000	0	740000	174000	914000	1.179	19.59%		10.92%		15.21%				
253	3511723120025	KAY M JASPER	14	MACLYNN RD	RL	850000	230000	1080000	0	700000	204000	904000	1.195	21.43%	16.80%	12.75%	8.59%	16.30%	12.87%			
254	2611723410055	L S & S L NELSON TRUSTEES	5110	MANOR RD	RL	1190000	950000	2140000	0	1052000	925000	1977000	1.082	13.12%		2.70%		7.62%				
255	2611723440024	J & W SCHULTZ	5330	MANOR RD	RL	224000	219000	443000	0	234000	212000	446000	0.993	-4.27%		3.30%		-0.68%				
256	2611723440021	J L SCHEURICH ETAL	5350	MANOR RD	RL	224000	143000	367000	0	234000	129000	363000	1.011	-4.27%		10.85%		1.09%				
257	2611723440020	J S NORMAN & P I NORMAN	5370	MANOR RD	RL	224000	55000	279000	0	234000	50000	284000	0.982	-4.27%		10.00%		-1.79%				
258	2611723440046	JULIANNE G SCHULTZ	5470	MANOR RD	RL	224000	247000	471000	0	234000	239000	473000	0.996	-4.27%		3.35%		-0.42%				
259	2611723440066	G L WESTRUM & K J WESTRUM	5490	MANOR RD	RL	224000	441000	665000	0	234000	402000	636000	1.046	-4.27%	-1.37%	9.70%	6.65%	4.36%	1.70%	695,000	95.68%	91.51%

	A	B	C	D	E	F	G	H	I	K	L	M	N	O	P	Q	R	S	T	U	V	W
2	PID	Owner	HouseNo	Street	PT2014	LAND2014	BKDG2014	EMV2014	IMP2014	LAND2013	BLDG2013	EMV2013	CHANGE	CHG LAND	CHG LAND Street AVG	CHG BLDG	CHG BLDG Street AVG	CHG TOTAL	CHG TOTAL Street AVG	Sales Study Sale Price	Ratio: Sale vs. 2014 EMV	Ratio: Sale vs. 2013 EMV
364	2611723340040	K H ERICKSON/N E ERICKSON TR	21955	MINNETONKA BLVD	X	667000	272000	939000	0	474000	258000	732000	1.283	40.72%		5.43%		22.04%				
365	2611723340041	R J HENDRICKS & J B STONE	21955	MINNETONKA BLVD	X	667000	311000	978000	0	474000	290000	764000	1.280	40.72%		7.24%		21.88%				
366	2611723340042	WELLS FARGO BANK N A ETAL	21955	MINNETONKA BLVD	X	753000	299000	1052000	0	536000	283000	819000	1.284	40.49%		5.65%		22.15%				
367	2611723340043	JUDITH & ELLIOT A SIROTA TRS	21955	MINNETONKA BLVD	X	753000	292000	1045000	0	536000	277000	813000	1.285	40.49%		5.42%		22.20%				
368	2611723340045	EQUITY BANK	21957	MINNETONKA BLVD	X	301000	257000	558000	0	214000	245000	459000	1.216	40.65%		4.90%		17.74%				
369	2611723340046	JOHN E REIMANN III ET AL	21957	MINNETONKA BLVD	X	430000	278000	708000	0	306000	263000	569000	1.244	40.52%		5.70%		19.63%				
370	2611723340047	C K PORTER & M G PORTER	21957	MINNETONKA BLVD	X	430000	289000	719000	0	306000	272000	578000	1.244	40.52%		6.25%		19.61%				
371	2611723340048	MARY E MCNUTT TRUSTEE	21957	MINNETONKA BLVD	X	430000	272000	702000	0	306000	258000	564000	1.245	40.52%		5.43%		19.66%				
372	2611723340049	S J PETERSON & P J PETERSON	21957	MINNETONKA BLVD	X	667000	329000	996000	0	474000	308000	782000	1.274	40.72%		6.82%		21.49%				
373	2611723340050	J R SCHMIDT & M A SCHMIDT	21957	MINNETONKA BLVD	X	667000	285000	952000	0	474000	270000	744000	1.280	40.72%		5.56%		21.85%				
374	2611723340051	RAYMOND C RICHELSEN ET AL TR	21957	MINNETONKA BLVD	X	667000	289000	956000	0	474000	273000	747000	1.280	40.72%		5.86%		21.86%				
375	2611723340052	M L STOVER & K STOVER	21957	MINNETONKA BLVD	X	667000	462000	1129000	0	474000	427000	901000	1.253	40.72%		8.20%		20.19%				
376	2611723340053	DEBRA ANTONE	21957	MINNETONKA BLVD	X	753000	318000	1071000	0	536000	302000	838000	1.278	40.49%		5.30%		21.76%				
377	2611723340054	ELIZABETH M BENNETT ET AL TR	21957	MINNETONKA BLVD	X	753000	338000	1091000	0	536000	320000	856000	1.275	40.49%	40.61%	5.63%	5.84%	21.54%	20.74%			
378							MEDIAN (middle)	946,500				MEDIAN (middle)	40.59%			5.59%		21.51%				
379							MEAN (average)	872,550				MEAN (average)	40.61%			5.84%		20.74%				
380	IMPROVEMENTS																					
381	2611723420011	J T PASTOR & E M PASTOR	5100	GREENWOOD CIR	R	144000	55000	199000	55000	122000	74000	196000	1.015	18.03%		-25.68%		1.51%		200,000	99.50%	98.00%
382	2611723420040	O E FISHER & K D FISHER	5185	GREENWOOD CIR	RL	500000	295000	795000	294000	475000	1000	476000	1.670	5.26%		29400.00%		40.13%				
383	3511723110029	MARIETTA J JACOBSEN	5530	MAPLE HEIGHTS RD	RL	698000	25000	723000	2000	679000	6000	685000	1.055	2.80%		316.67%		5.26%				
384	2611723440051	C M & E J FELDBAUM TRUSTEES	21020	OAK LA S	RL	1559000	673000	2232000	39000	1276000	593000	1869000	1.194	22.18%		13.49%		16.26%				
385	2611723410049	D WETTERLIN & M J INMAN	4950	ST ALBANS BAY RD	RL	540000	413000	953000	178000	540000	235000	775000	1.230	0.00%		75.74%		18.68%				
386	2611723310013	RICHARD SUNDBERG	5125	WEST ST	RL	552000	25000	577000	1000	504000	11000	515000	1.120	9.52%		127.27%		10.75%		585,000	98.63%	88.03%
387	2611723130010	TERESA W PFISTER	21580	FAIRVIEW ST	RL	1695000	506000	2201000	468000	1625000	38000	1663000	1.324	4.31%		1231.58%		24.44%				
388	2611723240003	J K JETLAND & M M JETLAND	4940	MEADVILLE ST	RL	1629000	904000	2533000	181000	1525000	784000	2309000	1.097	6.82%		15.31%		8.84%				
389	2611723320005	DANIEL J HANRAHAN	5190	MEADVILLE ST	RL	1460000	606000	2066000	545000	1029000	55000	1084000	1.906	41.89%		1001.82%		47.53%				
390																						
391		Sales that were included in the State Sales Ratio Study					ALL SINGLE FAMILY RESIDENTIAL															
392		Sales that were rejected from the State Sales Ratio Study					MEDIAN (middle)	729,000														
393		Sales that occurred after the official end of the State Sales Ratio Study period					MEAN (average)	870,389														
394																						
395	Data provided by county assessor. Organization done by Deb Kind 03-21-14.																					

<u>NEIGH</u>	<u>DESCRIPTION</u>
0 - 29	PLATTED RESIDENTIAL
30 - 39	ACREAGE: SINGLE/MULTIPLE
40 - 49	ACREAGE: AG AND AG PRESERVE
50 - 54	SPLIT CLASS/SUBRECORD PARCELS
55 - 59	DB/TP/RZ
60 - 69	CONDO - USE SITE ADJ. FOR GARAGE

<u>NEIGH</u>	<u>DESCRIPTION</u>
70 - 77	CONDO
78	UNBUILDABLE LR
79	UNBUILDABLE LL
80 - 89	TOWNHOME - USE SITE ADJ. FOR GARAGE
90 - 99	TOWNHOME

City Notes: Final Land Submission

Land Last Update: 12/19/2013

GREENWOOD - 2014 NEIGHBORHOOD LAND RATES

<i>MUNIC</i>	<i>NBHD</i>	<i>NAME</i>	<i>2013 BASE</i>	<i>2014 BASE</i>	<i>CHANGE</i>	<i>NBHD NOTES:</i>
(19)	01	Greenwoods	\$257,000	\$340,000	32.30%	
(19)	02	Sleepy Hlw/Pineview/Mtka Blvd	\$132,000	\$150,000	13.64%	
(19)	03	Fairview/Meadville/Covington	\$109,000	\$130,000	19.27%	
(19)	05	N St. Albans Bay - Off Lake	\$152,000	\$180,000	18.42%	
(19)	07	South St. Albans Bay - Off Lake	\$100,000	\$125,000	25.00%	
(19)	70	St Alb. Bay Villas	\$306,000	\$430,000	40.52%	
(19)	78	Misc (19)	\$10,000	\$10,000	0.00%	

RATINGS DESCRIPTION
 1 - 19 PRIVATE LAKESHORE
 20 - 39 LAKESHORE COMMONS
 50 - 59 PRIVATE CHANNEL

RATINGS DESCRIPTION
 60 - 69 CHANNEL COMMONS
 70 - 89 PARCEL WITH DEEDED ACCESS

City Notes: Final Land Submission

GREENWOOD - 2014 LAKESHORE SCHEDULE Land Updated: 12/19/2013

MUNIC	LAKE BAY RATING	NAME	BASE RATE	FRONT FT	FF RATE	RATE TOTAL	ACCUM TOTAL
(19)	01 - 01 - 01	Fairview		1st 50 FT @ \$16,500 =		\$825,000	\$825,000
				2nd 50 FT @ \$13,400 =		\$670,000	\$1,495,000
				3rd 1 FT @ \$10,000 =		\$10,000	\$1,505,000
				BALANCE @ \$10,000			
(19)	01 - 01 - 02	Meadville		1st 50 FT @ \$16,500 =		\$825,000	\$825,000
				2nd 50 FT @ \$13,400 =		\$670,000	\$1,495,000
				3rd 1 FT @ \$8,800 =		\$8,800	\$1,503,800
				BALANCE @ \$8,800			
(19)	01 - 02 - 02	Excelsior Bay		1st 50 FT @ \$14,500 =		\$725,000	\$725,000
				2nd 50 FT @ \$12,900 =		\$645,000	\$1,370,000
				3rd 1 FT @ \$3,000 =		\$3,000	\$1,373,000
				BALANCE @ \$3,000			
(19)	01 - 03 - 03	West St. Albans Bay		1st 50 FT @ \$8,500 =		\$425,000	\$425,000
				2nd 50 FT @ \$5,500 =		\$275,000	\$700,000
				3rd 1 FT @ \$3,000 =		\$3,000	\$703,000
				BALANCE @ \$3,000			
(19)	01 - 03 - 04	North St. Albans Bay		1st 50 FT @ \$10,000 =		\$500,000	\$500,000
				2nd 1 FT @ \$5,200 =		\$5,200	\$505,200
				3rd 1 FT @ \$5,200 =		\$5,200	\$510,400
				BALANCE @ \$5,200			
(19)	01 - 03 - 05	East St. Albans Bay		1st 50 FT @ \$13,500 =		\$675,000	\$675,000
				2nd 50 FT @ \$6,000 =		\$300,000	\$975,000
				3rd 1 FT @ \$6,000 =		\$6,000	\$981,000
				BALANCE @ \$6,000			
(19)	01 - 03 - 06	The Royal Court	\$260,000				
(19)	01 - 03 - 07	South St. Albans Bay		1st 50 FT @ \$13,500 =		\$675,000	\$675,000
				2nd 50 FT @ \$9,400 =		\$470,000	\$1,145,000
				3rd 1 FT @ \$5,000 =		\$5,000	\$1,150,000
				BALANCE @ \$5,000			
(19)	01 - 03 - 08	Isle of Windemere	\$1,500,000				

GREENWOOD - 2014 LAKESHORE SCHEDULE *Land Updated: 12/19/2013*

<i>MUNIC</i>	<i>LAKE BAY RATING</i>	<i>NAME</i>	<i>BASE RATE</i>	<i>FRONT FT</i>	<i>FF RATE</i>	<i>RATE TOTAL</i>	<i>ACCUM TOTAL</i>
(19)	01 - 03 - 09	Maclynn Island		1st	50 FT @ \$12,000 =	\$600,000	\$600,000
				2nd	50 FT @ \$5,000 =	\$250,000	\$850,000
				3rd	1 FT @ \$3,500 =	\$3,500	\$853,500
					BALANCE @ \$3,500		
(19)	01 - 03 - 10	Knapp Cool Oaks	\$249,000				

**HENNEPIN COUNTY
R RL SALES RATIOS FOR THE 2014 ASSESSMENT**

Munic	PT	Number of Sales	Mean	Median
BLOOMINGTON	R	663	0.9760	0.8855
	Total	663	0.9760	0.8855
BROOKLYN CENTER	R	235	0.8766	0.8654
	RL	3	0.9112	0.8532
	Total	238	0.8770	0.8646
BROOKLYN PARK	R	594	0.8965	0.8664
	RL	3	0.8778	0.8891
	Total	597	0.8964	0.8664
CHAMPLIN	R	206	0.8935	0.8671
	RL	11	1.0155	1.0304
	Total	217	0.8997	0.8750
CORCORAN	R	50	0.8496	0.8101
	Total	50	0.8496	0.8101
CRYSTAL	R	209	0.8860	0.8566
	RL	2	0.9972	0.9972
	Total	211	0.8871	0.8566
DAYTON	R	30	0.8686	0.8480
	RL	2	0.9129	0.9129
	Total	32	0.8714	0.8480
DEEPHAVEN	R	44	0.8882	0.8998
	RL	10	0.9058	0.8908
	Total	54	0.8915	0.8998
EDEN PRAIRIE	R	506	0.9096	0.9045
	RL	11	0.9633	0.9123
	Total	517	0.9107	0.9048
EDINA	R	546	0.8955	0.8887
	RL	13	0.8476	0.8816
	Total	559	0.8944	0.8886
EXCELSIOR	R	19	0.8248	0.8475
	RL	3	0.8135	0.8147
	Total	22	0.8232	0.8311
GOLDEN VALLEY	R	245	0.8909	0.8633
	RL	4	0.9806	1.0249
	Total	249	0.8923	0.8653
GREENFIELD	R	20	0.8974	0.8831
	RL	1	1.0220	1.0220
	Total	21	0.9034	0.8962
GREENWOOD	R	2	0.7932	0.7932
	RL	6	0.8568	0.8883
	Total	8	0.8409	0.8650
HANOVER	R	8	0.9050	0.9102
	Total	8	0.9050	0.9102
HOPKINS	R	69	0.8682	0.8727
	Total	69	0.8682	0.8727

MUNIC	PT	Number of Sales	Mean	Median
INDEPENDENCE	R	27	0.9663	0.9056
	RL	4	0.8487	0.8659
	Total	31	0.9511	0.8994
LONG LAKE	R	20	0.9673	0.9159
	RL	1	1.1642	1.1642
	Total	21	0.9767	0.9527
LORETTO	R	9	0.9046	0.8834
	Total	9	0.9046	0.8834
MAPLE GROVE	R	531	0.8851	0.8772
	RL	22	0.9344	0.9559
	Total	553	0.8870	0.8800
MAPLE PLAIN	R	17	1.0106	0.9860
	Total	17	1.0106	0.9860
MEDICINE LAKE	RL	1	0.8950	0.8950
	Total	1	0.8950	0.8950
MEDINA	R	50	0.9778	0.9561
	RL	3	1.1327	1.1525
	Total	53	0.9866	0.9591
MINNETONKA	R	441	0.9116	0.8964
	RL	9	0.9694	0.9953
	Total	450	0.9128	0.8993
MINNETONKA BEACH	R	6	0.7911	0.7970
	RL	5	0.8671	0.8438
	Total	11	0.8257	0.8035
MINNETRISTA	R	51	0.8911	0.8773
	RL	25	0.8854	0.8989
	Total	76	0.8892	0.8876
MOUND	R	76	0.8463	0.8095
	RL	48	0.9083	0.9157
	Total	124	0.8703	0.8444
NEW HOPE	R	137	0.9112	0.8804
	Total	137	0.9112	0.8804
ORONO	R	68	0.9415	0.9336
	RL	36	0.9204	0.9457
	Total	104	0.9342	0.9359
OSSEO	R	22	0.9282	0.8310
	Total	22	0.9282	0.8310
PLYMOUTH	R	571	0.9132	0.8982
	RL	22	0.9089	0.9211
	Total	593	0.9130	0.9002
RICHFIELD	R	368	0.9306	0.8609
	Total	368	0.9306	0.8609
ROBBINSDALE	R	144	0.8922	0.8529
	RL	2	1.0262	1.0262
	Total	146	0.8940	0.8537
ROCKFORD	RL	1	0.8537	0.8537
	Total	1	0.8537	0.8537
ROGERS	R	88	0.8666	0.8523
	RL	1	1.1088	1.1088
	Total	89	0.8693	0.8546

MUNIC	PT	Number of Sales	Mean	Median
SHOREWOOD	R	69	0.9126	0.9078
	RL	17	0.8559	0.8881
	Total	86	0.9014	0.8936
SPRING PARK	R	5	0.8288	0.8171
	RL	7	0.8745	0.8848
	Total	12	0.8554	0.8220
ST. ANTHONY	R	43	0.9410	0.8895
	Total	43	0.9410	0.8895
ST. BONIFACIUS	R	24	0.8831	0.9081
	Total	24	0.8831	0.9081
ST. LOUIS PARK	R	578	0.9294	0.8964
	RL	9	0.8954	0.8669
	Total	587	0.9289	0.8960
TONKA BAY	R	12	1.0041	0.9456
	RL	15	0.8704	0.8750
	Total	27	0.9298	0.8859
WAYZATA	R	30	0.8915	0.9006
	RL	3	1.0256	1.0114
	Total	33	0.9037	0.9049
WOODLAND	R	2	0.8550	0.8550
	RL	5	0.9776	1.0028
	Total	7	0.9426	0.9676
Total	R	6,835	0.9104	0.8831
	RL	305	0.9136	0.9131
	Total	7,140	0.9106	0.8844

SALES AS OF 11/06/2013

RUN DATE: 10/02/13

HENNEPIN COUNTY PROPERTY INFORMATION SYSTEM

REPORT NO: P1313201

SALES RATIO - SALES ANALYSIS

PAGE NO: 0003

PROPERTY IDENTIF.	PROF SALE TYPE CODE	SALE DATE	*ACTUAL* SALE PRC*	TIME ADJ. RATE	*TIME ADJ* SALE PRC*	SELLER PD PTS.	CURRENT *MKT VAL*	CURRENT ACTUAL	RATIO ADJ	NEW - IMPR *MKT VAL*	NEW RATIO ACTUAL
MUN SEC TMP RNG QQ SUFX											
19 26 117 23 31 0036	R	W	2013/05	300,000	12.100	324,200	231,000	77.0	71.3	221,000	73.7
19 26 117 23 13 0070	R	0	2012/11	725,000	12.100	827,346	626,000	86.3	75.7	616,000	85.0

	MARKET VALUE	ACT PRICE	CURRENT RATIO	ADJ PRICE	NEW RATIO	ADJ PRICE
MEAN RATIO	81.6	81.6	73.5	73.5	71.3	71.3
STANDARD DEV	6.5	6.5	3.1	7.9	4.4	4.4
C. V.	8.0	8.0	4.2	10.0	6.2	6.2
C. D.	5.7	5.7	2.9	7.1	4.4	4.4
S. W. R.	83.6	83.6	74.4	81.6	72.6	72.6
I. R.	97.6	97.6	98.7	97.1	98.1	98.1
NO. OF SALES	2	2				

SALES RATIO - SALES ANALYSIS

MUN SEC TWP RNG QQ SUFX	PROP SALE TYPE CODE	SALE DATE	*ACTUAL* SALE PRC*	TIME ADJ. RATE	*TIME ADJ* SALE PRC*	SELLER PD PTS.	CURRENT *MKT VAL*	CURRENT ACTUAL	RATIO ADJ	NEW - IMPR *MKT VAL*	NEW RATIO ACTUAL
19 26 117 23 33 0010	RL W	2013/05	1,887,500	11.300	2,029,692		1,752,000	92.8	86.3	1,369,000	71.5
19 26 117 23 31 0055	RL O	2013/09	3,500,000	11.300	3,631,833		2,905,000	83.0	80.0	2,900,000	82.9
19 26 117 23 31 0013	RL W	2013/05	585,000	11.300	629,070		563,000	96.2	89.5	515,000	88.0
19 26 117 23 33 0007	RL W	2013/07	511,000	11.300	539,872		499,000	97.7	92.4	458,000	89.6
19 26 117 23 41 0001	RL W	2012/10	1,087,500	11.300	1,241,109		1,053,000	96.8	84.8	985,000	90.6
19 26 117 23 44 0066	RL W	2013/08	695,000	11.300	727,723		646,000	92.9	88.8	636,000	91.5

	MARKET VALUE	ACT PRICE	CURRENT RATIO	ADJ PRICE	NEW RATIO	ADJ PRICE
	7,418,000	7,418,000	87.5	88.8	80.8	80.8
	94.5	93.2	86.9	85.6	79.9	79.9
MEAN RATIO		5.4	4.3	7.5	7.2	7.2
STANDARD DEV		5.8	4.9	8.8	9.0	9.0
C. V.		3.8	3.7	5.5	5.8	5.8
C. D.		89.7	84.3	82.7	77.7	77.7
S. W. R.		103.8	103.1	103.5	102.8	102.8
I. R.		6	6	6	6	6
NO. OF SALES						



Agenda Item: Consent Agenda

Summary: The consent agenda typically includes the most recent council minutes, cash summary report, verified report, electronic fund transfers, and check registers. The consent agenda also may include the 2nd reading of ordinances that were approved unanimously by the council at the 1st reading. Council members may remove consent agenda items for further discussion. Removed items will be placed under Other Business on the agenda.

Council Action: Required. Possible motion ...

1. I move the council approves the consent agenda items as presented.

MINUTES

Greenwood City Council Meeting

Wednesday, March 5, 2014
20225 Cottagewood Road, Deephaven, MN 55331



1. CALL TO ORDER ~ ROLL CALL ~ APPROVE AGENDA

Mayor Kind called the meeting to order at 7:05pm.

Members Present: Mayor Kind; Councilmembers Bill Cook, Tom Fletcher, Bob Quam, and Rob Roy

Others Present: Attorney Mark Kelly, City Zoning Administrator / City Clerk Gus Karpas

Members Absent: None

Motion by Quam, second by Cook, to approve the agenda with the removal of item 6C Proposal for Increased Plantings Along Excelsior Blvd. Motion passed 5-0.

2. CONSENT AGENDA

A. Approve: 02-05-14 City Council Meeting Minutes

B. Approve: January Cash Summary Report

C. Approve: February Verifies, Check Register, Electronic Fund Transfers

D. Approve: March Payroll Register

Motion by Roy, second by Cook, to approve the consent agenda items as presented. Motion passed 5-0.

3. MATTERS FROM THE FLOOR

A. None

4. PRESENTATIONS, REPORTS, GUESTS & ANNOUNCEMENTS

A. Presentation: CliftonLarsonAllen, 2013 Audit Report

Motion by Cook, second by Quam, to approve the 2013 audit report as presented by CliftonLarsonAllen.

B. Announcement: Pre-Board Worksession with Assessors, 6pm, 04-02-14

No council action.

5. PUBLIC HEARINGS

A. City Stormwater Pollution Prevention Program

Motion by Fletcher, second by Roy, to open the public hearing. Motion passed 5-0.

No one spoke during the public comment period.

Motion by Roy, second by Fletcher, to close the public hearing. Motion passed 5-0.

6. UNFINISHED BUSINESS

A. 2nd Reading: Ordinance 227, Alcohol Regulations (changing hours of service)

Motion by Quam, second by Cook, to approve the 2nd reading of ordinance 227. Motion passed 5-0.

B. 2nd Reading: Ordinance 228, Practical Difficulties Considerations

Motion by Fletcher, second by Roy, to approve the 2nd reading of ordinance 228. Motion passed 5-0.

7. NEW BUSINESS

- A. Consider: Resolution 08-14, Planning Commission Appointments

Motion by Quam, second by Roy, to approve resolution 08-14 updating the city's planning commission appointments and direct that the oath of office be administered to the reappointed planning commissioners at the next planning commission meeting. Motion passed 5-0.

- B. Consider: Annual Contribution for Baywide Treatment of St. Alban's Bay Milfoil / Pondweed

Motion by Cook, second by Fletcher, to approve payment of \$2500 from the marina fund for 2014 St. Alban's Bay milfoil / pondweed treatment and direct the city treasurer to send the funds to the Lake Minnetonka Association by May 1, 2014. Motion passed 5-0.

