

Greenwood City Council as Board of Appeal and Equalization
Thursday, April 12, 2012 - 6:00 PM
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 6:00 PM
Councilmembers present: Kind, Fletcher, Page and Rose
Councilmembers absent: Quam
Staff present: Clerk Karpas
Hennepin County Assessors: Rob Winge and Melissa Potter

Councilmember Page moved to approve the amended agenda. Second by Councilmember Fletcher. Motion carried 4-0.

2. Hear Resident Property Valuation Appeals

Mayor Kind reviewed the appeals process. She said there were two appeals before the Council.

- a. John Musgjerd, 5145 Curve Street, submitted a letter outlining his argument for a reduction which includes requesting that his reduction be equal to the five to seven percent average drop for other lakeshore properties on Lake Minnetonka, that a reduction is warranted since his home located on the north side of St. Alban's Bay which includes Curve Street, Greenwood Circle and West Streets was the only one not to receive a reduction in 2012 and that the loss of some significant trees have had an impact on the value of his land.

Mayor Kind asked Ms. Potter if she had the opportunity to visit Mr. Musgjerd's property. Ms. Potter said she had not but would like to.

Councilmember Page moved to continue the appeal of John Musgjerd to the April 26th board of appeal reconvene meeting to allow time for the Ms. Potter to schedule an appointment to review the inside of Mr. Musgjerd's home. Second by Councilmember Rose. Motion carried 4-0.

- b. Steve and Deb Kind, 5140 Curve Street, submitted a request to appeal their valuation but have since met with the assessor and have come to an agreement and therefore are withdrawing their request.
- c. Charles Wendle, 29000 St. Alban's Green, was unable to attend the meeting and submitted his appeal in writing. The letter outlined his concerns about the value of his property quadrupling over a 15 year period. His letter outlined his reasons for a reduction in his valuation.

Mayor Kind asked Ms. Potter if she had the opportunity to walk through Mr. Wendle's home. Ms. Potter said she had not, but would like to.

Councilmember Fletcher moved to continue the appeal of Charles Wendle to the April 26th board of appeal reconvene meeting to allow time for the Ms. Potter to schedule an appointment to review the inside of Mr. Wendle's home. Second by Councilmember Rose. Motion carried 4-0.

Councilmember Fletcher asked about the process since he was under the impression that this was the meeting to make your appeal and that the second meeting is when the assessors come back with their recommendation. He

questioned whether those appealing would have an opportunity to speak at the April 26th meeting. Councilmember Rose felt they should be able to. Ms. Potter said it was up to the Council serving as the board of appeal.

Councilmember Page commented that if a resident was serious about appealing their valuation, they should show up to the meeting and not submit their information at the last minute to give the assessors enough time to enter their property and conduct their necessary review prior to the meeting.

Mayor Kind asked if the assessors would follow up with those appealing to gain access prior to the next meeting. Ms. Potter said yes and if they aren't able to gain access, they would recommend no change but that doesn't prohibit them from going on to the County Board. Mayor Kind clarified that according to law, the local board cannot make a change benefiting a property owner who refuses access to the assessor. So if Ms. Potter and the property owners are unable to find a time for her to review their homes, the local board cannot take any action.

3. Recess

Councilmember Page moved to recess the Board of Review to April 26th at 6 p.m. Second by Councilmember Rose. Motion carried 4-0. The Board adjourned at 6:12 p.m.

Respectfully submitted,

Gus E. Karpas
Greenwood City Clerk