

Greenwood City Council as Board of Appeal & Equalization
Wednesday, April 1, 2015 - 6pm
Council Chambers, 20225 Cottagewood Road Deephaven, MN 55331

MINUTES

1. Call to Order/Roll Call/Approval of Agenda

Mayor Kind called the meeting to order at 6pm

Councilmembers present: Cook, Kind, Fletcher, Quam, and Roy

Councilmembers absent: None

Staff present: Clerk Karpas

Hennepin County Assessors: Mike Smerdon, Rob Winge, and Earl Zent

Councilmember Kind moved to approve the agenda. Second by Councilmember Quam.

Motion carried 5-0.

2. Pre-Board Worksession with Assessors

Mayor Kind reviewed the appeals process. She introduced the representatives from Hennepin County and asked if they had any comments. Michael Smerdon presented an overview of the Sales Book that was in the council packet. Residential on-lake property assessments are up +3.3%, residential off-lake assessments are down -0.1%, and condo assessments are up +13.2%.

In response to a question from Mayor Kind, Mr. Smerdon said he only gains access into about 10% of the homes in Greenwood. Earl Zent said that has been a problem throughout the metro area and the County has been trying to figure out a way to increase access.

Councilmember Quam asked if any specific properties were drastically increased. Mike Smerdon said most of Meadville Street saw a large increase, but 5000 Meadville was significantly increased to reflect a clerical error on last year's assessment in which it did not receive an increase.

Discussing lakeshore valuations, Mr. Zent said valuation of individual lakeshore is difficult since each bay is valued differently. He said there are also outside zoning restrictions that impact valuation that the County needs to understand better.

The Council discussed the variance process and how the typical non-conforming property is permitted their current non-conformities, but any expansion is where difficulty starts.

Mayor Kind suggested increasing the size of assessment neighborhoods to get a larger sales base. Mr. Smerdon said he would not want to make the neighborhoods too large since he wants to keep the properties relatively similar.

Councilmember Fletcher discussed some points regarding cost per foot on lakeshore frontage included in a memo he submitted to the Council. He asked if there was a different way of assessing the values by switching the assessments assigned to each footage measurement. Mayor Kind also suggested that the 2nd 50ft should be valued more than the 1st 50ft, since the 2nd 50ft is what allows a property owner to build the size home most lakeshore buyers desire. Mr. Zent said they assessment is set on a mass appraisal and that individual properties can be reviewed on an individual basis.

Councilmember Roy noted that some states are starting to take the impact of invasive species in account when assessing lakeshore properties and asked if there have been any discussions to do the same here. Mr. Smerdon said the impact of invasive species would be taken into account if there is impact seen in actual sales prices.

3. Adjourn

Mayor Kind moved to adjourn the meeting at 7pm. Second by Councilmember Quam. Motion carried 5-0.

Respectfully submitted,

Gus E. Karpas
Greenwood City Clerk