- C. 1st Reading: Ordinance 230 (chapter 2) and Discussion of Ordinance 231 (chapter 11), Permitting Suspension of the Planning Commission in the Absence of a Quorum

The council directed the city attorney to draft an ordinance to allow a city council member to serve as an alternate member of the planning commission for consideration at the April council meeting.

- D. Discuss: Potential Grading Ordinance

The council directed the planning commission to review a possible change to the grading ordinance and make a recommendation to the city council.

- E. Consider: Estimate for Greenwood Park Tennis Court Refurbishment

Motion by Cook, second by Quam, to authorize the city clerk to accept Finley Bros (Tennis West) \$5460 estimate to refurbish the Greenwood Park tennis court and authorize the clerk to spend up to an additional \$1540 for unexpected tennis court costs. Motion passed 5-0.

8. OTHER BUSINESS

- A. None

9. COUNCIL REPORTS

- A. Cook: Planning Commission
B. Fletcher: Lake Minnetonka Communications Commission, Fire
C. Kind: Police, Administration, Mayors' Meetings, Website, Southshore Center Committee
D. Quam: Roads & Sewer, Minnetonka Community Education
E. Roy: Lake Minnetonka Conservation District, Lake Improvement District

No council action was taken on any of the council reports.

10. ADJOURNMENT

Motion by Roy, second by Quam, to adjourn the meeting at 8:35pm. Motion passed 5-0.

This document is intended to meet statutory requirements for city council meeting minutes. A video recording was made of the meeting, which provides a verbatim account of what transpired. The video recording is available for viewing on LMCC TV channel 8 for 1 month, at www.lmcc-tv.org for 1 year, and on DVD at the city office (permanent archive).

Greenwood City Council Worksession Minutes

6:00 pm, Tuesday, March 5, 2014
Deephaven City Hall ~ 20225 Cottagewood Avenue ~ Deephaven, MN 55331

1. Call to Order/Roll Call/Approval Agenda

Mayor Kind called the meeting to order at 6:00 pm.

Councilmember present: Deb Kind, Bill Cook, Tom Fletcher, Bob Quam and Rob Roy

Others present: City Clerk/Zoning Administrator Gus Karpas and Tonka Bay City Councilmember Elli Ansari

Fletcher moved to approve the agenda. Second by Cook. Motion carried 5-0.

2. Discuss: Southshore Center Concept

Mayor Kind said the topic of tonight's meeting was to discuss a concept plan developed by Tonka Bay Councilmember Elli Ansari and herself to revamp the Southshore Center. She said the idea was to design a plan that would position the center for future cash flow.

Mayor Kind discussed the key points of the concept which include renaming the center to The Cove, updating the website, creating a "wow" factor with aesthetic upgrades, the creation of an executive board to oversee the upgrades, continuing to have Shorewood in charge of managing the center, and continuing to have a Southshore Senior Partners presence.

Kind discussed the proposed upgrades noting they are scheduled to take place in two phases. The idea is to upgrade the center and make it more appealing to all age groups.

The proposal would be a three-year pilot plan and after that time it could be revisited by the cities.

Councilmember Quam asked about the Capital Improvement information included in the project packet, stating it was confusing and questioned what the source of funding would be for the replacement schedule. Mayor Kind said the schedule improvements were provided by Shorewood as an FYI item in the presentation.

Councilmember Fletcher expressed concern about how committed MCE was to the center, noting their involvement increases expenses, regardless of their level of use.

Councilmember Cook feels the center would be used by MCE as overflow capacity only and the plan appears to be funded to fail. He said the proposal is not a "wow" factor, rather its "lipstick." He said in order for the center to be successful someone needs to take ownership of the building and have a passion for its programming. He said the proposal appears to be a three-year attempt with no vision or passion. Mayor Kind said MCE has a professional programming staff. Cook said the center would only be selling reserve capacity.

Councilmember Roy noted MCE has no "skin in the game" and when the center's expenses start rising, so should its benefits. Councilmember Quam agreed and asked why the City of Greenwood is investing in the site. Mayor Kind said it has been viewed as an asset to the community and as our recent community survey indicated, though not many residents use the center, a majority feel the city should continue to contribute to it.

Councilmember Cook said the city's share is so small and there is such a reliance on others to step up, which nobody wants to do because of the risk. The common belief is the costs are greater than what is being presented. He believes if only one entity owned it they would have a passion for it to succeed.

Mayor Kind asked if the Council wanted to relinquish its share of the center to the City of Shorewood. Councilmember Fletcher said he wouldn't want to take a step like that until the City Attorney had time to investigate the potential ramifications.

Councilmember Quam said the City of Shorewood already has invested a lot of funds in the center and couldn't get it to work. Tonka Bay Councilmember Ansari said that is what led to the development of the Advisory Committee. Quam asked about the availability of grants. Ansari said most of the initial funding for the Southshore Center came through outside grants, but those funds have dried up.

Councilmember Fletcher feels MCE involvement would be a benefit but doesn't like that they are not more heavily committed. He said the proposal before the Council is better than anything anyone else has brought before them.

Keith Stuessi, 5000 Meadville Street, said the number one issue with the Southshore Center is programming. He described some programs he participated in which were poorly attended. He said the city should be very skeptical of MCE. He feels the key is to build the center around what the people want and the only way to do that is to go out and ask them. He feels this type of outreach can also be used to help fund the center. Councilmember Fletcher noted the solution is not as easily achieved as it sounds.

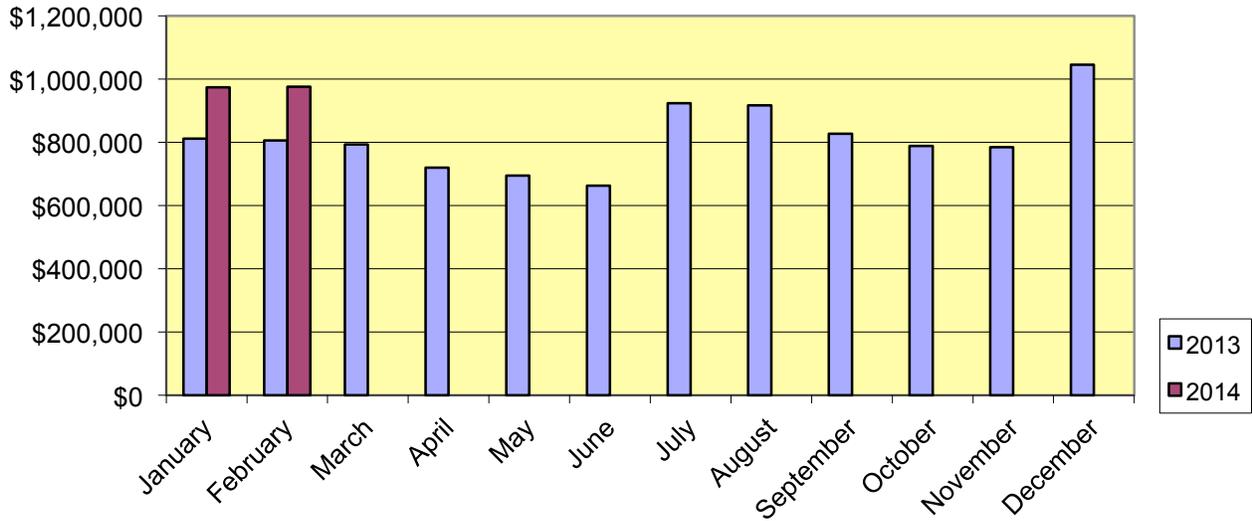
The council consensus was to include the Southshore Center discussion on the regular Council Agenda in April.

3. Adjournment

Roy moved to adjourn. Second by Quam. Meeting adjourned at 6:56 pm.

Respectfully submitted by Gus Karpas, City Clerk

City of Greenwood Monthly Cash Summary



Month	2013	2014	Variance with Prior Month	Variance with Prior Year
January	\$812,019	\$973,698	-\$72,277	\$161,679
February	\$805,692	\$976,134	\$2,436	\$170,442
March	\$793,435		-\$976,134	-\$793,435
April	\$720,170		\$0	-\$720,170
May	\$694,987		\$0	-\$694,987
June	\$663,171		\$0	-\$663,171
July	\$924,057		\$0	-\$924,057
August	\$917,234		\$0	-\$917,234
September	\$826,755		\$0	-\$826,755
October	\$788,426		\$0	-\$788,426
November	\$784,533		\$0	-\$784,533
December	\$1,045,975		\$0	-\$1,045,975

Bridgewater Bank Money Market	\$704,488
Bridgewater Bank Checking	\$4,947
Beacon Bank CD	\$243,348
Beacon Bank Money Market	\$18,251
Beacon Bank Checking	\$5,100
	\$976,134

ALLOCATION BY FUND

General Fund	\$348,299
Special Project Fund	\$36,900
General Fund Designated for Parks	\$27,055
Bridge Capital Project Fund	\$98,613
Stormwater Fund	\$13,417
Sewer Enterprise Fund	\$416,247
Marina Enterprise Fund	\$35,603
	\$976,134

Check Issue Date(s): 03/01/2014 - 03/31/2014

Per	Date	Check No	Vendor No	Payee	Check GL Acct	Amount
03/14	03/03/2014	11001	822	ECM PUBLISHERS INC	101-20100	239.40
03/14	03/03/2014	11002	3	KELLY LAW OFFICES	602-20100	1,668.50
03/14	03/03/2014	11003	99	LAKE MTKA CONSERVATION DISTRIC	101-20100	1,720.00
03/14	03/03/2014	11004	38	SO LAKE MINNETONKA POLICE DEPT	101-20100	15,290.24
03/14	03/03/2014	11005	745	Vintage Waste Systems	101-20100	1,628.25
03/14	03/17/2014	11006	51	BOLTON & MENK, INC.	602-20100	938.00
03/14	03/17/2014	11007	9	CITY OF DEEPHAVEN	101-20100	9,551.86
03/14	03/17/2014	11008	757	CliftonLarsonAllen, LLP	101-20100	8,000.00
03/14	03/17/2014	11009	822	ECM PUBLISHERS INC	101-20100	95.76
03/14	03/17/2014	11010	68	GOPHER STATE ONE CALL	602-20100	21.85
03/14	03/17/2014	11011	754	Lake Minnetonka Association	605-20100	2,500.00
03/14	03/17/2014	11012	105	METRO COUNCIL ENVIRO SERVICES	602-20100	2,318.22
03/14	03/17/2014	11013	38	SO LAKE MINNETONKA POLICE DEPT	101-20100	25.55
03/14	03/17/2014	11014	824	STAR TRIBUNE	101-20100	248.60
03/14	03/17/2014	11015	145	XCEL ENERGY	602-20100	651.71
Totals:						<u>44,897.94</u>

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
BOLTON & MENK, INC.					
51	BOLTON & MENK, INC.	0164448	2013 EXC BLVD WATERMAIN	02/28/2014	72.50
		0164449	2013 MS4 SWPPP	02/28/2014	200.00
		0164450	2014 MISC ENGINEERING	02/28/2014	322.50
			2014 MISC ENGINEERING		343.00
Total BOLTON & MENK, INC.					938.00
CITY OF DEEPHAVEN					
9	CITY OF DEEPHAVEN	FEB 2014	RENT & EQUIPMENT	02/28/2014	487.45
			Postage		23.52
			COPIES		186.50
			SNOW PLOWING/SANDING/SALT		5,354.84
			BIKE PATH		523.74
			Clerk Services		2,667.20
			ZONING		308.61
Total CITY OF DEEPHAVEN					9,551.86
CliftonLarsonAllen, LLP					
757	CliftonLarsonAllen, LLP	784962	2013 AUDIT	02/27/2014	8,000.00
Total CliftonLarsonAllen, LLP					8,000.00
ECM PUBLISHERS INC					
822	ECM PUBLISHERS INC	74108	LEGAL NOTICE	02/13/2014	101.08
		74109	LEGAL NOTICE	02/13/2014	95.76
		76056	LEGAL NOTICE	02/20/2014	42.56
		80237	LEGAL NOTICE	03/06/2014	47.88
		80238	LEGAL NOTICE	03/06/2014	47.88
Total ECM PUBLISHERS INC					335.16
GOPHER STATE ONE CALL					
68	GOPHER STATE ONE CALL	93754	Gopher State calls	02/28/2014	7.35
		97003	Gopher State calls	02/28/2014	14.50
Total GOPHER STATE ONE CALL					21.85
KELLY LAW OFFICES					
3	KELLY LAW OFFICES	6205	GENERAL LEGAL	02/25/2014	1,473.00
		6206	LAW ENFORCE PROSECUTION	02/25/2014	195.50
Total KELLY LAW OFFICES					1,668.50
Lake Minnetonka Association					
754	Lake Minnetonka Association	030614	St ALBANS MILFOIL PROJECT	03/06/2014	2,500.00
Total Lake Minnetonka Association					2,500.00
LAKE MTKA CONSERVATION DISTRIC					
99	LAKE MTKA CONSERVATION DIST	022414	2nd Quarter Levy	02/24/2014	1,720.00
Total LAKE MTKA CONSERVATION DISTRIC					1,720.00
METRO COUNCIL ENVIRO SERVICES					
105	METRO COUNCIL ENVIRO SERVIC	0001031413	Monthly wastewater Charge	03/04/2014	2,318.22

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
Total METRO COUNCIL ENVIRO SERVICES					2,318.22
SO LAKE MINNETONKA POLICE DEPT					
38	SO LAKE MINNETONKA POLICE DE	021314	Hennepin Co. Processing Fees	02/13/2014	105.66
		031114	Hennepin Co. Processing Fees	03/11/2014	25.55
		MARCH 2014	2014 OPERATING BUDGET EXP	03/01/2014	15,184.58
Total SO LAKE MINNETONKA POLICE DEPT					15,315.79
STAR TRIBUNE					
824	STAR TRIBUNE	A14026975	LEGAL NOTICE	03/06/2014	248.60
Total STAR TRIBUNE					248.60
Vintage Waste Systems					
745	Vintage Waste Systems	022514	City Recycling Contract	02/25/2014	1,628.25
Total Vintage Waste Systems					1,628.25
XCEL ENERGY					
145	XCEL ENERGY	022514	Street Lights *	02/25/2014	410.14
			SIREN		4.26
			4925 MEADVILLE STREET *		9.84
			LIFT STATION #1		50.35
			LIFT STATION #2		37.74
			LIFT STATION #3		25.61
			LIFT STATION #4		35.45
			LIFT STATION #6		68.48
			Sleepy Hollow Road *		9.84
Total XCEL ENERGY					651.71

Total Paid: 44,897.94

Total Unpaid: -

Grand Total: 44,897.94

Pay Per Date	Jrnl	Check Date	Check Number	Payee	Emp No	Description	GL Account	Amount
04/01/14	PC	04/01/14	4011401	COOK, WILLIAM B.	37		001-10101	184.70
04/01/14	PC	04/01/14	4011402	Fletcher, Thomas M	33		001-10101	84.70
04/01/14	PC	04/01/14	4011403	Kind, Debra J.	34		001-10101	277.05
04/01/14	PC	04/01/14	4011404	Quam, Robert	32		001-10101	184.70
04/01/14	PC	04/01/14	4011405	ROY, ROBERT J.	38		001-10101	184.70
Grand Totals:								<u>915.85</u>



Agenda Number: **6A**

Agenda Date: **04-02-14**

Prepared by *Deb Kind*

Agenda Item: 1st Reading of Ordinance 230 (chapter 2) and Ordinance 231 (chapter 11), Permitting Temporary Suspension of the Planning Commission in Exigent Circumstances

Summary: After observing past difficulties with the planning commission mustering a quorum to conduct meetings, and noting continued vacancies on the planning commission, City Zoning Administrator Gus Karpas suggested that the city council consider an ordinance change that will allow the city council to perform the duties of the planning commission should a quorum of the planning commission not be available. City Attorney Mark Kelly concurred with the suggestion and drafted ordinance 230 to make changes to chapter 2 and ordinance 231 to make changes to the zoning chapter 11. Chapter 11 changes must be reviewed by the planning commission. Therefore, at their 3/19 meeting, the planning commission reviewed ordinance 231, held a public hearing, and made the following recommendation to the city council ...

Planning Commission Motion: Motion by Commissioner Conrad to recommend the council reject ordinance 231, an ordinance amending greenwood ordinance code chapter 11 by the addition of regulation permitting suspension of the planning commission in the absence of a quorum, as written. They recommend the council consider language that maintains the status quo but bestows voting authority to the council liaison in the absence of an immediate quorum of the commission. Reeder seconded the motion. Motion carried 3-0.

Update: The attached ordinance 230 has been revised based on the city council's comments at the 03-05-14 council meeting. The changes address the concerns expressed by the planning commission. The planning commission did not have a copy of the revised ordinance 230 as a reference for their deliberations.

Timeline:

- ~~02-27-14~~ — ~~Ord 231 public hearing notice submitted to Sun-Sailor.~~
- ~~03-06-14~~ — ~~Ord 231 public hearing notice published in Sun-Sailor (at least 10 days prior to the public hearing).~~
- ~~03-19-14~~ — ~~Planning commission holds public hearing and makes a recommendation to the city council regarding ordinance 231.~~
- 04-02-14 City council considers the 1st reading of ordinances 230 and 231.
- 05-07-14 City council considers the 2nd reading of ordinances 230 and 231
- 05-08-14 Ordinances submitted to Sun-Sailor (if approved).
- 05-15-14 Ordinances published in Sun-Sailor (the ordinance goes into effect the date it is published).

Council Action: None required. Potential motions ...

1. I move the city council approves the 1st reading of ordinance 230 as presented.
2. I move the city council approves the 1st reading of ordinance 230 with the following revisions: _____.
3. I move the city council approves the 1st reading of ordinance 231 as presented.
4. I move the city council approves the 1st reading of ordinance 231 with the following revisions: _____.
5. Other motion ???

Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must hold a public hearing and make a recommendation to the city council regarding any changes to the zoning code chapter 11.

SECTION 215. OFFICES OF CLERK AND TREASURER.

Section 215.00. Offices of Clerk and Treasurer.

The offices of clerk and treasurer of the city may be combined into the single office of clerk-treasurer if approved by the city council. The office of “clerk” or “clerk-treasurer” may be referred to as “city clerk” or “clerk” in this code book.

SECTION 220. PLANNING COMMISSION.

Section 220.00. Establishment of Commission.

A planning commission for the city of Greenwood is hereby established.

Section 220.05. Planning Commission Appointment and Composition.

Subd. 1. Number of Members and Alternates on the Planning Commission; Compensation. The planning commission shall consist of 5 members and 2 alternate members. Members and alternate members shall serve without compensation.

Subd. 2. Appointment of Persons to the Planning Commission. Persons shall be appointed to a specific seat, or alternate seat by the city council. Member seats on the commission shall be numbered A1, A2, A3, B1, and B2. Alternate member seats shall be numbered Alt 1 and Alt 2.

Subd. 3. Term. The terms of planning commission member appointments to seats A1, A2, A3 and Alt 1 shall expire in even numbered years. The terms of planning commission member appointments to seats B1, B2 and Alt 2 shall expire in odd numbered years. Appointments to seats on the planning commission shall commence upon the swearing in of the appointee and continue through the third Wednesday of March of the year their term expires. Members and alternate members who wish to be re-appointed for an additional term shall give notice to the city clerk and may be appointed for additional terms at the discretion of the city council. A member or alternate member may be removed by a 3/5 vote of the entire council.

Subd. 4. Vacancies in Unexpired Terms. Vacancies in unexpired member and alternate member terms shall be filled by appointment of a person to the specific seat for the balance of the unexpired term. Such interim appointments shall expire in due course in accordance with subdivision 3 above. In the event of a vacancy in an unexpired member term, the planning commission may recommend an alternate member be appointed to fill the unexpired member term. If an alternate member is appointed to a vacancy in an unexpired member term, causing a vacancy in an alternate member seat, the city council may, in its discretion, fill the vacancy in the unexpired alternate member term or wait until the next regular planning commission appointment cycle.

Subd. 5. Process for Notice, Application, and Selection of Members and Alternates.

- 1) Notice of planning commission seats whose terms are scheduled to expire in March and the application process, shall be posted at the office of the city clerk on or about December 1 annually. A copy of the notice shall be included in the council packet of the regular December city council meeting as an informational matter. The city clerk shall include information in the city newsletter.
- 2) Applications may be accepted through the regular March city council meeting. In the event applications are inadequate to fill all seats on the planning commission, notice of vacancies shall remain posted until all vacant seats of expired or unexpired terms are filled by city council action.
- 3) The planning commission may consider and may recommend applicants. Recommended applicants shall be reported to the city council at its regular February council meeting. The city council is not obligated to follow planning commission recommendations.
- 4) At the regular February council meeting applicants may present a concise statement in support of their application. The city council shall vote on applicants for the planning commission at the regular March city council meeting.
- 5) In the event applicants exceed the seats to be filled, the city council shall consider each seat in turn. Council members shall by written ballot then rank the individual applicants from most preferred to least preferred assigning their preferred applicant a number equal to the number of applicants under consideration to their most preferred candidate and lesser numbers in turn to each applicant in declining preferential order. The applicant with the most votes shall be announced and shall be appointed to the seat under consideration.

Subd. 6. Services of City Staff. The city engineer, city attorney, city clerk, and other city staff shall be available to the planning commission on a consulting basis.

Subd. 7. City Council Liaison. The city council shall select one member from its complement to serve as a liaison to the planning commission. The liaison shall have no vote in planning commission matters.

Section 220.10. Organization.

Subd. 1. Rules, Meetings and Officers. The planning commission shall determine its own rules of order and elect its own officers. Regular meetings of the planning commission shall be held on the third Wednesday of each month, as business may require, and such additional meetings as may be required at the call of the chair or at the request of a majority of the members of the planning commission. All hearings conducted by the planning commission shall be open to the public. Alternate members shall be able to participate in consideration and deliberation of planning commission agenda items, but shall not vote thereon, except in the absence of a planning commission member.

Subd. 2. Minutes and Recommendations. The planning commission shall keep minutes of its proceedings. In considering appeals and variance requests, the planning commission shall, by vote, either recommend approval or denial of the request to the city council. In considering conditional uses and variance requests, the planning commission shall advise the city council of any conditions which in its opinion should be imposed upon the applicant if the request is granted.

Subd. 3. Quorum. No hearing shall be conducted by the planning commission without a quorum consisting of 3 members or alternatives. The concurring vote of the quorum shall be necessary to any action by the planning commission.

Subd. 4. Sub-Committees. The planning commission may organize itself into sub-committees for the purpose of investigating and advising the planning commission as a whole.

Section 220.15. Powers and Duties.

Subd. 1. The planning commission shall have the following jurisdiction and duties:

- 1) To prepare and recommend to the city council a comprehensive plan for the development of the city. The plan shall include reasonable requirements for streets, public grounds, public facilities, and the use of land within the corporate limits.
- 2) To recommend to the city council changes to the comprehensive plan, zoning code, shoreland management district ordinance and other zoning controls in conformance with the comprehensive plan.
- 3) To recommend to the city council plans for improvements pursuant to the comprehensive plan and to aid the city council in the development and completion of such projects.
- 4) To hear, review, initiate, and offer recommendations to the city council on zoning ordinance amendments, variances, appeals, conditional uses, platting, subdivision, planned developments and improvement requests referred to it by the city council.

Subd. 2. The commission may, on its own initiative, extend the scope of its studies authorized hereunder as, in its determination, it finds may be helpful to the city council in deciding or considering a comprehensive plan and/or the implementation thereof.

ORDINANCE NO. 230
2ND ITERATION

**AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA
AMENDING GREENWOOD ORDINANCE CODE CHAPTER 2 BY THE ADDITION OF REGULATION
PERMITTING TEMPORARY SUSPENSION OF THE PLANNING COMMISSION IN EXIGENT CIRCUMSTANCES
~~THE ABSENCE OF A QUORUM~~**

WHEREAS, Minnesota statutes section 462.355, subdivision 1 enables a municipality to create a planning agency and also to abolish same by two-thirds vote of all members of the governing body, and

WHEREAS, the city desires to provide for a method by which to temporarily suspend the duties of the planning commission in exigent circumstance and for the city council to assume same.

NOW, THEREFORE, the city council of the city of Greenwood, Minnesota, ordains:

SECTION 1.

Greenwood ordinance code chapter 2, section 220 is amended by the addition of the following:

“220.02. Right to Elect to Suspend the Planning Commission.

Minnesota statutes section 462.355, subdivision 1 enables a municipality to create a planning agency and also to abolish same by two-thirds vote of all members of the governing body. In the event notice is given pursuant to section 220.05, subd. 5 and, despite reasonable efforts, vacancies remain on the planning commission which ~~prevent~~ make it difficult for the commission ~~convene~~ convening a quorum as mandated by section 220.10, subd. 3 and otherwise ~~perform~~ performing its duties, then the city administrator shall advise the city council that the present processing of zoning permits and applications supports emergency suspension of the planning commission until vacancies are filed and/or a quorum thereof is possible. On such advice the city council may by resolution, supported by two-thirds of all members, as authorized by section 1101 of the zoning code, act at a regular or special meeting to:

- A. Temporarily suspend the operation of the planning commission authorized and created under Minnesota statutes section 462.355, subdivision 1, and otherwise suspend its duties under chapter 2, chapter 6, and chapter 11 of this code for a specific term not greater than 60 days ~~until such time as planning commission vacancies are filled as needed to convene a quorum thereof and perform its duties under this code;~~
- B. Assume all of the various duties of the planning commission under chapters 2, 6, and 11 and such other duties for which it may then be responsible under the code, as if no planning commission had ever been established pursuant to Minnesota statutes section 462.355, subdivision 1; and
- C. Direct the zoning administrator and city administrator ~~clerk~~ to cause all matters, which would otherwise be referred to the planning commission for comment, review, hearing, and / or action, to the city council for action accordingly.

In so doing, the city council shall assume all duties of the planning commission, including but not limited to, the conduct of public hearings and reviews pursuant to sections 600 et seq., 1150 et seq., 1155 et seq. and any other applicable code section as if no planning commission had ever been established under Minnesota statutes section 462.355, subdivision 1.

~~At the expiration of the term of suspension At such time as planning commission vacancies are filled as needed to convene a quorum thereof, the city council shall in due course act to terminate the suspension and restore the planning commission shall automatically be restored to full powers and duties under the code.”~~

SECTION 2.

Greenwood ordinance code chapter 2, section 220.05, subd 7 is amended to read as follows:

"Subd. 7. City Council Liaison. The city council shall select one member from its complement to serve as a liaison to the planning commission. The appointed liaison shall serve as Alternate 2 and may have no ~~have~~ vote in planning commission matters when needed to complete a quorum under section 220.10, subd. 3."

SECTION 3.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this ___ day of _____, 2014.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Gus E. Karpas, City Clerk

First reading: _____, 2014
Second reading: _____, 2014
Publication: _____, 2014

**AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA
AMENDING GREENWOOD ORDINANCE CODE CHAPTER 11 BY THE ADDITION OF REGULATION PERMITTING
SUSPENSION OF THE PLANNING COMMISSION IN THE ABSENCE OF A QUORUM**

WHEREAS, Minnesota statutes section 462.355, subdivision 1 enables a municipality to create a planning agency and also to abolish same by two-thirds vote of all members of the governing body, and

WHEREAS, the city desires to provide for a method by which to suspend the duties of the planning commission in exigent circumstance and for the city council to assume same.

NOW, THEREFORE, the city council of the city of Greenwood, Minnesota, ordains:

SECTION 1.

The zoning code of the city of Greenwood, Minnesota, (chapter 11 of the city code) is hereby amended by the addition of the following section:

“SECTION 1101. PLANNING COMMISSION.

Section 1101.00. Planning Commission.

Minnesota statutes section 462.355, subdivision 1 enables a municipality to create a planning agency and also to abolish same by two-thirds vote of all members of the governing body. In the event the city council acting pursuant to said statute, and section 220.02 of this code, elects to suspend the operation of the planning commission and assume the duties of same as if no such planning agency exists, then all references in this “zoning ordinance” and / or “zoning code” to “planning commission” shall be read to mean and refer to city council of the city of Greenwood, Minnesota as if this code had been re-written and republished accordingly, until such time as the city council restores the planning commission to full powers and duties under the code.”

SECTION 2.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this ___ day of _____, 2014.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Gus E. Karpas, City Clerk

First reading: _____, 2014
Second reading: _____, 2014
Publication: _____, 2014



Agenda Number: 6B

Agenda Date: 04-02-14

Prepared by Deb Kind

Agenda Item: Proposal for Increased Plantings Along Excelsior Blvd

Summary: Councilman Fletcher requested this topic be included on the agenda. He will give a verbal update at the 04-02-14 council meeting.

Council Action: No action required.



Agenda Item: Richard Sundberg, 5125 West Street, Resolution 09-14, Variance Findings

Summary: Richard Sundberg is requesting to construct an addition above an existing non-conforming garage and add a mudroom over the existing front stoop. The proposed second story over the garage would encroach into the minimum required front and east side yard setbacks and the entire project would exceed the maximum permitted impervious surface. The proposed encroachments created by the proposed second story additions maintain the existing encroachments on the property. The project will not increase impervious surface area. The records on file at city hall indicate the property including the impervious surface has had little or no change since 1972.

Section 1120:15 of the Zoning Ordinance requires a minimum front yard setback of thirty feet. The applicant proposes a front yard setback of twenty-one feet for the proposed second story addition. The proposal requires a variance of nine feet of the required front yard setback.

Section 1120:15 of the Zoning Ordinance requires a minimum east side yard setback of fifteen feet. The applicant proposes an east side yard setback of four for the proposed second story addition. The proposal requires a variance of eleven feet of the required east side yard setback.

Section 1176.04(3)(3) permits a maximum permitted impervious surface area of 30%. The applicant is proposing an impervious surface area of 33% and is seeking a variance to exceed the maximum permitted impervious surface area by 3%.

Planning Commission Action: Motion by Commissioner Reeder to recommend the city council approve the application of Richard Sundberg for variances to Greenwood Ordinance Code sections 1120.15 and 1176.04(3)(3) to permit the construction of an addition above an existing non-conforming garage and add a mudroom over the existing front stoop which would encroach into the minimum required nine feet into the required thirty foot front yard setback, encroach four feet into the required fifteen foot east side yard setback and exceed the maximum permitted impervious surface area by three percent. *The motion is based on the following findings:* (a) the proposal maintains the spirit and intent of the zoning ordinance by maintaining the low density nature of the R-1A single-family district; (b) the proposal is consistent with the Comprehensive Plan in that it seeks to maintain the character of the city through the maintenance of the existing housing stock; (c) the proposed manner of use is reasonable since the proposal seeks to maintain the existing use of the property by updating a home while maintaining the character of the structure; (d) the plight of the homeowner is due the plight of the homeowner is due to the size of the lot and location of the existing garage; and (e) the proposal maintains the essential character of the neighborhood. Commissioner Conrad seconded the motion. Motion carried 3-0.

Key Dates:

02-19-14	Application complete
03-06-14	Notice of the public hearing published in Sun Sailor
03-19-14	Public hearing held by the planning commission
04-02-14	City council consideration
04-20-14	60-day deadline

Council Action: The city council must take action by 04-20-14. Suggested motions ...

1. I move the city council approves resolution 09-14 **approving** the variance application of Richard Sundberg as presented (or with the following revisions: _____). I further move the council directs the city clerk to mail a copy of the findings to the applicant and the DNR, and place an Affidavit of Mailing for the mailing in the property file.
2. I move the city council directs the city attorney to draft "findings for **denial**" for the council's consideration at the 05-07-14 city council meeting. I further move the council directs the city clerk to provide written notice to the applicant to extend the 60-day time limit by 30 days, so the council may consider findings **approving and denying** the request.

Note: MN statute 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

City of Greenwood
 20225 Cottagewood Road
 Deephaven, MN 55331
 952-474-4755
 www.greenwoodmn.com

Variance Application

Applicant is (circle one) Owner Developer Contractor Architect Other _____

Property address for which variance is requested 5125 West Street

Applicant (individual or company name): Richard Sundberg

Contact for Business: _____ Title: _____

Address: 5125 West St City: Greenwood State: MN Zip: 55331

Wk Phone: 612-298-1173 Hm Phone: _____

Email address: sundberg.rick@gmail.com Fax: 952-475-8010

Present use of property: Residential Single Family

Property acreage: 0.16

Existing Variances: Yes _____ No X

If yes, please explain _____

Describe Request: Build New _____ Add On X Remodel X Replace _____
 (over existing foundation)

What is the Variance being requested for: Construct Bonus Room above existing garage; add mud room over existing front stoop

Variance for:

	Required	Proposed
<input checked="" type="checkbox"/> (East) Side Yard	<u>15</u> feet	<u>4</u> feet
<input checked="" type="checkbox"/> Front Yard	<u>30</u> feet	<u>21</u> feet
Rear Yard	_____ feet	_____ feet
Lake setback	_____ feet	_____ feet
Building height	_____ feet	_____ feet
Structure height	_____ Feet	_____ feet
Wetland	_____ feet	_____ feet
<input checked="" type="checkbox"/> Impervious Cover	<u>30%</u> sq ft	<u>33%</u> Sq ft
Shoreland	_____ feet	_____ feet
Massing	_____ volume	_____ volume
Other	_____ feet	_____ feet
If other, please explain		

MAKING YOUR CASE FOR THE GRANT OF A VARIANCE

STATE LAW: Minnesota Statutes 462.357 controls the grant of variances to established zoning codes. Before a variance can be granted the Applicant must establish to the satisfaction of the City that: A) Strict enforcement of the applicable code would cause a practical difficulty because of circumstances unique to the individual property under consideration, and, B) the grant of the requested variance will be in keeping with the spirit and intent of the ordinance.

1. Cost prohibitive to move garage (Well reb, New Foundation, etc.)

"Practical Difficulty" as used in connection with the granting of a variance means: 1) the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls; 2) the plight of the landowner is due to circumstances unique to the property not created by the landowner, and 3) the variance, if granted, will not alter the essential character of the locality.

NOTICE: Simple inconvenience of a landowner or occupant, including self-created situations, are not considered a practical difficulty under Minnesota case law.

Economic considerations alone shall not constitute a practical difficulty if reasonable use of the property exists under the ordinance. (MN Statutes 462.357)

If you have difficulty in establishing an practical difficulty please consider alternatives to your construction plans that may remove the need for a variance.

The Applicant must respond fully and in detail to each of the following questions and data requests or the Application may be rejected as incomplete.

Establishing that the requested variance will be in keeping with the spirit and intent of the Zoning Code:

The requested variance, if granted, will be in keeping with the spirit and intent of the City Zoning because:

Not increasing building footprint; not increasing impervious surface/hardover; not changing zoning use

Establishing Practical Difficulty:

1. The landowner's (Applicant's) property cannot be put to a reasonable use if used under conditions allowed by the official controls because:

No expandability under existing zoning codes (setbacks and hardover)

2. The plight of the landowner (Applicant) is due to circumstances unique to the property not created by the landowner property because:

Existing Conditions

3. The variance, if granted, will not alter the essential character of the locality because:

Garage remodeling w/ bonus room will add substantial curb appeal; enhancing neighborhood while maintaining scale of adjacent properties. Variance will improve existing locality.

Establishing the variance, if granted, will not adversely impact the rights of others:

Describe the effect of the variance, if granted, on neighboring properties and on the neighborhood in general:

Positive effect by bringing character of structure

more in-line with neighborhood. Change neighborhood "Ugly Duckling" into a "Swan" more in-line with other Greenway Lake homes.

Describe the effect of the variance, if granted, on supply of light and air to adjacent properties.

Minimal to none.

Describe the effect of the variance, if granted, on traffic congestion in the public street.

None

Describe the effect of the variance, if granted, on the danger of fire.

Improves existing situation by updating fire-resistance of existing garage by adding fire-rated Gypsum to interior

Describe the effect of the variance, if granted, on the danger to public safety.

None

Describe the effect of the variance, if granted, on established property values in the surrounding area.

Variance will improve the curb appeal and character of existing structure and enhance neighborhood and property values.

Describe the effect of the variance, if granted, on the impairment of the public health, safety or welfare.

None

Applicant(s) have determined that the following approvals may be necessary from other regulatory bodies:

____ LMCD # 952-745-0789

____ Watershed District # 952-471-0590

Applicant's Acknowledgement & Signature(s)

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name, and I am the party whom the City should contact about this application. The applicant certifies that the information supplied is true and correct to the best of his/her knowledge.

The undersigned also acknowledges that she/he understands that before this request can be considered and/or approved, all required information and fees, including any deposits, must be paid to the City, and if additional fees are required to cover costs incurred by the City, the City has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees.

An incomplete application will delay processing and may necessitate a re-scheduling of the review time frame. The application time line commences once an application is considered complete when all required information and fees are submitted to the City. The applicant recognizes that he/she is solely responsible for submitting a complete application being aware that upon failure to do so, the staff has no alternative but to reject it until it is complete or to recommend the request for denial regardless of its potential merit.

A determination of completeness of the application shall be made within 15 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant within 15 business days of application.

I am the authorized person to make this application and the fee owner has also signed this application.

Applicant's Signature:  Date: 2-19-14

Signature: _____ Date: _____

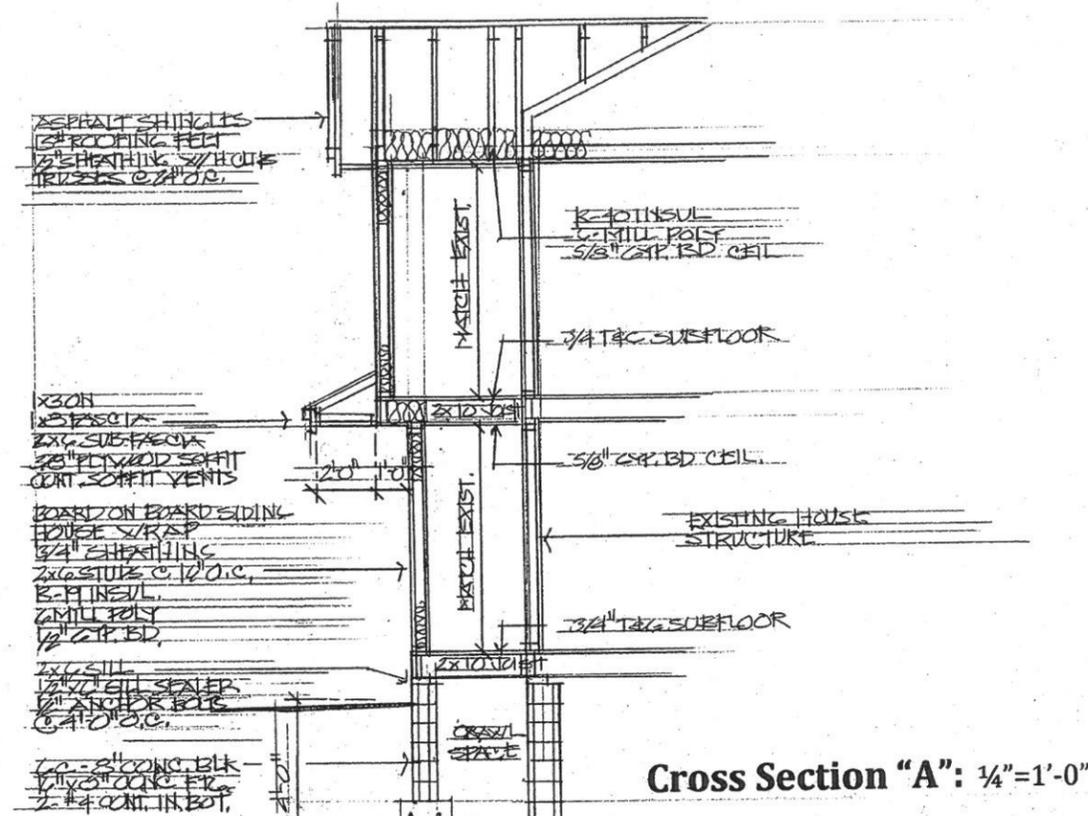
Owner's Acknowledgement & Signature(s)

I am / we are the fee title owner of the above described property. I / we further acknowledge and agree to this application and further authorize reasonable entry onto the property by City Staff, Consultants, agents, Planning Commission Members, and City Council Members for purposes of investigation and verification of this request.

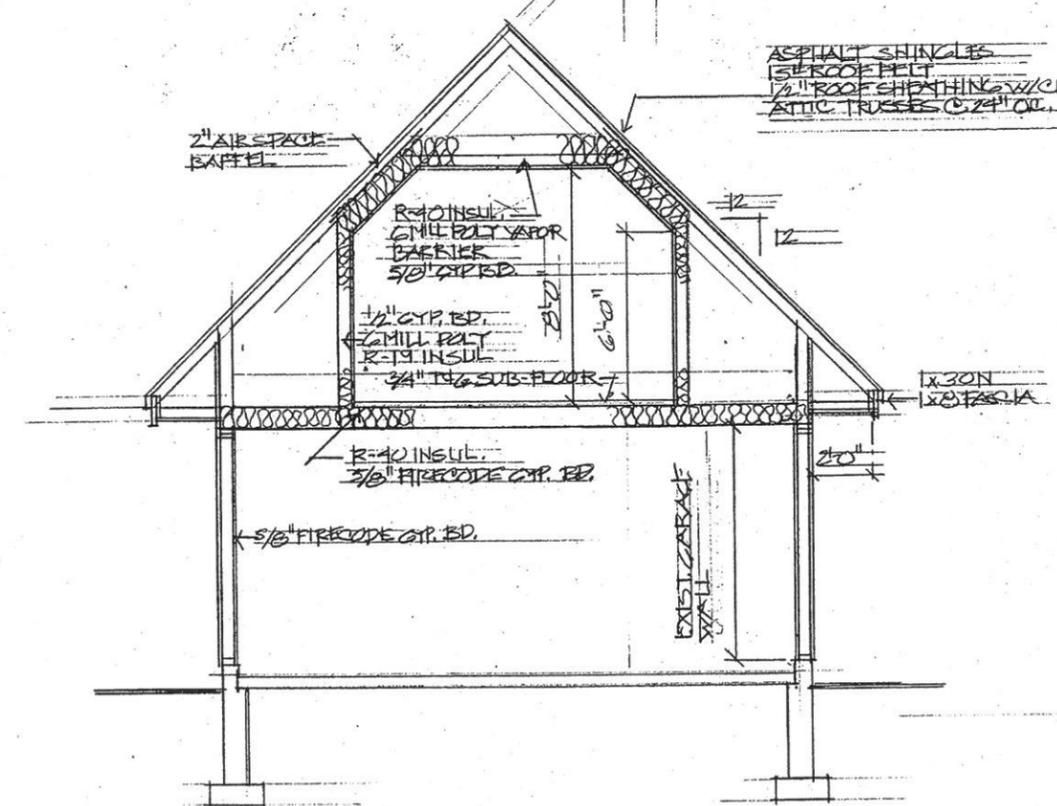
Owner's Signature:  Date: 2-19-14

Owner's Signature: _____ Date: _____

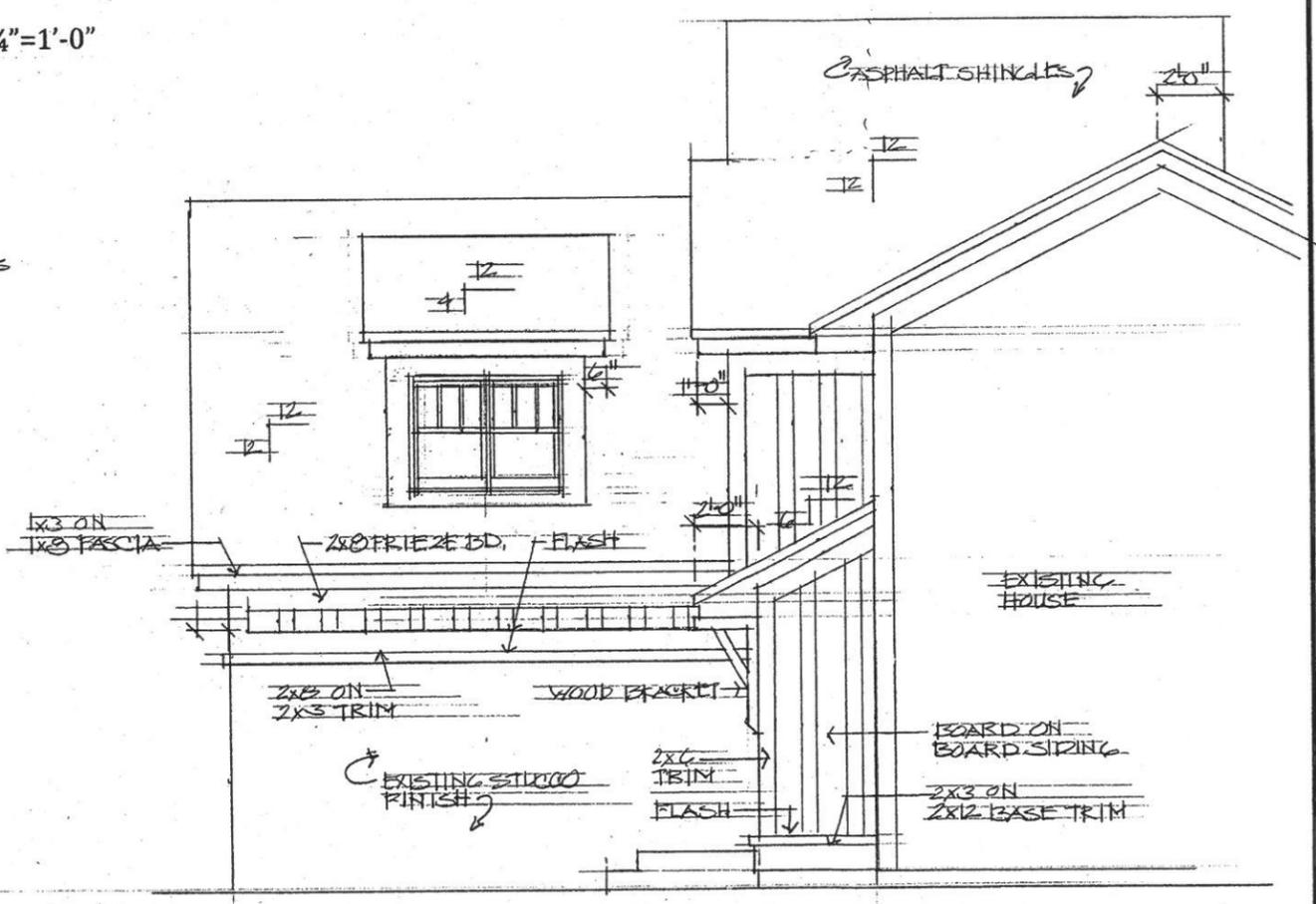
Note – Both signatures are required, if the owner is different than the applicant, before we can process the application, otherwise it is considered incomplete.



Cross Section "A": 1/4"=1'-0"



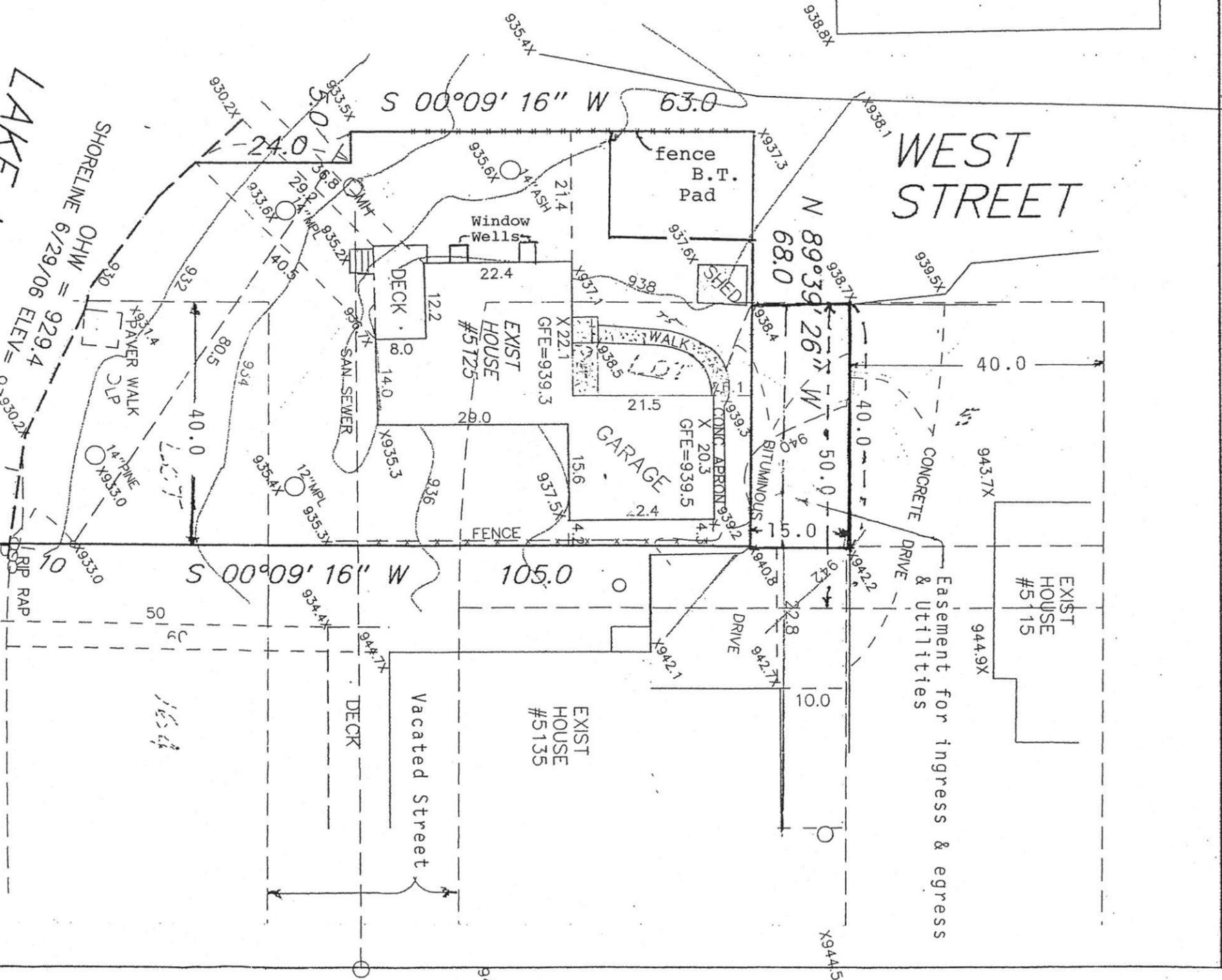
Cross Section "B": 1/4"=1'-0"



Right Side Elevation: 1/4"=1'-0"

Proposed Addition For: Rick Sundberg		
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 1/9/2014		REVISED:
5125 West Street, Greenwood, Minnesota		
		DRAWING NUMBER 2 of 2

LAKE MINNETONKA



DESCRIPTION:
 WEST 40 FEET OF LOT 164, AUDITOR'S SUBD. NO. 140,
 AND THAT PART OF THE WEST 40 FEET OF LOT 5,
 LYING SOUTH OF THE NORTH 40 FEET THEREOF,
 BENNETTS ADDITION TO COVINGTON

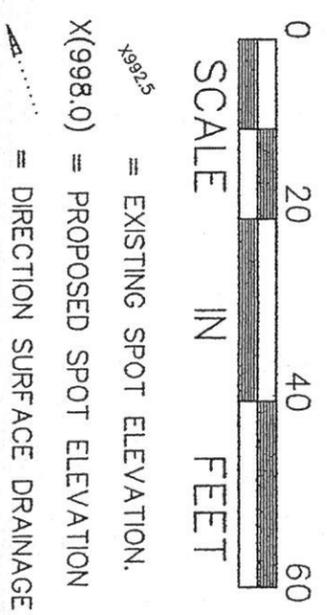
NOTE: THIS SURVEY IS SUBJECT TO CHANGE ON SURVEYORS
 RECEIPT OF ANY TITLE OR EASEMENT INFORMATION.

ADDRESS = 5125 WEST STREET
 PID#26-117-23-31-0013

6960 SF / 0.16 ACRES
 X 30% = 2088 SF HC ALLOW.
 600 s.f. in easement as shown
 Total s.f. 7560 or 0.174 acres

House	543 Sq. Ft.
Gar.	455 "
Deck & Steps	148 "
B.T. Drive	805 "
B.T. Pad	374 "
Conc. Stoop & Walk	132 "
Shed	36 "
Total	2493 Sq. Ft.

Hard Cover 33%



CERTIFICATE OF SURVEY

Survey For: Rick Sundberg
 5125 West St.
 Greenwood, MN 55331

Frank R. Cardarelle Surveyor
 6440 FLYING CLOUD DRIVE
 EDEN PRAIRIE, MN. 55344

PROJECT NO. 6815	BOOK
DATE JUNE 30, 2006	PAGE
REVISIONS 7-10/2006 11-11-13	

HEREBY CERTIFY THAT THE SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 FRANK R. CARDARELLE, REG. NO. 6508

6815

March 11, 2014

City of Greenwood
20225 Cottagewood Road
Deephaven, MN 55331

RE: 5125 West Street - Proposed Garage Addition

Dear Planning Commission Members & City Council Members,

We would like to take the time to voice some concerns we have regarding the requested addition onto the garage of the home at 5125 West Street, owned by Mr. Rick Sundberg. The proposed addition would be added to the top of the existing garage which is only 4 feet from our property. We feel this to be primarily a safety issue. If there was ever a fire, our house could be in jeopardy of catching fire. The other safety issue would be an increase in ice as it faces the north and doesn't get any sun in which to melt ice on his driveway or our easement 15' x 40' – it's already very icy and dangerous. (Have had vehicles slide into garage).

We also feel this addition would be very obtrusive to an already very congested area. We wouldn't be able to see our house and when we look out our windows, we would only see a massive, tall garage. We feel this would decrease the value of our house, adversely affecting the resale of our house.

This proposed garage addition would merely be 15 feet from our house when you measure our house to proposed garage soffit.

- 11 feet over side yard setback to 5135 West Street (our property)
- 9 feet over front yard setback to 5115 West Street
- Garage is 20 feet from West Street

We have also experienced several parking issues since Mr. Sundberg purchased the property at 5125 West Street and had started remodeling early last summer. There are consistently issues with parking in front of the garage blocking our deeded 15' x 40' easement causing us to drive on our neighbor's driveway at 5115 West Street to get to our house and she prefers to not have her driveway used in that matter. This also causes safety issues for fire and rescue.

We strongly encourage each of you to stop by and view the proposed site and adjoining properties to better understand our concerns and we thank you for taking our concerns into consideration.

If you have any questions or would like to discuss this further, please contact Tom Smith at 612-240-6799 or Email tom.smith@mchsi.com.

Kind Regards,

Tom and Tammy Smith
5135 West Street
Excelsior, MN 55331

RESOLUTION NO. 09-14

**RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF GREENWOOD, MINNESOTA ACTING AS THE
BOARD OF APPEALS AND ADJUSTMENTS**

IN RE: **The Application of Richard Sundberg, 5125 West Street, Greenwood, Minnesota for variances to permit a second story addition above an existing non-conforming garage and addition of a mudroom over an existing front stoop.**

WHEREAS, Richard Sundberg is the owner of real property at 5125 West Street, Greenwood, Minnesota 55331 (PID No. 26-117-23-31-0013); and

WHEREAS, the applicant proposes an addition above an existing garage and also addition of a mudroom over an existing front stoop. The addition above the garage requires a front yard setback variance of 9 ft. and an east side yard variance of 4 ft. The property has existing hard cover of 33%; applicant is proposing 33%, and requires a variance to do so; and

WHEREAS, notice of public hearing was published, notice given to neighboring property owners, and a public hearing held before the Planning Commission on March 19, 2014 to consider the application; and

WHEREAS, public comment was taken at the public hearing and the Planning Commission has considered the matter and recommended approval of a variance to permit the addition of an unenclosed front porch.

NOW, THEREFORE, the City Council of the City of Greenwood, Minnesota acting as the Board of Appeals and Adjustments does hereby make the following:

FINDINGS OF FACT

1. That the applicant's property is located at 5125 West Street, Greenwood, Minnesota 55331 within the R-1A Single Family Residential District.
2. The property is host to an existing house on a 7,560 sq. ft. lot. The applicant desires to add a second story addition above an existing garage and also to add a mudroom over an existing front stoop. The proposed mud room does not in itself require a variance grant. The addition above the garage requires a variance to permit encroachment on the required front yard setback of 9 ft. and an east side yard variance of 4ft. The property has existing hard cover of 2493 sq. ft. (33% of 7560 sq. ft.) which appears to be a legal non-conforming use. The applicant proposes to maintain, and not add to, the existing hardcover. This requires a variance to section 1176.04 (3) (3).

3. That Section 1120:15 requires a minimum front yard setback of 30 ft., a minimum side yard setback of 15 ft. Section 1176.04.3.3 allows a maximum permitted hard cover of 30%.
4. The Planning commission received public comment that the garage has been an issue in terms of drainage and view, but that the plan is otherwise acceptable.
5. The applicant advised the planned increase in roof pitch would not significantly impact drainage. Furthermore he advised that to relocate the garage would require abandonment of the existing well and consume the entire front yard. Applicant advised the proposed design is his best plan, that it addresses fire safety issues where the garage connects to the home, and that the design is intended to minimize impact on adjacent properties.
6. The planning commission observed that property owners are given protections by statute to a reasonable use of their property and that the addition above the garage would not worsen the existing drainage issues along the east property line.
7. The Planning Commission, recognizing these facts, recommended approval of the application for a front yard setback variance of 9 ft. and an east side yard setback variance of 4 ft. to permit the planned second story addition over the existing garage, and a variance to section 1176.04 (3) (3) of three percent (3%) allowing no increase in existing hardcover, upon the following findings: the proposal (a) maintains the spirit and intent of the zoning ordinance by maintaining the low density nature of the R-1A single family district; (b) is consistent with the Comprehensive Plan in that it seeks to maintain the character of the city through the maintenance of the existing housing stock; (c) manner of use is reasonable since the proposal seeks to maintain the existing use of the property by updating a home while maintaining the character of the structure; (d) the plight of the owner is due to the size of the lot and location of the existing garage; and maintains the essential character of the neighborhood.
8. Section 1155.10, Subd. 4, 5 & 6 provide:

“Subd. 4. Practical Difficulties Standard. “Practical difficulties,” as used in connection with the granting of a variance, means:

- (a) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (b) The plight of the landowner is due to circumstances unique to the property and not created by the landowner; and
- (c) The variance, if granted, will not alter the essential character of the locality

Economic considerations alone shall not constitute practical difficulties.

Subd.5 Findings. The board, in considering all requests for a variance, shall adopt findings addressing the following questions:

- (a) Is the variance in harmony with the purposes and intent of the ordinance?
- (b) Is the variance consistent with the comprehensive plan?
- (c) Does the proposal put property to use in a reasonable manner?

- (d) Are there unique circumstances to the property not created by the landowner?
- (e) Will the variance, if granted, alter the essential character of the locality?

Subd. 6. Practical Difficulties Considerations. When determining reasonable manner or essential character, the board will consider, but will not be limited to, the following:

- (a) Impair an adequate supply of light and air to adjacent property.
 - (b) Unreasonably increase the congestion in the public street.
 - (c) Increase the danger of fire or endanger the public safety.
 - (d) Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this ordinance.”
9. Based on the foregoing, the City Council finds that the variance to permit an addition above an existing garage and also add a mudroom over an existing front stoop, if granted, would (1) be in harmony and keeping with the spirit and intent of the Zoning Code because it will maintain the character of the neighborhood, and (2) will be consistent with the Comprehensive Plan’s guiding use for the subject property in the applicable zone because the character of the proposed use is consistent with the zoning.
10. The City Council further finds, that the property owner’s proposed manner of use of the Property - addition of a second story above an existing garage - is reasonable because the encroachment of the proposed second story addition on the front and east side yard does not increase the existing encroachment, and there is no possibility of a second story addition for added utility without the requested variance; that the plight of the applicant is due to circumstances unique to the property - that being a short lot depth and existing house placement on the lot - and was not created by the applicant; and the variance, if granted, will not alter the essential character of the locality, it will not impair the supply of light and air, or create congestion on the public street or endanger public health, safety, and welfare.
11. That the following conditions should be imposed on any such variance grant for a porch:
- A. Project must be completed according to the specifications and submitted plan;
 - B. That the total permitted hard cover on the lot shall be kept at 2493 sq. ft. (33% of 7560 sq. ft.) and no more and shall be verified by survey prior to final inspection.
 - C. A certified copy of this resolution shall be filed by the applicants with Hennepin County Registrar of Titles and proof of filing provided to the Clerk of the City before any permits shall be issued.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the City Council acting as the Board of Appeals and Adjustments makes the following Conclusions of Law:

1. That the applicant has made an adequate demonstration of facts meeting the standards of Section 1155:10; and that a variance to Greenwood Ordinance Code Section 1120:15, of 9 ft. to the required front yard setback of 30 feet, and a variance of 4 ft. to the required side yard setback of 15 ft. necessary to allow a second story addition to an existing garage, subject to conditions as stated at paragraph 11, **should** be granted.
2. That the applicant's grandfathered right to a maximum permitted hard cover upon the property of 2493 sq. ft. is acknowledged and a variance to Greenwood Ordinance Code Section 1176.04 (3)(3) to permit an continued total permitted hard cover in excess of 30% at 2493 sq. ft. (33%) **should** be granted .

NOW, THEREFORE, be it resolved by the City Council of the City of Greenwood, Minnesota acting as the Board of Appeals and Adjustments.

1. That the application of Richard Sundberg for a variance of nine (9 ft.) to the required front yard setback and four (4 ft.) to the required side yard setback under Greenwood Ordinance Code Section 1120:15 to allow the addition of a second story over the existing garage, is **granted** subject to the following conditions:
 - A. The project must be completed according to the specifications and submitted plans.
 - B. The total permitted hard cover on the lot shall be kept at 2493 sq. ft. (33% of 7560 sq. ft.) and no more and shall be verified by survey prior to final inspection.
 - C. A certified copy of this resolution shall be filed by the applicants with Hennepin County Registrar of Titles and proof of filing provided to the Clerk of the City before any permits shall be issued.

PASSED THIS _____ DAY OF APRIL, 2014 BY THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA ACTING AS THE BOARD OF APPEALS AND ADJUSTMENTS FOR THE CITY OF GREENWOOD, MINNESOTA.

_____ Ayes, _____ Nays

CITY OF GREENWOOD

ATTEST:

By _____
Debra J. Kind, Mayor

Gus Karpas, City Clerk/Administrator

1\RESOLU. Sundberg Approving



Agenda Number: 7B

Agenda Date: 04-02-14

Prepared by Deb Kind

Agenda Item: 1st Reading of Ordinance ___ Repealing Fire Code Appendix D, Fire Access Roads

Summary: Greenwood code section ___ adopts Appendix D of the MN Fire Code. The Excelsior Fire Department is interpreting this Appendix to apply to residential properties and is requiring a fire access road or the installation of a sprinkling system for a new home being built at 5140 St. Alban's Bay Rd. This ruling would apply to many sites in Greenwood in the future. Attached is the city attorney's memo regarding this issue. If the city council desires to repeal the adoption of Appendix D, a draft ordinance is attached. Chief Gerber has been invited to attend the 4/2 council meeting.

Timeline:

- 04-02-14 City council considers the 1st reading.
- 05-07-14 City council considers the 2nd reading.
- 05-08-14 Ordinances submitted to Sun-Sailor (if approved).
- 05-15-14 Ordinances published in Sun-Sailor (the ordinance goes into effect the date it is published).

Council Action: None required. Potential motions ...

1. I move the city council approves the 1st reading of ordinance ___ as presented.
2. I move the city council approves the 1st reading of ordinance ___ with the following revisions: _____.
3. Other motion ???

KELLY LAW OFFICES

Established 1948

351 SECOND STREET
EXCELSIOR, MINNESOTA 55331

MARK W. KELLY
WILLIAM F. KELLY (1922-1995)

(952) 474-5977
FAX 474-9575

MEMORANDUM

TO: Mayor Kind and Greenwood City Council Members

FROM: Mark W. Kelly

DATE: March 20, 2014

RE: Fire Access Roads

In the course of working on the building permit at 5140 St. Alban's Bay Road, it has come to the attention of the City that Excelsior Fire District is advising the owner/applicant that they must first construct a fire apparatus access road. The Excelsior Fire Marshall advises that based on the site survey, this residential home is 150 feet or greater from the public street/road to the rear of the home and is required to install a fire apparatus road (Minnesota State Fire Code, Appendix D). The Fire Marshall says the requirement can be waived if a NFPA 13 D residential sprinkler system is installed.

The Excelsior Fire Marshall advises that the reason for this demand follows on the City of Greenwood having earlier adopted Appendix D, Fire Apparatus Access Roads of the State Fire Code and "*Excelsior Fire District applies Appendix D to all structures including residential homes.*"

It should be observed that Appendix D, Section D107 appears to apply these requirements to residential developments of 30 or more homes only. No mention is made therein to single home construction projects.

According to the Fire Marshall, the access road must be at least 20 feet in width to the point the distance from the end of the 20-foot width access road/driveway to the rear of the house is 150 feet or less. Access road/driveways that are more than 150 feet in length also require a *turnaround*. Turnaround specifications are described at D103. A copy of Appendix D is attached.

Access road grade must be no more than 12%, and be maintained and plowed within a reasonable time after measurable snow fall.

Clearance must be maintained at 13 feet above the driveway at all times. These requirements continue as long as the structure exists. If the property is sold, new owners must be made aware of the access road/driveway requirement.

The home owner/contractors are being required to notify the Fire District which of the two options they choose, whether to sprinkle or to build the road.

Comment:

Presently, state Fire Code does not mandate fire sprinkling systems for individual residential houses or rebuilds.

While the City, at the request of the Fire District, adopted Appendix D, it is believed that City officials did not then understand that the Fire District would interpret the code to require new homes to build access roads or be sprinkled.

The property at 5140 St. Alban's Bay Road is on a steep slope between St. Alban's Bay Road and St. Alban's Bay. The grade appears to be greater than the 12% permitted maximum under Appendix D.

This property is not served by municipal water. There may be water pressure problems if sprinkling is to be elected.

An access road 20 feet in width and a turnaround add considerable impervious surface not heretofore typical of homes in Greenwood and, if these become a standard requirement, will likely give rise to need for hardcover variances. Typical hardcover may grow to more than 50%.

A turnaround for the fire access road are essentially a standard street cul de sac. Many properties in Greenwood are not wide enough to accommodate such a turnaround.

There is reason to believe that the added cost associated with fire access road and sprinkling are significant.

Attachments: Section 315 of the Fire Code and Appendix D.

Appendix D - Fire Apparatus Access Roads

SECTION D101 GENERAL

D101.1 Scope.

Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

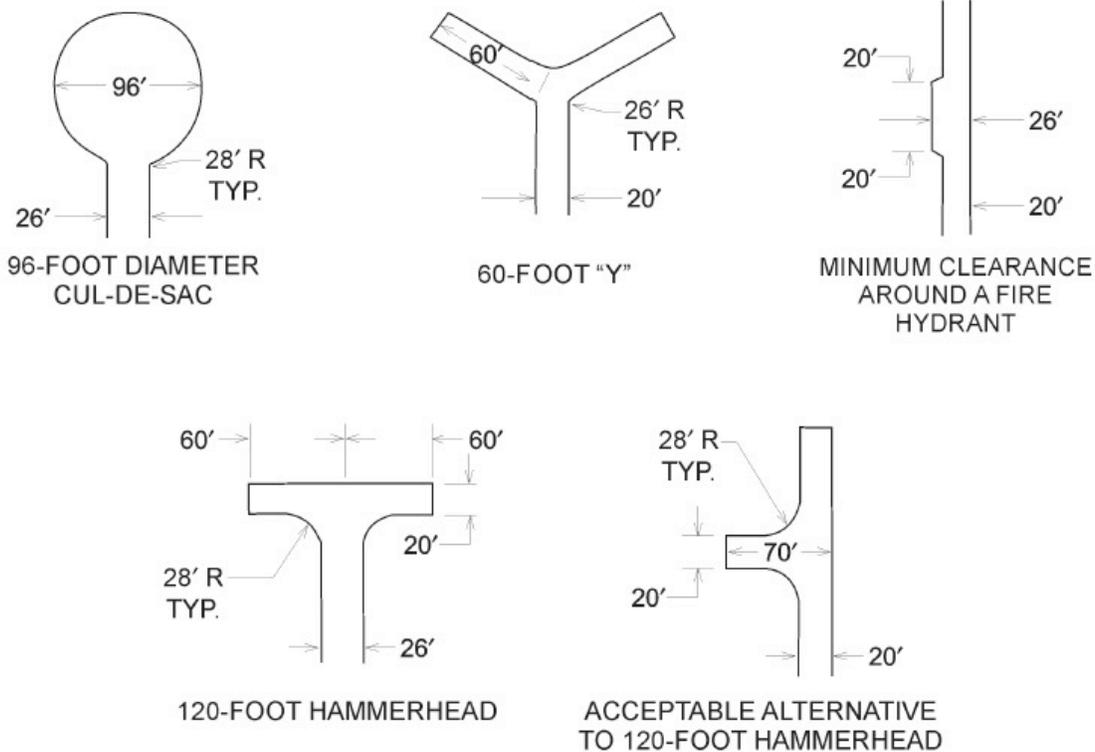
D102.1 Access and loading.

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.2 Grade.

Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

D103.3 Turning radius.

The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates.

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one *person*.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the *fire code official*.
8. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs.

Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

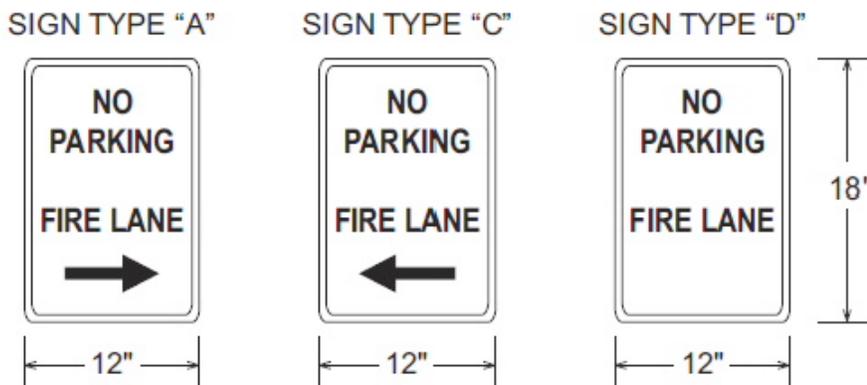


FIGURE D103.6 FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width.

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width.

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**D104.1 Buildings exceeding three stories or 30 feet in height.**

Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area.

Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m²) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS**D105.1 Where required.**

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**D106.1 Projects having more than 100 dwelling units.**

Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with [Section 903.3.1.1](#) or [903.3.1.2](#).

D106.2 Projects having more than 200 dwelling units.

Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved*

fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with [Section 903.3.1.1](#), [903.3.1.2](#) or [903.3.1.3](#) of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D108 REFERENCED STANDARDS

ASTM	F 2200—05	Standard Specification for Automated Vehicular Gate Construction	D103.5
ICC	IFC—12	International Fire Code	D101.5, D107.1
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through February 2006	D103.5

Section 312.40. Private Wells.

A private well may be maintained for exterior uses such as lawn sprinkling or car washing. However, in no event shall there be a means of cross-connection between a private well and a municipal water system at any time. Greenwood property owners served by a municipal water system are prohibited from drilling a new well upon failure of an existing well.

Section 312.45. Disclaimer of Liability.

The city and the water provider shall not be liable for any deficiency or failure in the supply of water to property owners or users, whether occasioned by shutting the water off for the purpose of making repairs or connections, or from any other cause whatsoever.

(SECTION 312 ADDED BY ORDINANCE 220, OCTOBER 2013)

SECTION 315. FIRE CODE.**Section 315.00. Adoption of the Amended Minnesota State Fire Code.**

The city hereby adopts by reference, for the purpose of regulating and governing the safeguarding of life and property from fire and explosions hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the city and providing for the issuance of permits for hazardous uses or operations, the Minnesota State Fire Code as amended, which shall specifically include the following:

1. Appendix A – Board of Appeals
2. Appendix B – Fire Flow Requirements for Buildings
3. Appendix D – Fire Apparatus Access roads

Section 315.05. Enforcement.

The city hereby authorizes the Excelsior Fire District to enforce those terms of the Minnesota State Fire Code as adopted in this article within the city.

SECTION 320. RENTAL PROPERTIES.**Section 320.00. Purpose.**

The city of Greenwood has determined that rental property registration, licensing, and minimum regulations governing the conditions and maintenance of rental properties, buildings, and structures are necessary to provide standards for the supply of utilities and facilities and other physical things and conditions essential to ensure that rental structures are safe, sanitary and fit for human occupation and use; and where necessary, to empower the city to condemn rental buildings and structures which are unfit for human occupancy and use and to demolish.

Section 320.05. Adoption of Rental Property Maintenance Code.**Subd. 1. General Requirements.**

- (a) The requirements of this article apply to all buildings, structures and property within the city.
- (b) All buildings and portions of buildings, including mechanical, electrical, plumbing and other building systems, previously constructed or installed in accordance with city and state codes must be maintained in conformance with the requirements of the codes in effect at the time of construction or installation.
- (d) Specific requirements of other sections of this code, including, but not limited to, zoning, fire and nuisances, shall supersede the general requirements of this article.
- (e) In cases where a conflict may occur between requirements of this article or other codes, the requirement providing the greatest degree of life safety, property maintenance and general welfare to the city shall govern.

Subd. 2. Code Adopted. The most current edition of the International Property Maintenance Code (hereinafter "IPM code") as published by the International Code Council is adopted as the property maintenance code of the city, for the control of buildings and structures as provided in this section; and each and all of the regulations, provisions,

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY OF GREENWOOD, MINNESOTA
AMENDING GREENWOOD ORDINANCE CODE CHAPTER 3
TO REPEAL APPENDIX D FROM THE CITY'S FIRE CODE**

THE CITY COUNCIL OF THE CITY OF GREENWOOD, MINNESOTA DOES ORDAIN:

SECTION 1.

Greenwood ordinance code chapter 3, section 315.00 is amended to repeal (3) Appendix D:

"Section 315.00. Adoption of the Amended Minnesota State Fire Code.

The city hereby adopts by reference, for the purpose of regulating and governing the safeguarding of life and property from fire and explosions hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the city and providing for the issuance of permits for hazardous uses or operations, the Minnesota State Fire Code as amended, which shall specifically include the following:

1. Appendix A – Board of Appeals
2. Appendix B – Fire Flow Requirements for Buildings
3. ~~Appendix D – Fire Apparatus Access roads~~

SECTION 2.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this ____ day of _____, 2014.

____ AYES ____ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Gus E. Karpas, City Clerk

First reading: _____, 2014
Second reading: _____, 2014
Publication: _____, 2014



Agenda Number: 7C

Agenda Date: 04-02-14

Prepared by Deb Kind

Agenda Item: Consider City's Participation with Southshore Center

Summary: The Cove concept (attached) for the Southshore Center (SSC) was created by Tonka Bay Councilmember Elli Ansari and me (Deb Kind) in response to the key leanings from the VANTAGE students' work and conversations from our participation on the SSC Advisory Committee since September 2013. We presented The Cove concept to the Greenwood city council at a worksession on 3/5. The response at the Greenwood worksession was mixed, and the council directed that a discussion regarding the city's future participation with the SSC be included on the 4/2 council agenda.

Update: Elli and I presented The Cove concept to the Tonka Bay city council at a worksession on 3/11. The Tonka Bay city council was supportive of the concept with the following conditions:

1. Any profits gained from The Cove operations must be set aside for future capital improvements.
2. This is the last chance for Tonka Bay's participation. If The Cove operations do not come close to breaking even after the 3-year pilot project, then Tonka Bay will consider withdrawing from participation.

The Cove worksessions with Shorewood and Excelsior are scheduled for 4/14 and 4/21 respectively.

Deephaven has officially withdrawn from further participation with the SSC (see attached letter). Therefore the attached 3/20 draft of The Cove concept has been revised to include a cost-sharing formula without Deephaven.

In addition, the attached draft has been updated to correct the cost error for ceiling tiles noted by Councilman Fletcher.

For the council's reference, also attached are copies of the 1996 Southshore Center Cooperative Agreement (still in effect) and a copy of the 2009 Southshore Center Lease Agreement with Shorewood.

Council Action: None required. Potential motions ...

1. I move the council authorizes the mayor to proceed with further discussions regarding The Cove concept with the remaining owner cities, Minnetonka Community Education, and the ADVANTAGE program advisers. And further acknowledges the following:
 - a. General agreement with the formula for "now" capital expenses that shares costs based on ownership percentages and shares Deephaven's portion of the costs based on current population percentages.
 - b. General agreement with Tonka Bay that any profits gained from The Cove operations must be set aside for future capital improvements.
 - c. General agreement with Tonka Bay that this is the last chance for Greenwood's participation in the facility. If The Cove concept does not come close to breaking even after the 3-year pilot project, then Greenwood will consider withdrawing from participation.
2. I move the council authorizes the mayor to draft and mail a letter to the Southshore Center owner city councils notifying them of Greenwood's withdrawal from participation.
3. Other motion ???



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3-YEAR PILOT PROJECT PROPOSAL

MARCH 26, 2014

Prepared by
Tonka Bay Councilmember Elli Ansari
and Greenwood Mayor Deb Kind

BACKGROUND

The Southshore Center (SSC) is located at 5735 Country Club Road, Shorewood, MN. The facility was built in 1996 with funding from the following:

	Contribution	% of Ownership
Deephaven*	\$139,639	22.45%
Excelsior	\$90,812	14.60%
Greenwood	\$24,569	3.95%
Shorewood	\$311,000	50.00%
Tonka Bay	\$55,980	9.00%
Friends of the Southshore Center (Seniors)	\$100,000	
Total	\$622,000	100.00%

The Friends of the Southshore Center operated the center with funds from grants and their membership until 2008 when grant money dried up. From 2009 to present, the city of Shorewood has managed the SSC. They hired a director to increase rentals of the facility and to create programming for all ages. At the same time, the “Friends” became the Southshore Senior Partners (SSSP) and rented space at the SSC for approximately \$600 per month for their senior programs. In 2012, Shorewood contributed \$60,000 to subsidize SSC operations. In August 2013, Shorewood officials initiated discussions with the 5 owner cities to determine the future operations of the SSC. A SSC Advisory Committee was formed and engaged students from VANTAGE (Minnetonka High School’s Advanced Professional Studies program) to help with the project. From November 2013 to January 2014, the VANTAGE team worked with SSC Advisory Subcommittee members to conduct research and make recommendations that will restore the financial viability of the SSC so it can continue its mission of providing services and facilities to the residents and businesses of the 5 cities.

Key learnings from the VANTAGE team’s research:

1. There are 6 community centers in the metro area that operate at or near “break even,” so it is possible for the SSC to break even as well.
2. The facility’s awareness needs to be improved. 43% of survey respondents never heard of the SSC, and of the 57% who have heard of the SSC, most believe that it is a “senior” center only.
3. To break even, the facility needs to ...
 - Have professional programming, scheduling, and marketing to maximize use of the space.
 - Appeal to all ages and potential renters.
4. To appeal to all ages and potential renters ...
 - The appearance of the building needs to be upgraded to have a “wow” feeling.
 - The building technology needs to be upgraded.
 - The building needs new “branding.”

Key desires from the city of Shorewood and the SSSP:

1. Would like someone on site during regular business hours, programming, and rentals.
2. Would like the SSSP to be able to continue to rent space at the facility.

The 3-year pilot project proposal on the following pages addresses the above “key learnings” and “key desires” with the goal to set a course that will make the center financially viable for the future.

** On March 5, 2014, Deephaven submitted a letter notifying the other owner cities of their withdrawal from participation in the Southshore Center. This draft of The Cove 3-Year Pilot Project Proposal has been revised accordingly.*

3-YEAR PILOT PROJECT PROPOSAL

1. Since the “Southshore Center” name evokes “senior center,” it is important to re-brand the building with a new name and tagline to appeal to all ages and potential renters. The proposal is to change the building’s name to something like **The Cove** – *Learn, Play, Celebrate* (see design idea on the cover of this document). The Cove name is inspired by the building’s cozy / hidden location near Lake Minnetonka.
2. Update the website and building with the new brand.
3. Make building upgrades to create a “wow” first impression that appeals to all ages (see list on pages **4-5**). The list includes costs for “now” and costs for potential “future” upgrades. The “now” costs include changes that would create the biggest impact for the least amount of money ... (a) A dramatic entrance with a feature wall, accent lighting, carpet, etc. (b) To house the “senior” items and to make better use of space, the large coat room would be re-purposed into “The Corner” gift shop / display area – a centralized place to showcase bakery sale items, greeting cards, newsletters, books, etc. (c) Coats would be hung on an attractive new coat hook system in the hallway. (d) To tie-in with the lake theme, the rooms would be named after Lake Minnetonka bays – Echo Bay Room (dining room), Gideon Bay Room (activity room), Excelsior Bay Room (conference room) – and black and white prints of Lake Minnetonka images would be displayed on the walls. A proposal for paying for the “now” costs is on page **6**.
4. A Cove Executive Board would oversee the upgrades (see page **6**).
5. The proposal is for Shorewood to continue to be the “fiduciary responsibility” and manage operations, set room rental rates, etc. Based on the projections on pages **7-10** spreadsheets, the operations are likely to break even (conservative estimate) or could be profitable (optimistic estimate). The spreadsheets for operations assume the following:
 - A. Minnetonka Community Education (MCE) will provide professional programming for all ages. Marketing will be done through the MCE catalog that is mailed to all school district homes. The catalog will include an ad for renting The Cove. MCE also will be in charge of scheduling all programs and rentals, so space information is in one place. Rentals will be for the room and table set-up only. The renter will need to arrange for linens, catering, liquor insurance, etc.

Program revenue will be split 60% to the instructor / program director, 30% to MCE, 10% to The Cove.
Rental revenue from weddings, class reunions, etc. will be split 30% to MCE and 70% to The Cove.
 - B. The Cove may host fundraising events during times when the facility is not being used for MCE programming or rentals.
 - C. The Cove’s regular business hours would be 9am to 4pm, M-F. The reception desk would be “manned” during regular business hours and anytime The Cove has programming or rentals after hours.
 - D. A Site Manager / Receptionist (paid by The Cove) would work 4 hours per day, M-F. Responsibilities include:
 - Greeting people who enter the building, answering the phone, responding to emails.
 - Maintaining the Facebook page, website, electronic monument sign, TV loop.
 - Recruiting, training, and scheduling Assistant Receptionists to cover the other regular business hours and after-hours programming / rentals as needed.
 - Showing facilities to potential renters (scheduling will be done through MCE).
 - Coordinating The Cove fundraising events such as Oktoberfest and Open Mike Nights.
 - Managing the Custodian.
 - The Site Manager will have access to the schedule and / or coordinate with MCE to determine scheduling for the reception desk and Custodian.
 - E. The Custodian (paid by The Cove) will report to and be scheduled by the Site Manager. The Custodian will be responsible for cleaning / general maintenance of building and for table / chair set-ups as needed.
6. To honor the historic contributions of the “Friends” and SSSP, The Cove may discount rentals to the SSSP, and may split proceeds from “The Corner” gift shop / display area with the SSSP. However, to ensure that The Cove’s re-branding efforts are successful, the SSSP will need to keep a clear and separate identity for their organization and printed materials.

The proposal is to commit to the above pilot project for 3 years. If all goes well, The Cove / MCE partnership may be continued in the future.

Estimate of Upgrade Costs

					Now	Future
	Unit	Quantity	Cost per Unit	Subtotal	Total with Design and Project Mgmt	Total with Design and Project Mgmt
1	EXTERIOR					
2	EA	1	\$200	\$200	\$250	
3	SF	600	\$2	\$1,200	\$1,500	
4	EA	4	\$200	\$800	\$1,000	
5	EA	1	\$2,500	\$2,500	\$3,125	
6	EA	1	\$300	\$300	\$375	
7	LF	44	\$30	\$1,320		\$1,650
8	EA	4	\$300	\$1,200		\$1,500
9	FOYER					
10				\$0	\$0	
11	SF	800	\$1	\$1,000	\$1,250	
12	SF	200	\$2	\$300	\$375	
13	EA	9	\$50	\$450	\$563	
14	EA	1	\$750	\$750	\$938	
15	SF	120	\$25	\$3,000	\$3,750	
16	EA	2	\$200	\$400	\$500	
17	SF	900	\$5	\$4,500	\$5,625	
18	EA	6	\$250	\$1,500	\$1,875	
19	EA	5	\$150	\$750	\$938	
20	"THE CORNER" (FORMER COAT ROOM)					
21				\$0	\$0	
22	SF	400	\$1	\$500	\$625	
23	SF	120	\$5	\$600	\$750	
24				\$0	\$0	
25				\$0	\$0	
26	RECEPTION DESK					
27				\$0	\$0	
28	SF	200	\$1	\$250	\$313	
29	SF	18	\$60	\$1,080	\$1,350	
30	LF	10	\$200	\$2,000		\$2,500
31	ECHO BAY ROOM (DINING ROOM)					
32				\$0	\$0	
33				\$0	\$0	
34	EA	2	\$1,200	\$2,400	\$3,000	
35	EA	1	\$1,550	\$1,550	\$1,938	
36			\$1,000	\$1,000		\$1,250
37	EA	6	\$250	\$1,500		\$1,875
38	EA	24	\$300	\$7,200		\$9,000
39	EA	140	\$10	\$1,400		\$1,750
40	EA	20	\$75	\$1,500		\$1,875
41	EA	2	\$1,500	\$3,000		\$3,750
42	EA	2	\$1,200	\$2,400		\$3,000
43						???
44						???

Estimate of Upgrade Costs

					Now	Future	
	Unit	Quantity	Cost per Unit	Subtotal	Total with Design and Project Mgmt	Total with Design and Project Mgmt	
45	GIDEON BAY ROOM (ACTIVITY ROOM)						
46				\$0	\$0		
47	SF	1350	\$1	\$1,688	\$2,109		
48				\$0			
49	EA	1	\$200	\$200	\$250		
50	SF	30	\$60	\$1,800	\$2,250		
51	SF	1100	\$5	\$5,500		\$6,875	
52	EA	12	\$250	\$3,000		\$3,750	
53	EXCELSIOR BAY ROOM (CONFERENCE ROOM)						
54				\$0	\$0		
55				\$0	\$0		
56	SF	900	\$1	\$1,125	\$1,406		
57	EA	5	\$250	\$1,250	\$1,563		
58	EA	1	\$400	\$400	\$500		
59	SF	22	\$60	\$1,320	\$1,650		
60	EA	3	\$300	\$900	\$1,125		
61	SF	570	\$5	\$2,850		\$3,563	
62				\$0	\$0		
63				\$0	\$0		
64	EA	100	\$20	\$2,000	\$2,500		
65				\$0	\$0		
66	BATHROOMS						
67	SF	600	\$1	\$750		\$938	
68	SF	22	\$80	\$1,760		\$2,200	
69	GENERAL						
70				\$0	\$0		
71	EA	8	\$50	\$400	\$500		
72					\$1,000		
73						???	
74						???	
75						???	
76							
77	Total Cost					\$44,891	\$45,475

79 These costs were estimated by Tammy Magney (architect / designer of The Commons Workplace).

Note: Shorewood also is considering parking lot improvements. See the concepts provided by Shorewood in the **FYI** section of this document.

PROPOSED FORMULA FOR PAYING THE "NOW" COSTS

- After meeting with the cities of Greenwood and Tonka Bay, their seems to be a desire to support cost sharing based on building ownership.
- Since Deephaven has given notice that they no longer will be participating in the SSC, any cost-sharing formula will need to be calculated without Deephaven. The 1996 agreement states that withdrawal from participation does not mean that Deephaven will give up their share of ownership. It simply means that Deephaven will no longer participate in sharing costs for capital expenses or operations. However, if the facility is sold in the future, Deephaven's share of capital expenses would be subtracted from their share of proceeds from any sale. Hence, the below formula that separates out Deephaven's share of the capital expenses for The Cove's "now" costs.
- Note: If in-kind partnerships (e.g. Cambria) and / or donations from the community are collected, the costs per city would be adjusted accordingly.

1 Cost sharing for The Cove's "now" upgrades divided by owner cities ...

	% of SSC building ownership	Share of The Cove's "now" upgrades
Deephaven	22.45%	\$10,078
Excelsior	14.60%	\$6,554
Greenwood	3.95%	\$1,773
Shorewood	50.00%	\$22,446
Tonka Bay	9.00%	\$4,040
TOTAL	100.00%	\$44,891

10 It appears that the original ownership percentages were based on population in 1996.
 11 Without Deephaven, the current population percentages are ...

	Current population*	Current population percentage
Excelsior	2235	18.83%
Greenwood	698	5.88%
Shorewood	7438	62.66%
Tonka Bay	1499	12.63%
TOTAL	11870	100.00%

19 Using the population percentages (yellow), the cost sharing for Deephaven's share of
 20 The Cove's "now" upgrades (blue), plus the each city's share (gray) would be ...

	Current Population Percentage	Share of Deephaven's Share of The Cove's "Now" Upgrades	Plus, City's Share of The Cove's "Now" Upgrades	Equals Total Share of The Cove's "Now" Upgrades
Excelsior	18.83%	\$1,898	\$6,554	\$8,452
Greenwood	5.88%	\$593	\$1,773	\$2,366
Shorewood	62.66%	\$6,315	\$22,446	\$28,761
Tonka Bay	12.63%	\$1,273	\$4,040	\$5,313
Total	100.00%	\$10,078		\$44,891

28 * Current Population Source: Met Council, 03/20/14

THE COVE EXECUTIVE BOARD

The proposal is to establish The Cove Executive Board to oversee the improvements. The following outlines the procedures and duties of the board ...

1. One elected official appointed by each participating city. The board chair is elected by the board.
2. The participating city councils must approve expenditures beyond the scope outlined in the approved budget.
3. The board will review monthly payables reports and YTD statements provided by the fiduciary contractor via email.
4. The board may call special meetings as needed.
5. The board exists for the duration of improvement project only.

Projection for Ongoing Operations - Conservative Estimate

REVENUE

1	Program Revenue			
2	Average class fee per person per hour	\$10		
3	Times average number of members per class X	10		
4	Average income per room per hour	\$100	A	
5	<hr/>			
6	Potential programing hours per day (9am to 9pm)	12		
7	Times 3 rooms X	3		
8	Times days per week (no programs on Fridays or weekends) X	4		
9	Times number of weeks per year X	45		
10	Equals total number of potential programming hours per year	6,480		
11	Minus 65% of program hours unscheduled or cancelled classes -	4,212		
12	Total number of program hours per year	2,268	B	
13	Times average income per room per hour (A) X	\$100	A	
14	Equals total program revenue per year	\$226,800		
15	60% to instructors	\$136,080		
16	30% to MCE	\$68,040		
17	10% to The Cove (Annual Programming Revenue)	\$22,680		\$22,680
18	<hr/>			
19	Weddings and Special Event Rental Revenue	\$25,000		
20	SSSP Space Rental (\$600 per month)	\$7,200		
21		\$32,200		
22	30% to MCE	\$9,660		
23	70% to The Cove (Annual Rental Income)	\$22,540		\$22,540
24	<hr/>			
25	VANTAGE Space Rental			\$15,000
26	Donations to The Cove - from businesses and individuals			\$2,000
27	The Cove Fundraising Events (Oktoberfest, Open Mike Nights) - proceeds above costs			\$2,000
28	<hr/>			
29	Total Revenue			\$64,220

EXPENSES (paid by The Cove)

31	Labor			
32	<hr/>			
33	Regular business hours per year	1,750	H	
34	(7 hours per day, 5 days a week, 52 weeks per year, minus 10 holidays)			
35	Site Manager / Receptionist hours per year			
36	(4 hours per day, 5 days a week, 48 weeks per year)	960	I	
37	Times hourly rate X	\$15		
38	Site Manager / Receptionist cost per year	\$14,400	J	
39	<hr/>			
40	Reception Desk Assistants hours per year (H - I)	790		
41	Additional program hours (4pm to 9pm M-F) +	518	B-H	
42	Additional special event hours (Friday late night and weekend rentals) +	550		
43	Times hourly rate X	\$8		
44	Reception Desk Assistants cost per year	\$14,864	K	
45	<hr/>			
46	Custodian hours per year	300		
47	Times hourly rate X	\$30		
48	Cost per year	\$9,000	L	
49	<hr/>			
50	Total Payroll (J + K + L)	\$38,264		
51	FICA (6.2%)	\$2,372		
52	Medicare Contribution (1.45%)	\$555		
53	Workers Comp	\$300		
54	Total Labor	\$41,491		\$41,491
55	<hr/>			

55	Custodian Supplies (light bulbs, cleaning supplies, etc.)	\$1,500
56	Office Expenses (rental price sheets, envelopes, stamps, etc.)	\$1,000
57	Sales & Marketing	
58	MCE Catalog Program Listings	\$0
59	MCE Catalog Ad for The Cove Rentals	\$0
60	Web Hosting	\$450
61	Fiduciary Contractor	\$2,500
62	Payroll	
63	Receivables	
64	Payables	
65	Year-to-Date Reports	
66	Year-End Report	
67	Audit	
68	Property Taxes (none - government building)	\$0
69	Building Insurance	\$1,000
70	Utilities	
71	Cable TV - None	\$0
72	Phone	\$1,500
73	Electric	\$9,300
74	Gas	\$2,000
75	Internet - WiFi (Shorewood)	\$0
76	Waste Removal	\$2,150
77	Water	??
78	Snowplowing & Landscape Contractor	\$1,000
79	Snow Plowing	
80	Mowing / Landscape Maintenance	
81	Pest Control	
82		
83	Total Expenses	\$63,891
84		
85	NET PROFIT (Revenue minus Expenses)	\$329

Projection for Ongoing Operations - **Optimistic Estimate**

REVENUE

1	Program Revenue			
2	Average class fee per person per hour		\$10	
3	Times average number of members per class	X	10	
4	Average income per room per hour		\$100	A
5				
6	Potential programing hours per day (9am to 9pm)		12	
7	Times 3 rooms	X	3	
8	Times days per week (no programs on Fridays or weekends)	X	4	
9	Times number of weeks per year	X	45	
10	Equals total number of potential programming hours per year		6,480	
11	Minus 30% of program hours unscheduled or cancelled classes	-	1,944	
12	Total number of program hours per year		4,536	B
13	Times average income per room per hour (A)	X	\$100	A
14	Equals total program revenue per year		\$453,600	
15	60% to instructors		\$272,160	
16	30% to MCE		\$136,080	
17	10% to The Cove (Annual Programming Revenue)		\$45,360	\$45,360
18				
19	Weddings and Special Event Rental Revenue		\$25,000	
20	SSSP Space Rental (\$1000 per month)		\$12,000	
21			\$37,000	
22	30% to MCE		\$11,100	
23	70% to The Cove (Annual Rental Income)		\$25,900	\$25,900
24				
25	VANTAGE Space Rental			\$15,000
26	Donations to The Cove - from businesses and individuals			\$2,000
27	The Cove Fundraising Events (Oktoberfest, Open Mike Nights) - proceeds above costs			\$2,000
28				
29	Total Revenue			\$90,260

EXPENSES (paid by The Cove)

33	Labor			
34	Regular business hours per year		1,750	H
35	(7 hours per day, 5 days a week, 52 weeks per year, minus 10 holidays)			
36	Site Manager / Receptionist hours per year			
37	(4 hours per day, 5 days a week, 48 weeks per year)		960	I
38	Times hourly rate	X	\$15	
39	Site Manager / Receptionist cost per year		\$14,400	J
40				
41	Reception Desk Assistants hours per year (H – I)		790	
42	Additional program hours (4pm to 9pm M-F)	+	2,786	B-H
43	Additional special event hours (Friday late night and weekend rentals)	+	550	
44	Times hourly rate	X	\$8	
45	Reception Desk Assistants cost per year		\$33,008	K
46				
47	Custodian hours per year		300	
48	Times hourly rate	X	\$30	
49	Cost per year		\$9,000	L
50				
51	Total Payroll (J + K + L)		\$56,408	
52	FICA (6.2%)		\$3,497	
53	Medicare Contribution (1.45%)		\$818	
54	Workers Comp		\$300	
55	Total Labor		\$61,023	\$61,023

56	Custodian Supplies (light bulbs, cleaning supplies, etc.)	\$1,500
57	Office Expenses (rental price sheets, envelopes, stamps, etc.)	\$1,000
58	Sales & Marketing	
59	MCE Catalog Program Listings	\$0
60	MCE Catalog Ad for The Cove Rentals	\$0
61	Web Hosting	\$450
62	Fiduciary Contractor	\$4,500
63	Payroll	
64	Receivables	
65	Payables	
66	Year-to-Date Reports	
67	Year-End Report	
68	Audit	
69	Property Taxes (none - government building)	\$0
70	Building Insurance	\$1,000
71	Utilities	
72	Cable TV - None	\$0
73	Phone	\$1,500
74	Electric	\$9,300
75	Gas	\$2,000
76	Internet - WiFi (Shorewood)	\$0
77	Waste Removal	\$2,150
78	Water	??
79	Snowplowing & Landscape Contractor	\$2,000
80	Snow Plowing	
81	Mowing / Landscape Maintenance	
82	Pest Control	
83		
84	Total Expenses	\$86,423
85		
86	NET PROFIT (Revenue minus Expenses)	\$3,837

NEXT STEPS

We (Elli Ansari and Deb Kind) have met with Tim Litfin from MCE, and tweaks were made to this proposal based on his input. However, the MCE board would need to approve the plan before “committing” to anything. After our presentation to the SSC Advisory Committee, the consensus of the group was to present the concept to the owner city councils to gauge their interest in pursuing the project before anything is presented to the MCE board. Also, it should be noted that the revenue spreadsheets include income from renting to Minnetonka High School’s VANTAGE program. It is our understanding that VANTAGE is looking for more rental space, but we have not met with VANTAGE officials yet.

Therefore, the next steps are ...

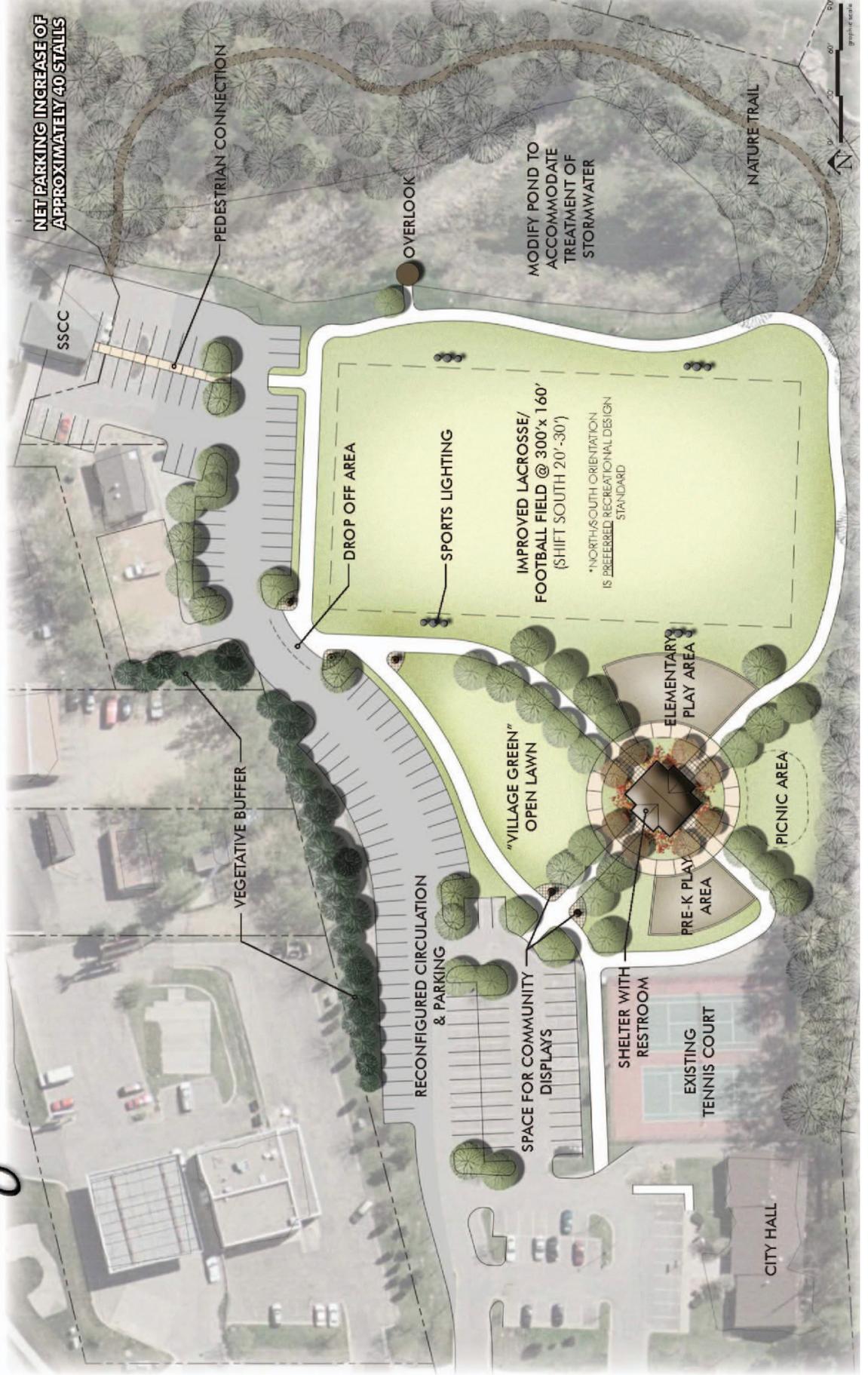
1. Present the proposal to the owner city councils to gauge their interest in pursuing the project and get input regarding the formula for “now” costs.
2. Present the proposal to Tim Litfin and the MCE Board.
3. Discuss concept with VANTAGE officials.
4. The owner city councils consider approval of the 3-Year Pilot Project.



Badger Park City of Shorewood, MN

concept 1

701 Vista Avenue South, Suite 200
 Minneapolis, MN 55416
 www.mnbadger.com
 Date: November 12, 2012
 Project #: 01496-940

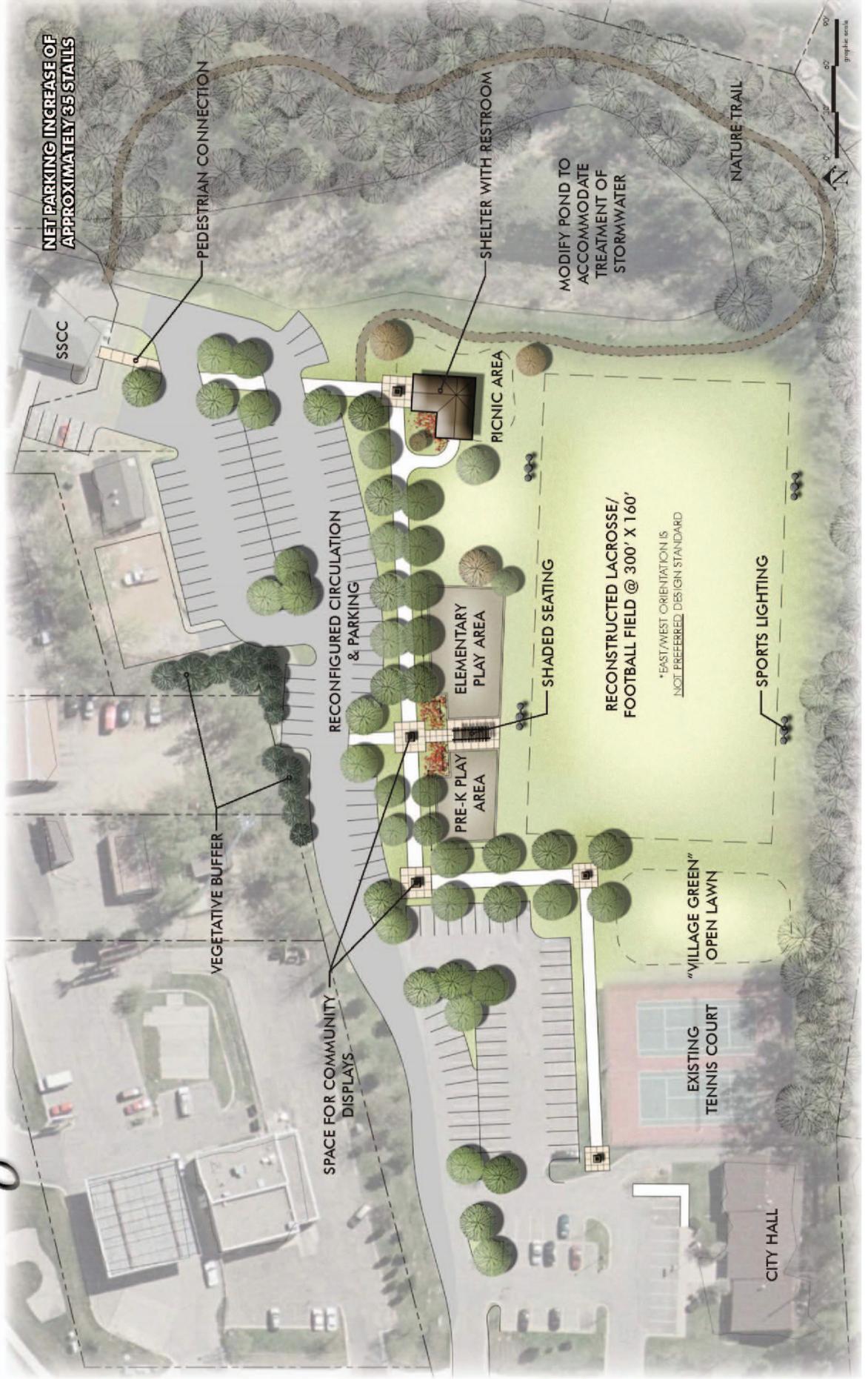




Badger Park City of Shorewood, MN

concept 2

701 Maple Avenue South, Suite 200
Minneapolis, MN 55416
www.vdberg.com
Date: November 19, 2015
Project #: 01455-340



**Capital Improvement Program
City of Shorewood, Minnesota**

2014 *thru* 2018

Department 490 - Southshore Center
Contact
Type Improvement
Useful Life
Category Public Facilities/Buildings
Priority n/a

Project # PF-11-01
Project Name South Shore Community Center

Total Project Cost: \$88,500

Description	
The council directed funds be included to cover possible capital maintenance or improvement costs to the South Shore Community Center.	
2016 - Water Heater	\$2,500
2017 - Roof	\$41,000
2018 - HVAC	\$43,000
2021 - Exterior Paint and Caulk	\$2,000

Justification

Expenditures	2014	2015	2016	2017	2018	Total
Equip/Vehicles/Furnishings			2,500	43,000	41,000	86,500
Total			2,500	43,000	41,000	86,500

Funding Sources	2014	2015	2016	2017	2018	Total
403 - Equipment Replacement			2,500	43,000	41,000	86,500
Total			2,500	43,000	41,000	86,500



March 5, 2014

Mayor Scott Zerby
City of Shorewood
5755 Country Club Road
Shorewood, MN 55331

Re: Southshore Center Advisory Committee

Dear Scott:

On behalf of the City of Deephaven, I would like to thank you and the other members of the Southshore Center Advisory Committee for your ongoing efforts to revitalize the Center.

The purpose of my letter is to inform you and the Advisory Committee that the Deephaven City Council has decided our city will no longer be participating in any efforts relating to the Southshore Center. From the very beginning of our involvement in Southshore Center, our Councils have always expressed concern over the basic fact that only a small handful of Deephaven residents actually participate in the Center. While the Shorewood City Hall campus may have been the only logical and cost effective location for the Center at its inception, it now competes unsuccessfully with MCES in Deephaven and the Senior Center available to our residents in Minnetonka because it is simply too far away to attract many of our residents

I hope the Committee is able to determine a course of action that strikes the proper balance between controlling operational costs and establishing a vibrant community center for those Cities that remain involved in the project and I wish you the very best outcome.

Sincerely,

Paul A. Skrede
Mayor, City of Deephaven

cc: Mary Jo Fulkerson, Excelsior City Council Member
Debra Kind, Mayor of Greenwood
Kristine Sundberg, Shorewood City Council Member
Elli Ansari, Tonka Bay City Council Member
Theresa Zerby, Southshore Senior Partners
Bill Joynes, Shorewood City Administrator
Twila Grout, Shorewood Park & Rec Coordinator

COOPERATIVE AGREEMENT
FOR THE
SOUTHSHORE SENIOR/COMMUNITY CENTER

THIS COOPERATIVE AGREEMENT FOR THE SOUTHSHORE SENIOR/COMMUNITY CENTER is made on this 4 day of March, 1996, by and among the City of Deephaven, a Minnesota municipal corporation (Deephaven), the City of Excelsior, a Minnesota municipal corporation (Excelsior), the City of Greenwood, a Minnesota municipal corporation (Greenwood), the City of Shorewood, a Minnesota municipal corporation (Shorewood), and the City of Tonka Bay, a Minnesota municipal corporation (Tonka Bay), (hereinafter collectively referred to as "Cities").

RECITALS:

FIRST: Cities desire to develop a senior/community center (Center). The Center shall be used by senior citizens for educational and recreational activities, including, but not limited to, arts, crafts, music and other various programs of enrichment. In addition, the Center shall be used by citizens for banquets, receptions, reunions and other public and private events and other community-based activities such as those commonly provided at community centers throughout the area.

SECOND: Cities desire to combine resources pursuant to Minn. Stat. § 471.59 to develop and construct the Center.

NOW, THEREFORE, the parties covenant and agree as follows:

1.) Purpose. The parties have determined that each City is more economically and efficiently served by constructing and operating the Center together rather than each City constructing and operating its own community center. The parties agree that the Center shall be used by senior citizens for educational and recreational activities, including, but not limited to, arts, crafts, music and other various programs of enrichment. The Center shall also be used by citizens for banquets, receptions, reunions and other public and private events and other community-based activities such as those commonly provided at community centers throughout the area. Such programs and activities shall be consistent with the use of the surrounding and adjoining facilities. The overall guiding principle embodied in this Agreement is the mutual desire of the parties to maximize the use of the Center by all members of the Cities' respective constituencies.

2.) Ownership. The development and construction of the Center shall be financed through a pooling of resources from Cities and The Friends of the South Lake Minnetonka Senior Community Center, a Minnesota non-profit corporation with tax-exempt status pursuant to §§ 170(c)(2) and 501(c)(3) of the Internal Revenue Code of 1986 (Friends). Cities shall own the Center as tenants in common, with the ownership interest of each City proportionate to each City's investment in the Center. The amount of each City's investment and the proportionate ownership of each City is set forth in Exhibit A attached hereto which may be amended from time to time upon unanimous approval of the cities.

The Center shall be constructed on property conveyed by Shorewood to Cities for One and 00/100 Dollar (\$1.00), and other good and valuable consideration, and which is legally described on Exhibit B attached hereto. Shorewood shall be responsible for the design and construction of the Center in accordance with the preliminary site plan and building elevation as set forth on Exhibit C attached hereto.

3.) Funding. All amounts due from Cities for the development and construction of the Center shall be remitted to Shorewood within sixty (60) days of the date of the execution of this Agreement by an authorized representative of each City. Shorewood shall be the finance manager and manager of the construction of the Center during the design and construction of the Center and shall establish separate books of account to monitor the payment of funds. The Cities shall be under no further obligation, pursuant to the terms of this Cooperative Agreement, to fund the maintenance, operation, programming or staffing of the Center or any other costs, expenses or capital investments relating to the Center.

4.) Excess Funds. Upon completion of construction of the Center, excess funds shall be held in a restricted capital reserve account for the purpose of repairs and capital replacement of the Center. This account shall be controlled by the Friends, however, no expenditure in excess of Five Thousand and 00/100 Dollars (\$5,000) shall be made without the approval of a majority of the Cities. This reserve is not intended for day-to-day maintenance such as snow removal, routine building maintenance and cleaning or for any other operating costs.

5.) Lease. Cities shall lease the Center to Friends (Friends' Lease). The term of the Friends' Lease shall be twenty-five (25) years and the rental rate shall be One and 00/100 Dollar (\$1.00) per year and other good and valuable consideration. The Friends' Lease shall provide for four (4) renewal periods of five (5) years each.

Friends shall operate and maintain the Center. Friends shall be required to pay for any and all forms of insurance to adequately insure the Center against any and all risks associated with operating and maintaining the Center, both known and unknown, including worker's compensation insurance for Center employees and general liability insurance up to the statutory limits of liability relating to the Center. Each policy shall name Cities as additional insureds.

By entering into this Agreement, Cities do not agree to assume any risk or responsibility for the acts or omissions relating to the operation and maintenance of the Center by Friends, or for the procurement, or failure to procure, by Friends of insurance against all insurable risks, both known and unknown, related to the Center, or for the acts or omissions of any other City.

6.) Termination. Any City may terminate its participation in this Agreement at any time for any reason upon thirty (30) days written notice to the remaining Cities. The remaining Cities shall not have a right to object to any City's withdrawal from this Agreement. A withdrawing city will not have the right to participate in decisions relating to this Agreement. Withdrawal from this Agreement will not result in the forfeiture of the withdrawing City's undivided ownership interest in the Center but the withdrawing City's share of the costs incurred by the Cities pursuant to this Agreement, if any, shall be recovered out of the withdrawing City's share of any proceeds resulting from the sale or liquidation of the Center.

At the termination of the lease term or termination by action and approval of the Cities, the Center may be sold subject to the following:

(a) Shorewood Option. The City of Shorewood may retain the Center by repayment to each of the remaining Cities an amount equal to their original capital contribution. Shorewood may pay the remaining Cities in cash, or at its option, Shorewood may make installment payments to the Cities over a period not to exceed ten (10) years payable in equal annual installments of principal and interest at the rate of eight percent (8%) per annum from and after the date of Termination.

(b) Sale to Third Party. The Center may be sold to a third party for fair market value. In the event of sale to a third party, the City of Shorewood will assure adequate access to the Center. The proceeds of said sale shall be allocated and paid to each City proportionate to its original capital contribution as provided in the attached Exhibit A.

(c) Proceeds from Future Gain. Should Shorewood sell the Center to a third party within ten (10) years of exercising alternative (a), the net proceeds of said sale beyond the original capital contribution paid by each of the Cities shall be allocated and paid to each City proportionate to its original capital contribution as provided in the attached Exhibit A.

7.) Dissolution, Amendment, Termination. The following may only be undertaken based on the written approval of two-thirds of the Cities: (a) Sale of the Center; (b) Amendment of this Agreement; or (c) Termination of the Lease with The Friends of South Lake Minnetonka Senior Community Center, or any renewal, extension, assignment or subleasing thereof or successor thereto. The following may be undertaken upon written approval of a majority of the Cities: (a) Capital improvements; or (b) City directed changes in the operation of the Center.

8.) Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Minnesota.

IN WITNESS WHEREOF, the Cities of Deephaven, Excelsior, Greenwood, Shorewood and Tonka Bay, in accordance with the authorizing resolution from their respective City Councils, have caused this Agreement to be duly executed.

CITY OF DEEPAVEN

Dated: 3/4/96

By: (Andrea) Q. Langley
Its: City Clerk Treasurer

By: [Signature]
Its: Mayor

CITY OF EXCELSIOR

Dated: 2/28/96

By: Carl Fieser
Its: City Manager

By: [Signature]
Its: Mayor

CITY OF GREENWOOD

Dated: 2/28/96

By: Sandra R. Langley
Its: City (Clerk) Administrator

By: [Signature]
Its: Mayor

CITY OF SHOREWOOD

Dated: 2/28/96

By: James C. Hurm
Its: City (Clerk) Administrator

By: Robert B. Bede
Its: Mayor

CITY OF TONKA BAY

Dated: 2/28/96

By: [Signature]
Its: City (Clerk) Administrator

By: [Signature]
Its: Mayor

EXHIBIT A

City	\$ Contribution	% Contribution
Shorewood	\$ 311,000	50.00%
Excelsior	90,812	14.60%
Greenwood	24,569	3.95%
Deephaven	139,639	22.45%
Tonka Bay	55,980	9.00%
	<hr/> \$ 622,000	<hr/> 100.00%

**COOPERATIVE AGREEMENT
EXHIBIT B**

**DESCRIPTION OF PARCEL TO BE DEEDED TO THE SENIOR COMMUNITY
CENTER**

That part of Lot 12, Block 2, ECHO HILLS 2ND ADDITION, and of Lot 27, Auditors Subdivision 133, according to the plats on file in the office of the County Recorder, Hennepin County, Minnesota, described as follows:

Commencing at a point in the centerline of Smithtown Road distant 645.00 feet easterly from an intersection of the northerly extension of the west line of said Lot 27 with said centerline; thence southerly parallel with the west line of said Lot 27 a distance of 34.19 feet to the point of beginning of the land to be described; thence South 00 degrees 29 minutes 57 seconds East, assumed bearing, along a line parallel with the west line of said Lot 27 and the west line of said Lot 12 a distance of 104.00 feet; thence South 76 degrees 20 minutes 42 seconds East 45.00 feet; thence South 15 degrees 30 minutes 36 seconds East 45.00 feet; thence South 76 degrees 20 minutes 42 seconds East 57.05 feet; thence North 66 degrees 48 minutes 24 seconds East 34.92 feet; thence North 34 degrees 25 minutes 43 seconds East 30.00 feet; thence North 00 degrees 29 minutes 57 seconds West, parallel with the west line of said Lots 12 and 27, a distance of 160.00 feet to a point in the north line of said Lot 12; thence South 84 degrees 37 minutes 48 seconds West 94.66 feet; thence South 74 degrees 29 minutes 24 seconds West 68.00 feet to the point of beginning.

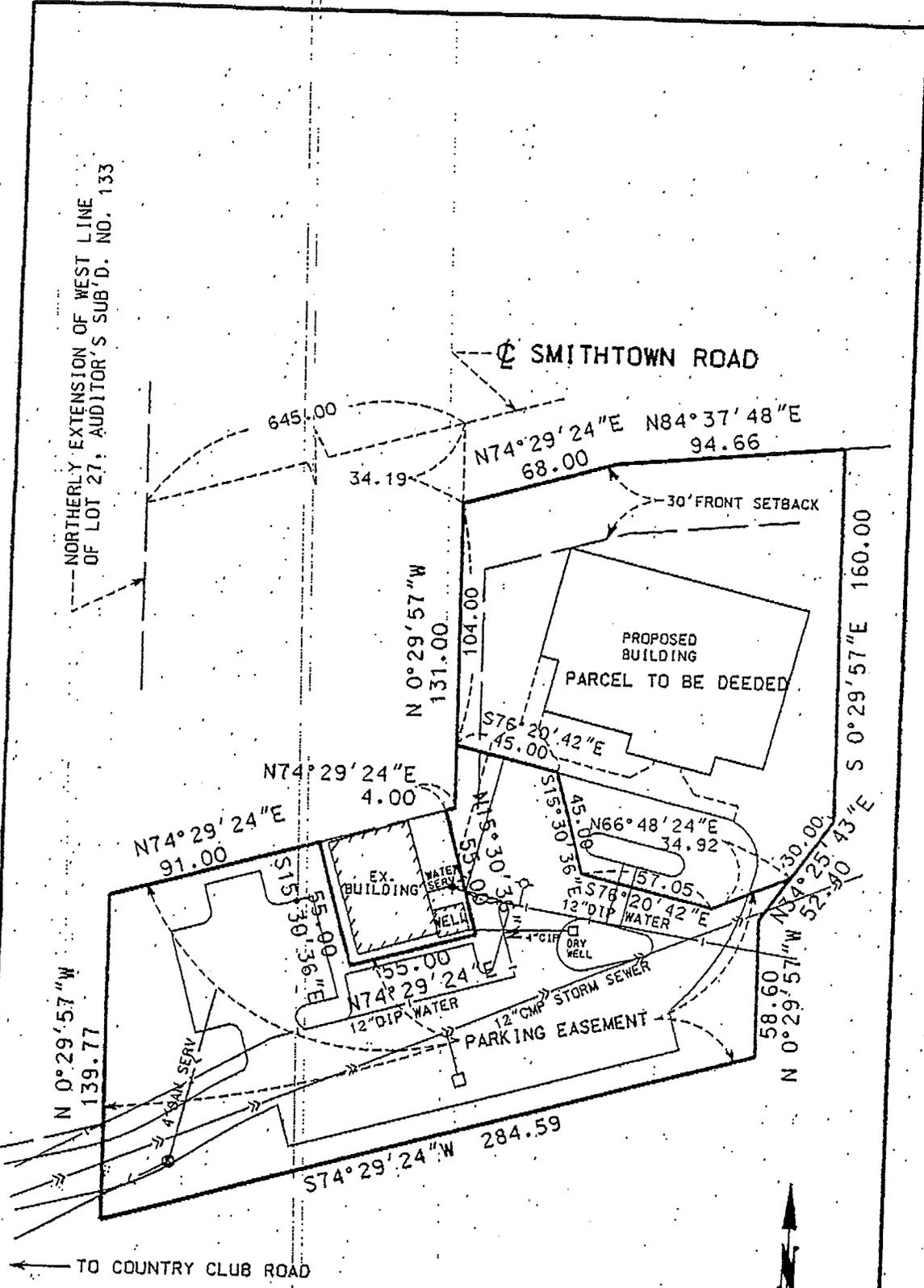
Said parcel contains 26,000 square feet more or less.

Together with a permanent easement for parking purposes over, under and across that part of said Lots 12 and 27 described as follows:

Commencing at a point in the centerline of Smithtown Road distant 645.00 feet easterly from an intersection of the northerly extension of the west line of said Lot 27 with said centerline; thence South 00 degrees 29 minutes 57 seconds East 138.19 feet to the southwest corner of the above described parcel and to the point of beginning of the easement to be described; thence South 00 degrees 29 minutes 57 seconds East 27.00 feet; thence South 74 degrees 29 minutes 24 seconds West 4.00 feet; thence South 15 degrees 30 minutes 36 seconds East 55.00 feet; thence South 74 degrees 29 minutes 24 seconds West 55.00 feet; thence North 15 degrees 30 minutes 36 seconds West 55.00 feet; thence South 74 degrees 29 minutes 24 seconds West 91.00 feet; thence South 00 degrees 29 minutes 57 seconds East 139.77 feet; thence North 74 degrees 29 minutes 24 seconds East 284.59 feet; thence North 00 degrees 29 minutes 57 seconds West 58.60 feet; thence North 34 degrees 25 minutes 43 seconds East 22.40 feet to the southeasterly corner of the above described parcel; thence westerly and northwesterly along the southwesterly line of said above described parcel to the point of beginning.

Together with the right of ingress and egress to and from the Country Club Road.

Contains 31,452 square feet more or less.



NORTHERLY EXTENSION OF WEST LINE
OF LOT 27, AUDITOR'S SUB'D. NO. 133

SMITHTOWN ROAD

PROPOSED BUILDING
PARCEL TO BE DEEDED

EX. BUILDING

WATER WELL

4" CIP DRY WELL

12" DIP WATER

12" CMP STORM SEWER

PARKING EASEMENT

TO COUNTRY CLUB ROAD



I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Edward Ames 9/22/95

Dr. EDWARD AMES REG. NO. 11264 DATE

SCALE: 1" = 50 FEET

Drawn By:
K.J.M.

OSM Orr Schelen Mayerson & Associates, Inc.
Engineers • Architects • Planners • Surveyors
300 Park Place East • 5775 Vauxhall Boulevard
Minneapolis, MN 55416-1228 • 812-593-5775

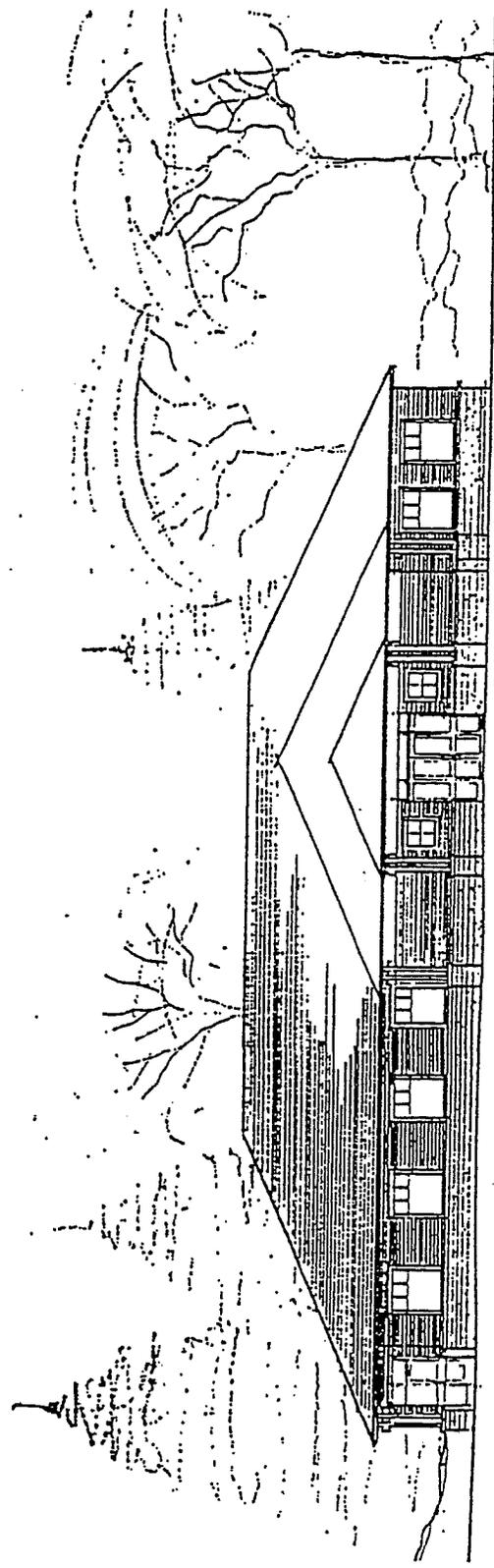
Drawing Title
EXHIBIT

Comm. No.
5572.00
Sheet No.

SHOREWOOD, MINNESOTA

Thank You for your support!

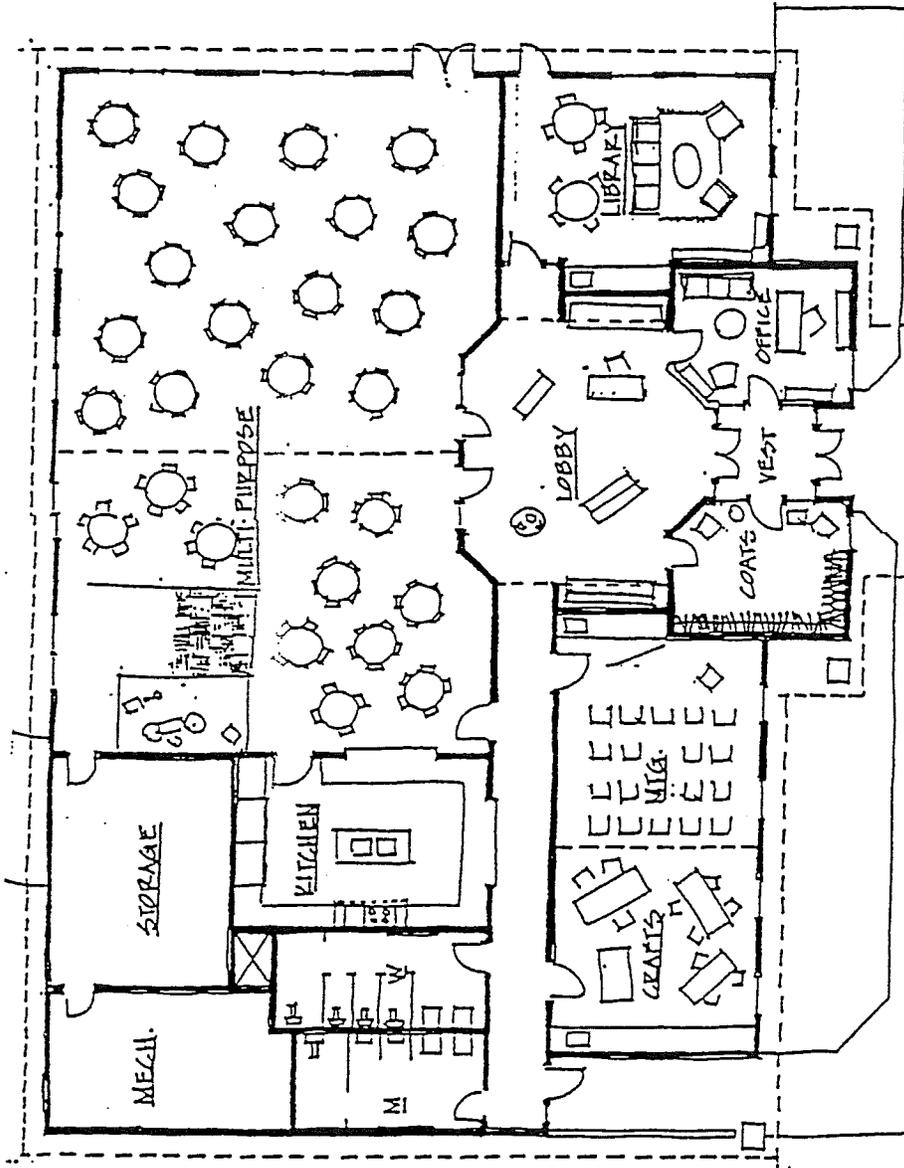
EXHIBIT C



PROPOSED SOUTHSHORE SENIOR COMMUNITY CENTER



Southshore Senior Center Task Force



PROPOSED SOUTHSHORE SENIOR COMMUNITY CENTER



EOS
ARCHITECTURE

AGREEMENT FOR THE LEASE

AND OPERATION OF THE SOUTHSHORE COMMUNITY CENTER

THIS LEASE AND OPERATION AGREEMENT, is made this 25 day of June, 2009, between the City of Deephaven, the City of Excelsior, the City of Greenwood, the City of Shorewood, and the City of Tonka Bay (the "Cities" or "Landlord"), and the City of Shorewood ("Tenant").

RECITALS

WHEREAS, the Cities desire to provide a Center for use by senior citizens for education, cultural participation, socializing, recreation, arts, crafts, music and similar programs of enrichment; and

WHEREAS, the Cities desire that the Landlord undertake its best efforts to make the Center widely available to all citizens and residents; and

WHEREAS, the Cities desire to provide a congregate dining facility to serve the needs of senior citizens; and

WHEREAS, the Cities desire to provide a facility to be used by citizens for municipal use, community organizations, meetings, banquets, receptions, reunions and similar public and private activities; and

WHEREAS, the Cities agree that it is to their mutual benefit that Tenant operate the Center consistent with the terms of this Lease for the purpose of providing the most efficient service to the public and avoiding future conflict regarding the Center's operation;

NOW, THEREFORE, the parties do hereby agree and covenant as set forth below:

IN CONSIDERATION OF the mutual covenants and promises as hereinafter set forth, the parties agree as follows:

1. Premises. Landlord hereby leases to Tenant and Tenant takes from Landlord, subject to the terms and conditions of this Lease, a building and land situated at 5735 Country Club Road, containing approximately 26,000 square feet of space and legally described on Exhibit A attached hereto ("Premises"), together with a permanent easement for the non-exclusive use of forty-seven (47) parking stalls, entrances, restrooms and exits adjacent to the Premises.

2. Term. The term of this Lease shall commence on July 1, 2009 and shall terminate on December 31, 2012. The term of this Lease shall renew for successive three year terms unless the Tenant or Landlord provides written notice in accordance with Section 3 of this agreement.

3. Termination. The Tenant may terminate this Lease at any time for any reason upon 90 days written notice to the Landlord. Landlord may terminate this Lease upon 90 days written notice to Tenant only in the event of default by Tenant as described in paragraph 13

4. Nature of Occupancy. Tenant shall use the Premises for use by senior citizens for educational and recreational activities, including, but not limited to, arts, crafts, music and other various programs of enrichment. The Center shall also be used by citizens for banquets, receptions, reunions

and other public and private events and other community-based activities such as those commonly provided at community centers throughout the area.

5. Rent. The Tenant agrees to pay the Landlord as rent for the Premises the amount of one and 00/100 dollars (\$1.00) per year during the term of this lease agreement.

6. Utilities. The Tenant shall pay all the charges for all public utility services rendered or furnished to the Premises, including, but not limited to, heat, air conditioning, water, gas, electricity and sewer, garbage or waste removal, telephone and any other expenses arising out of or incidental to the use and occupancy of the Premises.

7. Insurance. The Tenant shall keep and hold property, casualty, and general liability insurance naming the Landlord as an additional insured, subject to any limits specified under Minnesota State Statute Chapter 466.

8. Repairs, Maintenance, and Alterations. Tenant agrees to maintain the Premises in good order, condition and repair during the term of this Lease, including plowing and maintenance of the parking area referred to in Paragraph 1 above. Tenant shall repair or replace at its own expense any improvement or part thereof on the Premises necessary to so maintain it, and to return the Premises at the end of the term of this Lease in the same condition as it was received, reasonable wear and tear, casualty losses and acts of God excepted. Any improvements, expansion or structural modifications made by the Tenants to the Premises shall become the property of the Landlord at the termination of the Lease. Tenant shall obtain written approval from 2/3rds of the Landlord before undertaking any expansion or structural modification of the Premises.

9. Compliance with Laws and Regulations. In its operation of the Center, Tenant shall comply with all statutes, ordinances, rules, orders, regulations and requirements of all federal, state, city and local governments and their agencies.

10. Signs. Tenant shall have the right to install and maintain signs advertising Tenant's business, provided the signs conform to law and to the requirements of all appropriate governmental authorities.

11. Management of Center. Tenant may, at its sole discretion, enter into an agreement with a contractor of its choosing or hire staff as Tenant deems reasonable for the operation and management of the Center; furthermore, the Tenant may enter into long-term rental agreements and partnerships as it deems appropriate and in keeping with the intended use of the Center as provided for in Section 4 above.

12. Rental Fees. Tenant, in its sole discretion, may determine rental rates and any other fees or costs associated with use and rental of the Center. Tenant shall retain all revenue generated through the operation of the Center..

13. Destruction of Premises. Tenant shall give immediate notice to Landlord of any damage to or destruction of the Premises.

14. Default. The following shall constitute a default by Tenant and breach of this Lease:

- (a) Failure to perform the terms, covenants and conditions of this Lease within ten (10) days after notice of breach and request for performance is given by Landlord.
- (b) Failure of the Tenant to use the Premises as provided in Paragraph 4.

14. Indemnification. Subject to the limits in Minnesota Statutes Chapter 466, Tenant and Landlord agree to be responsible for any loss, damage, cost, expense (including attorneys' fees), liability, or claims for personal injury or property damage incurred or occurring in, on, or about the Premises caused by their respective employees, agents, or representatives.

15. Quiet Enjoyment. Landlord covenants that Tenant, upon payment of rent and upon performance by Tenant of the terms, conditions and covenants of this Lease, Tenant shall peaceably and quietly have, hold and enjoy the Premises for the entire term of this Lease; Landlord further covenants that it has good right to make this Lease for its entire term.

16. Right of Inspection. Landlord shall at all times have the right to enter upon the Premises to inspect its condition, and at its election, to make reasonable and necessary repairs thereon for the protection and preservation thereof, but nothing herein shall be construed to require Landlord to make such repairs, and Landlord shall not be liable to Tenant, or any other person or persons, for failure or delay in making said repairs, or for damages or injury to person or property caused in or by the making of such repairs, or the doing of such work. Landlord shall have the right during the last ninety (90) days of the term of this Lease to advertise the Premises for rent and to place and maintain on the Premises the usual notices and to show the Premises to prospective tenants.

17. Notices. All written notices required shall be given by certified mail to the parties at the addresses stated below:

- | | |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| If to Landlord: | <p>City Administrator
 City of Deephaven
 20225 Cottagewood Road
 Excelsior, MN 55331</p> <p>City Manager
 City of Excelsior
 339 Third Street
 Excelsior, MN 55331</p> <p>City Administrator
 City of Greenwood
 20225 Cottagewood Road
 Excelsior, MN 55331</p> <p>City Administrator
 City of Shorewood
 5755 Country Club Road
 Shorewood, MN 55331</p> <p>City Administrator</p> |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

City of Tonka Bay
4901 Manitou Road
Tonka Bay, MN 55331

If to Tenant: City Administrator

City of Shorewood
5755 Country Club Road
Shorewood, MN 55331

18. Binding Effect. Except to the extent otherwise provided herein, this Lease and the terms, conditions and covenants contained herein shall be binding upon and inure to the benefit of Landlord and Tenant, and their respective successors, heirs and legal representatives and assigns.

19. Governing Law. This Lease shall be construed under and governed by the laws of the State of Minnesota.

20. Severability. In the event any provision of this Lease shall be found invalid or unenforceable, that provision shall be severed from this Lease, and the remaining portions hereof shall continue in full force and effect pursuant to their terms.

21. Entire Agreement. This Lease contains the entire agreement between the parties, and any amendment hereafter made shall be ineffective to alter, modify or discharge any provision hereof unless the amendment is in writing and signed by the party against whom enforcement is sought.

22. Tenant Improvements. Any improvements made by Tenant to the Premises, except trade fixtures, shall become the property of Landlord at Landlord's option at the termination of the Lease. If Landlord does not choose to own said improvements at the termination of the Lease, Tenant shall remove said improvements at Tenant's sole cost and expense and return the Premises to the same condition it was received, normal wear and tear and acts of God excepted.

23. Action by Landlord. Action authorized by "Landlord" under paragraphs 2,3, 10 or 16 of this Lease may only be taken if four of the five Cities provide written approval of such action by their respective city councils.

24. Headings. The headings used in this Lease are for convenience only and shall not have any bearing or meaning with respect to the content or context of this instrument.

IN WITNESS WHEREOF, Landlord and Tenant have respectively signed this Lease as of the date first above written.

CITY OF DEEPHAVEN

Dated: 6-25-09

By: Dona H. Gerry
Its: City (Clerk) Administrator

Dated: 6-25-09

By: Paul Ashman
Its: Mayor

CITY OF EXCELSIOR

Dated: 7/6/09

By: Kurt L
Its: City Manager

Dated: 7/6/09

By: Mark W
Its: Mayor

CITY OF GREENWOOD

Dated: 6/25/09

By: Roberta Whipple
Its: City (Clerk) Administrator

Dated: 6/25/09

By: Mark J
Its: Mayor

CITY OF SHOREWOOD

Dated: 7/3/09

By: B
Its: City (Clerk) Administrator

Dated: 7/9/09

By: Christie L
Its: Mayor

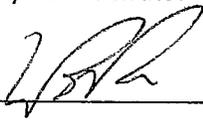
CITY OF TONKA BAY

Dated: 7/7/09

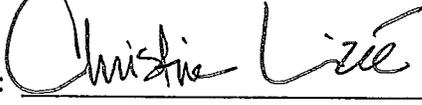
By: Jessica J

Its: City (Clerk) Administrator

Dated: 7/9/09

By: 
Its: Mayor

TENANT:
City of Shorewood

By: 
Its: Mayor

By: 
Its Administrator



Agenda Number: 7D

Agenda Date: 04-02-14

Prepared by Deb Kind

Agenda Item: Resolution 10-14 Authorizing Feasibility Study for Lake Minnetonka Scenic Byway

Summary: A Lake Area Scenic Byways informational meeting that was held on 02-24-14 with representatives from many of the lake communities, MCWD, Three Rivers Park, Hennepin County, and MnDOT staff. One of the takeaways from the meeting was to ask each individual community to discuss the concept of a Lake Minnetonka Scenic Byway further with the goal to determine which communities and jurisdictions are interested in pursuing the concept. Each city has been asked to respond by 05-30-14 to determine if there is interest in forming a subgroup to continue the exploratory work. Attached a draft resolution that authorizes further study of the matter, not a formal commitment of participation at this time.

Council Action: None required. Potential motions ...

1. I move the council approves resolution 10-14 authorizing a feasibility study for the Lake Minnetonka Scenic Byway.
2. Do nothing or other motion ???

**CITY OF GREENWOOD
RESOLUTION NO. 10-14**



**A RESOLUTION AUTHORIZING A FEASIBILITY STUDY
FOR A LAKE MINNETONKA SCENIC BYWAY CONCEPT**

WHEREAS, the State of Minnesota has a scenic byway system with twenty one (21) designated state scenic byways, but none of the roads around Lake Minnetonka are included in a state scenic byway; and

WHEREAS, the designation of a state scenic byway route imposes no financial or legal requirements on the participating jurisdictions, except the individual marketing and branding efforts determined by each jurisdiction, and that no new billboards are allowed along the route; and

WHEREAS, participating communities within a designed scenic byway may apply for funding through the Federal Transportation Alternatives Program (TAP) for eligible activities such as on-road and off-road trail facilities, historic preservation and rehabilitation efforts, and environmental mitigation, with a local match of twenty percent (20%); and

WHEREAS, there are fourteen (14) Lake Minnetonka area communities (City of Minnetonka Beach, City of Woodland, City of Deephaven, City of Tonka Bay, City of Minnetrista, City of Excelsior, City of Mound, City of Greenwood, City of Victoria, City of Spring Park, City of Minnetonka, City of Shorewood, City of Wayzata, and City of Orono); and

WHEREAS, representatives from some of the fourteen (14) Lake Minnetonka area communities, Minnesota Department of Transportation's (MNDOT) Office of Scenic Byway Programs, Three Rivers Park District, Hennepin County, and the Minnehaha Creek Watershed District (MCWD) met on February 24, 2014 to initiate a discussion and a fact finding effort on the potential of a Lake Minnetonka area state scenic byway; and

WHEREAS, at the conclusion of the February 24, 2014 meeting, the attendees agreed to bring forward a discussion of the Lake Minnetonka area scenic byway concept to their respective cities and jurisdictions to determine if there was support for pursuing the initiative further; and

WHEREAS, the attendees agreed to provide a response from their jurisdiction by June 1, 2014 on whether or not their jurisdiction was interested in further study of the feasibility of the Lake Minnetonka area state scenic byway; and

WHEREAS, this response on further studying the feasibility of the state level scenic byway concept does not formally commit a jurisdiction to a potential state-level scenic byway application at this time; and

NOW, THEREFORE, BE IT RESOLVED, that the Greenwood city council supports the further study of the feasibility of the Lake Minnetonka area state scenic byway concept; and

BE IT FINALLY RESOLVED, that the Greenwood city council recommends that a stewardship group of interested members from the above listed jurisdictions be created to further study the feasibility of the Lake Minnetonka area state scenic byway, and report back to all interested jurisdictions periodically with their findings.

ADOPTED by the city council of Greenwood, Minnesota this ___ day of _____, 2014.

___ AYES ___ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Gus E. Karpas, City Clerk



Agenda Number: 7E

Agenda Date: 04-02-14

Prepared by Deb Kind

Agenda Item: Discuss Potential Ordinances Regarding City Council Parliamentary Procedures, Residency, Attendance, and Participation Standards

Summary: In 2012, the city council had an issue arise regarding proper procedures for rescinding a vote. At the time the city attorney noted, "Under Minnesota Statute Section 412.191, Subd. 2, a City has the power to regulate its own parliamentary procedure. Minnesota League of Cities advises that procedural rules are usually provided for in the Rules or By-laws adopted by the Council, however, Greenwood has not adopted such. The League advises the adoption of Council rules may be supplemented by the use of a standard work on parliamentary procedure i.e. Robert's Rules of Order, but it should be observed that that too, would need to be adopted by the Council as a reference tool or arbiter of parliamentary procedure issues. The City of Greenwood as yet to do so."

Also in 2012, the city council had an issue arise regarding residency requirements of a councilmember. At the time the city attorney suggested that the council take a look at setting standards for residency in the city code. Also, recently there has been a League of MN Cities mayor's email discussion regarding residency, attendance, and virtual participation in city meetings. Some cities have had councilmembers who live in Florida half of the year. Some of them have no intention of coming back for meetings while they winter in the south. Some of them would like to participate in meetings via Skype.

The Greenwood council may wish to adopt ordinances to address parliamentary procedures, residency, attendance, and participation standards before issues arise in the future.

Council Action: None required. Potential motions ...

1. I move the council authorizes the city attorney to draft ordinances regarding parliamentary procedures, residency, attendance, and participation standards.
2. Do nothing or other motion ???



Agenda Number: **9A-E**

Agenda Item: Council Reports

Summary: This is an opportunity for each council member to present updates and get input regarding various council assignments and projects. Related documents may be attached to this cover sheet.

Council Action: None required.



Agenda Number: **FYI**

Agenda Item: FYI Items in Council Packet

Summary: The attached items are included in the council packet for your information (FYI) only. FYI items typically include planning commission minutes, ViBES (Violations Bureau Electronic System) report of traffic citations processed by Hennepin County District Court, monthly report of activity on the Greenwood website, and other items of interest to the council.

Council Action: No council action is needed for FYI items.

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, FEBRUARY 19, 2014
7:00 P.M.**

1. CALL TO ORDER/ROLL CALL

Chairman Lucking called the meeting to order at 7:00 p.m.

Members Present: Chairman Pat Lucking and Commissioners John Beal, Kristi Conrad (7:02), David Paeper and Douglas Reeder (7:02)

Absent: None

Others Present: Council Liaison Bill Cook, City Attorney Mark Kelly and Zoning Administrator Gus Karpas.

2. MINUTES – January 15, 2014

Commissioner Paeper moved to approve the minutes of January 15, 2014 as presented. Commissioner Beal seconded the motion. Motion carried 4-0-1. Commissioner Reeder abstained

3. NEW BUSINESS

ORDINANCE NO. 229 - An Ordinance of the City Of Greenwood, Minnesota Amending Greenwood Ordinance Code Section 1176 Shoreland Management District Relating To Impervious Surfaces in Residential Districts

Summary: During a recent variance request to exceed the permitted impervious surface area, the Planning Commission questioned some of the provisions contained in Section 1176.07.05, for granting such a request. More specifically the requirement placing the burden of proof on current homeowners showing that impervious surface coverage in excess of 30% on their property existed prior to the adoption of the current Shoreland Management Ordinance, the use of the term “Illegal” and the inclusion of driveways necessary for access to the property as a penalty against a property, being deemed a landscape feature not eligible for consideration when exchanging impervious surface when an existing structure is being expanded or a new one is constructed.

Chairman Lucking said he could understand the logic behind including driveways as impervious surface that couldn't be exchanged for structural impervious surface. Commissioner Beal recalls offering initial advice on the ordinance which did not include driveways, rather only landscaping material as not being to be exchanged, but feels if it makes sense to the Commission that it doesn't need to be changes, he could support that decision.

The Commission discussed ways in which the ordinance could be manipulated but agreed the variance process could address those instances.

Commissioner Paeper was in favor of the revision as written since it cleaned up the intent of the ordinance as it was sent to the Council by the Planning Commission.

City Attorney Kelly said the Commission could make specific amendments to the existing ordinance with would ease the restriction, yet keep the burden of proof on the applicant. Karpas said he would work with the City Attorney and have something for the Commission to review at their March meeting.

The Commission agreed that staff would amend the ordinance as discussed and schedule a public hearing for the December 18th meeting.

4. OLD BUSINESS

GREENWOOD PLANNING COMMISSION
WEDNESDAY, FEBRUARY 19, 2014
7:00 P.M.

DISCUSS – Park District and potential Shuman Woods Park Improvements

Commissioner Conrad distributed information she gathered about city owned properties and how they're currently used.

The Commission discussed the information and it was noted that not all city owned properties were not obtained via that subdivision process, thus not considered park land. The city has to be careful not to publically include these properties on a park study as to not to create unnecessary resident concern.

Commissioner Reeder feels there needs to be some clarification on any restrictions that may have been placed on the gifting of the Shuman Woods property to ensure it is not used inappropriately.

Council Liaison Cook said that he and Commission Conrad will work together to further develop a plan for the city parks.

5. LIAISON REPORT

Council Liaison Cook said the Council presented John Beal with a certificate thanking him for his years of service on the Planning Commission. The Council passed the first reading of the ordinance amending the hours of operation for alcohol sales, the second reading of the Animal Control Ordinance, the second reading of the swimming pool regulations, the first reading of the variance consideration, unanimously passed the Rogers variance request and discussed a request by Councilmember Fletcher to add additional plantings along Excelsior Boulevard as part of the Met Council project.

Chairman Lucking extended his heartfelt thanks to John Beal for his service on the Planning Commission and said he would be sorely missed.

6. ADJOURN

Motion by Commissioner Beal to adjourn the meeting. Commissioner Paeper seconded the motion. The meeting was adjourned at 8:07 pm.

Respectively Submitted
Gus Karpas - Zoning Administrator

KELLY LAW OFFICES

Established 1948

351 SECOND STREET
EXCELSIOR, MINNESOTA 55331

MARK W. KELLY
WILLIAM F. KELLY (1922-1995)

(952) 474-5977
FAX 474-9575

MEMORANDUM

TO: Mayor Kind and Greenwood City Council Members

FROM: Mark W. Kelly

DATE: February 27, 2014

RE: Shuman Woods

In review of the City parkland, and how park funds may be expended, questions have been raised as to what restrictions were imposed on the use of Shuman Woods parkland when it was gifted to the City.

On December 21, 1994, Richardson B. Okie and Susan Mary Shuman Okie conveyed Outlot A, Shuman Woods, to the City. In doing so, they imposed a restriction, "That for a period of twenty years, beginning December 29, 1994, this land shall be used solely for public purposes." No other restrictions are stated and "public purpose" is not defined.

At the end of 2014, twenty years will have elapsed and this restriction will be without further force or effect. At that juncture, the City will be at liberty to make use of the land unburdened by the restriction.

Please observe that the stated deed restriction does not require that the lot be kept unused or in a natural state, nor is the property subject to a Conservation Easement. Consequently, pathways, signage, boundary markers, even parking, are improvements that might now be considered.

Copies of the Deed and the Certificate of Title are included. Both recite the stated restriction.

In a year's time, the City might request a directive from the Office of the Examiner of Titles requiring a new Certificate of Title be issued without the restriction.

Please keep in mind that until such time as the Planning Commission recommends a Park Management Plan, later adopted by the City Council, park funds on hand cannot be expended on park improvements.

Certificate of Title

Certificate Number: **819000**

Transfer From Certificate Number: **371174**

Originally registered December 31, 1954 Volume:749, Certificate No: 227723, District Court No: 12104

State of Minnesota } s.s. Registration
 County of Hennepin }

This is to certify that

City of Greenwood a Minnesota municipal corporation , whose address is 20225 Cottagewood Road, Excelsior, Minnesota is now the owner of an estate in fee simple

In the following described land situated in the County of Hennepin and State of Minnesota:

Outlot A, Shuman Woods

Subject to drainage and utility easements as shown on plat;

Subject to the restriction that for twenty years, beginning December 29, 1994, above land shall be used solely for public purposes, as shown in deed Doc No 2578636;

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws or the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment for which a sale of the land has not been had at the date of the certificate of title;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Memorials				
Document Number	Document Type	Date of Filing Month Day, Year Time	Amount (\$)	Running in Favor Of
796789	Easement	Jan 4, 1965 4:00 PM		Vernon W. Cafarella & Joen M. Cafarella, as jt tenants. Granting an easement for driveway & drainage purposes now over pt of Outlot A (See Inst)
1093947	Quit Claim Deed	Dec 10, 1973 1:00 PM		City of Greenwood. Granting a perpetual easement for sanitary sewer purposes now over pt of Outlot A (See Inst)
1093948	Quit Claim Deed	Dec 10, 1973 1:00 PM		City of Greenwood. Granting a perpetual easement for sanitary sewer purposes now over pt of Outlot A (See Inst)

Indexes Verified through **2/7/2014**



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 29th day of December, 1994.

R. Dan Carlson
 Registrar of Titles,

In and for the County of Hennepin and State of Minnesota.

2578636

REGISTERED VOL 1228 PAGE 371174

2578636

Quit Claim Deed
Individual to Individual

No delinquent taxes and transfer entered;
Certificate of Real Estate Value () filed
not required Certificate of Real Estate Value
No. 1994 AND PRIOR TAXES PAID

TAXPAYER SERVICES
TRANSFER ENTERED

DEC 29 1994

County Auditor

DEC 29 1994

by [Signature]
HENNEPIN COUNTY, MN Deputy
DEPUTY

STATE DEED TAX DUE HEREON: \$ 1.65

Date: December 21, 1994

BY [Signature]
REGISTERED
DEPUTY

DEC 29 1994 9AM

OFFICE OF THE REGISTRAR
OF TITLES
HENNEPIN COUNTY, MINNESOTA
CERTIFIED FILED ON
ADD

③ 371174 Res

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Richardson B. Okie, by Jesse Shuman Okie, his attorney-in-fact, and Susan Mary Shuman Okie, the wife of Richardson B. Okie, Grantors, hereby convey and quitclaim to the City of Greenwood, Grantee, a municipal corporation under the laws of Minnesota, real property in Hennepin County, Minnesota, described as follows:

PT CTF 371174 [Outlot A, Shuman Woods, Hennepin County, Minnesota,

December 29, 1994

subject, however, to the restriction that for a period of twenty years beginning on the date of recording of this instrument, said land shall be used solely for public purposes.

above

as shown in deed to 50207

together with all hereditaments and appurtenances belonging thereto.

The seller certifies that the seller does not know of any wells on the described real property.

"The total consideration for this transfer of property is \$500 or less."

[Signature]
Susan Mary Shuman Okie

[Signature]
Richardson B. Okie, by Jesse Shuman Okie
his attorney-in-fact

APPROVED FOR FILING
[Signature]
Deputy Examiner of Titles

① Power Atty ② Affidavit

50
95

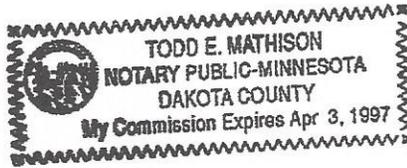
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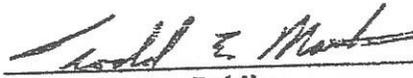
17154

09

STATE OF MINNESOTA)
) ss.
COUNTY OF Dakota)



The foregoing instrument was acknowledged before me this 29th day of December, 1994, by Susan Mary Shuman Okie, the wife of Richardson B. Okie.

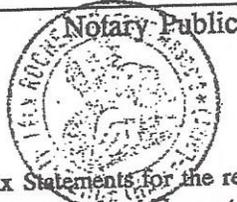


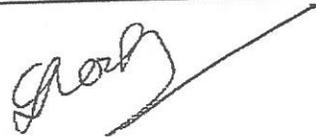
Notary Public

_____)
) ss.
_____)

The foregoing instrument was acknowledged before me this 27 day of December, 1994, by Jesse Shuman Okie, as attorney-in-fact for Richardson B. Okie, the husband of Susan Mary Shuman Okie.

Je soussigné, Maître Léon ROCHER, Notaire à TENCE (FRANCE), certifie véritable la signature apposée ci-dessus de Monsieur OKIE Jesse Shuman, titulaire du passeport N° 070202374 délivré le 09 Avril 1985. _____
par "Passport Agency of SEATTLE"





THIS INSTRUMENT WAS DRAFTED BY:

N. Walter Graff
Best & Flanagan
4000 First Bank Place
601 Second Avenue South
Minneapolis, MN 55402-4331
(612) 339-7121

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

KENNEPIN COUNTY
MN DEED TAX PAID
12/29/94 3:52PM PAID

\$1.05

TENCE

Haute-Loire
City and Province

FRANCE

**AFFIDAVIT OF ATTORNEY-IN-FACT
AS CONCLUSIVE PROOF OF
NON-TERMINATION AND
NONREVOCAION IN
REAL ESTATE TRANSACTIONS**

Jesse Shuman Okie, being first duly sworn, states under oath that he is the Attorney-In-Fact for Richardson B. Okie, of 1961 Goodrich Avenue, St. Paul, Minnesota 55110, under an instrument granting said Power of Attorney dated June 25, 1990, that as of the date hereof he does not have actual knowledge of the termination of the said Power of Attorney by reason of the death of the principal, or, if the Power of Attorney is one which terminates upon the incompetence of the principal, actual knowledge of the principal's incompetence, or actual notice of the revocation of this Power of Attorney.

DATED: December 21, 1994.

Jesse Shuman Okie
Jesse Shuman Okie,
Affiant

Subscribed and sworn to before me this
27 day of December, 1994.

Je soussigné, Maître Léon ROCHER, Notaire à TENCE (FRANCE), certifie que la signature qui précède est celle de Monsieur Jesse Shuman OKIE susnommé, lequel m'a présenté son passeport portant le n° 070202374 et délivré le 09 Avril 1985 par "Passport Agency of SEATTLE"
Notary Public



grob

KELLY LAW OFFICES

Established 1948

351 SECOND STREET
EXCELSIOR, MINNESOTA 55331

MARK W. KELLY
WILLIAM F. KELLY (1922-1995)

(952) 474-5977
FAX 474-9575

February 28, 2014

Deb Kind, Mayor
City of Greenwood
20225 Cottagewood Road
Deephaven, MN 55331

Re: In Re: Municipal Directives Anti-Trust Litigation Proposed Settlement

Dear Mayor Kind:

As City Attorney for the City of Greenwood, I have received notice from the United States District Court for the Southern District of New York of a potential Class Action Settlement with GE Funding, et al.

A copy of the proposed Settlement Notice is enclosed herewith.

This settlement includes all municipal governments that may have purchased municipal derivatives at any time from January 1, 1992 through August 18, 2011.

I do not know whether the City of Greenwood did so, but as in all Class Actions, we have received this notice because we may have done so and, therefore, we have the option to opt in or opt out of the proposed settlement. Given the size of the City of Greenwood, I do not see us taking independent action in any event, however, we should attempt to determine whether the City did, at any time, actually invest in such derivatives.

The City may elect to do nothing, in which case no action is required.

Sincerely,



Mark W. Kelly
MWK/tas

Enclosures

From: **Bryan Litsey** blitsey@southlakepd.com
Subject: Update - Sales Tax Exemption
Date: March 12, 2014 at 12:36 PM
To: gerryd@terradek.com, mgaylord@ci.excelsior.mn.us, szerby@ci.shorewood.mn.us, scott@gamersdigital.com, dkind100@gmail.com
Cc: **Joe Kohlmann** jkohlmann@cityoftonkabay.net, kluger@ci.excelsior.mn.us, BJoynes@ci.shorewood.mn.us, danayoung@mchsi.com, sbonniwell@unique-software.com, gcarlson@lmc.org, sgerber@excelsiorfire.org, dpierson@southlakepd.com, nswanson@southlakepd.com, Jpanchyshyn@ci.shorewood.mn.us, rep.cindy.pugh@house.mn, sen.david.osmek@senate.mn, PottsKatty@aol.com, cfr33man@gmail.com

March 12, 2014 – Wednesday

Coordinating Committee Members
South Lake Minnetonka Police Department

Re: Extending Sales Tax Exemption to Joint Powers Organizations

This is an update on my efforts to seek equal treatment for joint powers organizations under Minnesota Statute 297A.70. As you are aware, this statute was amended last legislative session to exempt local governments from paying sales tax on most goods and services as of January 1, 2014. Due to an apparent oversight, joint powers entities and special districts were not specifically referenced under the definition of local governments. Consequently, the Minnesota Department of Revenue took the narrow position that these organizations were not eligible for the same sales tax exemption being extended to virtually every other political subdivision in the state. Attempts to convince the Minnesota Department of Revenue to reconsider were unsuccessful, which meant refocussing efforts on amending the statute this legislative session to include joint powers entities and special districts.

I was at the State Capital yesterday testifying before the Senate and House Tax Committees in support of legislation that would amend Minnesota Statute 297A.70 to include joint powers organizations and special districts. **See Attachment.** This was coordinated through Gary Carlson, who is a lobbyist for the League of Minnesota Cities and has worked diligently on this issue since it first surfaced. He too testified along with Fire Chief Sarah Larson with West Metro Fire-Rescue District, which serves the cities of New Hope and Crystal pursuant to a joint powers agreement. The testimony was well received and it looks very promising that the statute will be amended so that joint powers organizations will be eligible for the same sales tax exemption. Still uncertain is how much further this will be expanded to include other instrumentalities of local government. There are some other technical changes to the statute being proposed as well. Those amendments that survive will be included in the Omnibus Tax Bill that will be voted on later in the legislative session. Governor Dayton has expressed his support for amending the statute to include joint powers organizations.

I would also like to recognize Senator David Osmek and Representative Cindy Pugh, whose districts include those cities served by the SLMPD. Their support has been extremely helpful through this process. Representative Pugh authored one of the bills being considered that extends the sales tax exemption to joint powers organizations retroactive to January 1, 2014. She presented her bill to the House Tax Committee yesterday and sat with me while I testified.

There will be a direct financial benefit to the SLMPD member cities if this initiative is successful. I will continue to keep you posted on any significant developments as they unfold.

Chief Bryan Litsey
South Lake Minnetonka Police Department
24150 Smithtown Road
Shorewood, Minnesota 55331
(952) 474-3261 General Number
(952) 960-1601 Direct Number
(952) 292-7103 Mobile Number

Proudly Serving Excelsior, Greenwood, Shorewood and Tonka Bay



Minnesota House of Representatives

Public Information Service

Mar 11 2014 5:32PM

Bill seeks clarification on 2013 sales tax law

By Lee Ann Schutz



South Lake Minnetonka Police Chief Bryan Litsey testifies before the House Taxes Committee March 11 on Rep. Cindy Pugh's bill, HF2703, which would exempt local government purchases made under joint powers agreements from sales and use taxes.

Photo by Paul Battaglia

Local governments are exempt from paying sales taxes, effective Jan. 1. However, some public entities think they were inadvertently left out of the exemption enacted in 2013. The House Taxes Committee heard 10 bills Tuesday that would in some way, expand the exemption. The bills were held over for possible inclusion in a committee omnibus bill.

With projected costs on these bills for the 2014-2015 biennium running upwards to \$41.7 million (HF2532 sponsored by Rep. Nick Zerwas, R-Elk River), Rep. Ann Lenczewski (DFL-Bloomington), committee chair, said the group will have to look long and hard at what exemptions, if any, it wants to extend.

While the law is directed toward counties, cities and townships, bills being offered would extend the exemption to public housing agencies, port authorities and Housing and Redevelopment Authorities — all considered quasi-government entities organized under the local government umbrella to fulfill housing or economic development initiatives.

But several testifiers specifically addressed bills targeting groups organized by local governments through joint powers. An example is HF2703, sponsored by Rep. Cindy Pugh (R-Chanhassen).

She said the Revenue Department has concluded that a joint powers group is not exempt from sales tax, even though each member of the joint powers would be exempt.

In her area, the South Lake Minnetonka Police Department, located in the western Twin Cities metropolitan area, operates under a joint powers agreement between four cities. Under the law it pays sales tax, while a neighboring city-only operated department is exempt.

“This was clearly not the intention of the legislation, as there is no public policy justification for requiring one police department to pay sales tax when a neighboring one does not,” Pugh said.

Bryan Litsey, the chief of police, told the committee that “the exclusion has a chilling effect on collaborative efforts of municipalities across the state,” and it discourages local governments from working together for better efficiencies to maximize tax dollars.

Gary Carlson, representing the League of Minnesota Cities, echoed the concern. “As you can tell by the volume of bills, you can see it is an issue for our cities and counties. ... We think these [bills] are very important clarifications to the law enacted last year.”

Lenczewski said her intent is to address some of the exemption issues, but to what extent will depend upon how much money the committee has to spend on tax cuts.

Source – <http://www.house.leg.state.mn.us/sessiondaily/SDView.aspx?StoryID=4042>

1. CALL TO ORDER/ROLL CALL

Chairman Lucking called the meeting to order at 7:00 p.m.

Members Present: Chairman Pat Lucking and Commissioners Kristi Conrad and Douglas Reeder

Absent: Commissioner David Paeper

Others Present: Council Liaison Bill Cook, City Attorney Mark Kelly and Zoning Administrator Gus Karpas.

2. MINUTES – February 19, 2014

Commissioner Conrad moved to approve the minutes of February 19, 2014 as presented. Commissioner Reeder seconded the motion. Motion carried 3-0.

3. PUBLIC HEARINGS

Variance Requests, Richard Sundberg, 5125 West Street – Request to construct an addition above an existing non-conforming garage and add a mudroom over the existing front stoop which would encroach into the minimum required front and east side yard setbacks and exceed the maximum permitted impervious surface.

Section 1120:15 of the Zoning Ordinance requires a minimum front yard setback of thirty feet and a minimum east side yard setback of fifteen feet. The applicant proposes a front yard setback of twenty-one feet and an east side yard setback of four feet for the proposed second story addition. The proposal requires a variance of nine feet of the required front yard setback and eleven feet of the required east side yard setback.

Section 1176.04(3)(3) permits a maximum permitted impervious surface area of 30%. The applicant is proposing an impervious surface area of 33% and is seeking a variance to exceed the maximum permitted impervious surface area by 3%.

Chairman Lucking summarized the request and opened the public hearing.

Tom Smith, 5135 West Street, said the garage has always been an issue in terms of drainage and view for his property, noting it is only four feet from the property line and only fifteen feet from his home. He feels the issues will only be made worse if the garage is permitted to increase in height.

Rick Sundberg, said the property has to have a garage and the intent is the use the existing garage. He wants to upgrade the existing home and clean up property to give it more curb appeal. He doesn't believe increasing the pitch of the roof would significantly impact the drainage. He noted the difficulties in moving the garage include the location of the existing well and the fact the entire front yard would be lost if it was place in a different location. Mr. Sundberg said there are current fire safety issues where the existing garage connects to the home and the proposal addresses those issues. He tried to design the project for the minimal impact on the adjacent properties. He feels he put the best plan forward.

GREENWOOD PLANNING COMMISSION
WEDNESDAY, MARCH 19, 2014
7:00 P.M.

Mr. Smith likes the idea of the house being improved, but feels the garage is too close to his house.

Hearing no further public comment, the hearing was closed.

Chairman Lucking discussed the issues related to the property prohibiting certain development and the protections given to it by the State Statutes. He said property owners are given rights for the reasonable use of their property and he agreed that the increased height in the garage would do little to worsen the existing drainage issues along the east property line.

Commissioner Conrad agreed and Commissioner Reeder did not have issues with the request.

Motion by Commissioner Reeder to recommend the city council approve the application of Richard Sundberg for variances to Greenwood Ordinance Code sections 1120.15 and 1176.04(3)(3) to permit the construction of an addition above an existing non-conforming garage and add a mudroom over the existing front stoop which would encroach into the minimum required nine feet into the required thirty foot front yard setback, encroach four feet into the required fifteen foot east side yard setback and exceed the maximum permitted impervious surface area by three percent.

The motion is based on the following findings: (a) the proposal maintains the spirit and intent of the zoning ordinance by maintaining the low density nature of the R-1A single-family district; (b) the proposal is consistent with the Comprehensive Plan in that it seeks to maintain the character of the city through the maintenance of the existing housing stock; (c) the proposed manner of use is reasonable since the proposal seeks to maintain the existing use of the property by updating a home while maintaining the character of the structure; (d) the plight of the homeowner is due the plight of the homeowner is due to the size of the lot and location of the existing garage; and (e) the proposal maintains the essential character of the neighborhood.

Commissioner Conrad seconded the motion. Motion carried 3-0.

ORDINANCE NO. 229 - An Ordinance of the City Of Greenwood, Minnesota
Amending Greenwood Ordinance Code Section 1176 Shoreland Management District
Relating To Impervious Surfaces in Residential Districts

Summary: A recent variance request to exceed the permitted impervious surface area prompted the Planning Commission to review some of the provisions contained in Section 1176.07.05, for granting variances for such requests. At their February meeting they discussed draft ordinance language that addressed the requirement placing the burden of proof on current homeowners showing that impervious surface coverage in excess of 30% on their property existed prior to the adoption of the current Shoreland Management Ordinance, the use of the term "Illegal" and the inclusion of driveways necessary for access to the property as a penalty against a property, being deemed a landscape feature not eligible for consideration when exchanging impervious surface when an existing structure is being expanded or a new one is constructed.

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, MARCH 19, 2014
7:00 P.M.**

Chairman Lucking summarized the proposed ordinance and opened the public hearing. Hearing no comment, the hearing was closed.

The Commission didn't feel the proposed language met the intent of what they were proposing to do. Chairman Lucking wanted the ordinance to prohibit the ability to exchange landscape related impervious surface for structural related impervious surface. He said the proposed ordinance language removes the existing restriction and he would like to see the language restored. He said, though he commented he saw the "logic" behind the Council adding driveways in the category of landscaping related impervious surface area at the February meeting, he didn't mean to imply that it should be kept in that category and the exchange restriction removed.

It was suggested that the language be restored and that driveways be treated as a separate entity within the ordinance. It was agreed that the ordinance be amended and the public hearing be continued to the April meeting.

ORDINANCE NO. 231 - An Ordinance of the City of Greenwood, Minnesota Amending Greenwood Ordinance Code Chapter 11 by the Addition of Regulation Permitting Suspension of the Planning Commission in the Absence of a Quorum

Summary: After observing past difficulties with the planning commission having a quorum to conduct meetings, and noting continued vacancies on the planning commission, it was suggested that the city council consider an ordinance change that will allow the city council to perform the duties of the planning commission should a quorum of the planning commission not be available. City Attorney Mark Kelly concurred with the suggestion and drafted the attached ordinances for the city council's consideration. Ordinance 230 makes changes to chapter 2 and may have a 1st reading at the 03-05-14 council meeting. Ordinance 231 makes changes to the zoning chapter 11, which means the planning commission must review the ordinance, hold a public hearing, and make a recommendation to the city council.

Chairman Lucking summarized the proposed ordinance and opened the public hearing. Hearing no comment, the hearing was closed.

The Commission was not supportive of any language that would in essence "abolish" the Planning Commission. They supported the concept of permitting the Council Liaison to be a full voting member in the absence of a quorum.

Motion by Commissioner Conrad to recommend the Council reject Ordinance 231; An Ordinance of the City of Greenwood, Minnesota Amending Greenwood Ordinance Code Chapter 11 by the Addition of Regulation Permitting Suspension of the Planning Commission in the Absence of a Quorum, as written. They recommend the Council consider language that maintains the status quo but bestows voting authority to the Council Liaison in the absence of an immediate quorum of the Commission. Reeder seconded the motion. Motion carried 3-0.

4. OLD BUSINESS

DISCUSS – Park District and potential Shuman Woods Park Improvements

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, MARCH 19, 2014
7:00 P.M.**

Commissioner Conrad said there was nothing new to report at this time and that she sent a list of questions to staff that need to be answered before the project could move forward.

5. LIAISON REPORT

Council Liaison Cook said the Council listened to a presentation from Mayor Kind and Tonka Bay City Councilmember Elli Ansari on “rebranding” the Southshore Center. He said the proposal would basically keep the center afloat and did little to make it profitable. Cook said other Council action included the approval of \$2,500 for bay wide treatment in St. Alban’s Bay, the establishment of the Old Log Theater for the official voting location for the upcoming primary and general election, the passage of the first readings of the alcohol and practical difficulty ordinance and discussed a potential amendment of the current grade ordinance. He said the Council would like the Commission to review any change to the grade ordinance before it returns to the Council.

The Commission discussed some of their initial concerns about changing the grade ordinance. Staff said he would work with Councilmember Cook and develop a first draft for the Commission’s review.

6. ADJOURN

Motion by Commissioner Conrad to adjourn the meeting. Chairman Lucking seconded the motion. The meeting was adjourned at 8:40 pm.

Respectively Submitted,
Gus Karpas - Zoning Administrator

CITY OF GREENWOOD

NOTICE IS HEREBY GIVEN, that the Board of Appeal and Equalization of the City of Greenwood will meet at 6:00 p.m. on Thursday, April 10, 2014 at Deephaven City Hall, 20225 Cottagewood Road, Deephaven, MN 55331. The purpose of this meeting is to determine whether taxable property in Greenwood has been properly valued and classified by the assessor, and to determine whether corrections need to be made.

If you believe the value or classification of your property is incorrect, please contact the City Assessor to discuss your concerns. If you are still not satisfied with the valuation or classification after discussing it with the assessor, you may appear before the local board of appeal and equalization. The board shall review the valuation, classification, or both if necessary, and determine whether a correction is warranted. Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to the county board of appeal and equalization.

Published on March 20, 2014 & on March 27, 2013.

Gus E. Karpas
City Clerk

From: Cathy Rude cathyru@live.com
Subject: LWV Presentation on sidewalks, trails and connections
Date: March 21, 2014 at 8:24 PM
To: dkind100@gmail.com

Mayor Kind,

The SouthTonka LWV would like to invite Greenwood to participate in a community discussion to explore community design opportunities to enhance walking, biking and create gathering spaces. Details are below. We welcome you or another city representative to sit on the panel discussion or if you feel listening in the audience is a better option, we welcome that too. (Not sure how much is going on related to sidewalks and trails.)

Community Design for Walking, Biking and Gathering

Join the conversation with leaders in our area exploring opportunities to design healthy, livable communities.

Tuesday, April 22

7:00-8:30 pm

South Shore Community Center

5735 Country Club Road

Shorewood, MN

Panel of Presenters

- Hennepin County Active Living: *Nadine Chalmers and Laura Fredrick Wang*
- Three Rivers Park District: *John Gunyou, Commissioner and Board Chair*
- City of Shorewood: *Mayor Scott Zerby*
- City of Excelsior: *Mayor Mark Gaylord*
- City of Tonka Bay: (not confirmed yet) *Council Member Jeff Clap*

Topics

- Update on local projects related sidewalks, trails or connections.
 - Three Rivers LRT bridge over Co Rd. 19
 - Sidewalk improvements in the City of Shorewood
 - Excelsior's double roundabout and potential Commons improvements.
- Learn about Hennepin pedestrian/bike plans, Active Living and Complete Streets
- Explore how individuals, city, county & state work together
- And much more

We hope you can join us as well as help us to promote this event with Greenwood.

Cathy Rude
LWV member