

MINUTES

Greenwood City Council Worksession

Wednesday, August 2, 2017

20225 Cottagewood Road, Deephaven, MN 55331



1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the worksession to order at 5:30pm.

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

Staff Members Present: Assessors Josh Hoogland and Michael Smerdon

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

2. DISCUSSION with Assessors

Questions and answers included ...

Q: What are the reasons for the council going to Open Book instead of the Local Board method? **A:** Open Books are pre-County Board of Appeal & Equalization (CBAE) meetings. Unlike Local Boards which are limited to a 1% reduction of the city, the CBAE is limited to a 1% reduction of the entire county. This is why the CBAE was able to approve a 10.3% reduction for Greenwood this year. Open Book is more efficient in that property owners only need to prepare for the final decision-making board, rather than attending both the Local Board and the County Board. Open Book is a more informal discussion with the assessor. For some people, speaking at a podium in front of neighbors can be intimidating. Note: On the 8/2 regular council agenda, the council decided to stay with the Local Board format.

Q: What was the reason for making the dramatic EMV changes compared to the initial assessment done by Mike and Conrad? **A:** When so many property owners appealed to the county board, Josh directed Michael to take a fresh look at the entire Greenwood assessment. No sales happened on the main lake, so Michael recommended holding those values to the 2016 values. For St. Alban's Bay properties, Michael came up with a methodology that supported the 95% MCAP sales ratio for the sold properties, but allowed reductions for other properties based on his knowledge of the market.

Q: When determining land value, is the lot size and quality of the lot considered in addition to the effective front footage schedule? **A:** There are plus and minus amounts given to properties that have large square footage, small square footage, undesirable location (next to gas station, next to fire lane, etc). The plus and minus amounts are available for the public to view.

Q: The value for newly constructed homes seems to be drastically reduced from the actual cost of the new home, which subsequently attributes the land value to be higher, which forces the land value to increase for the neighboring properties. Do you calculate building values or is that done strictly by the CAMA system? **A:** Both. The parameters are determined by the assessor and plugged into the CAMA system. The parameters for the CAMA system are available for the public to view.

Q: The boundary lines between Greenwood and our neighboring cities are invisible when you drive by the properties. To ensure equalization, do you discuss assessments and methodologies with assessors from neighboring cities in order to determine a valid methodology for comparable properties from city to city? **A:** Yes.

3. DISCUSSION Regarding Potential Ordinance to Establish Zoning Regulations Based on Lot Size

The consensus of the council was for Councilman Cook and Councilman Fletcher to test the proposed ordinance parameters on real-life situations and come back to the council with a report and recommendation at the 10-04-17 council meeting. They also may recruit a couple planning commission members to help with the project.

4. DISCUSSION Regarding 2018 Budget & Fees

The council reviewed the proposed budget page by page and discussed potential changes to fees. The next draft of the budget and fee schedule will include changes as discussed. The council will review the updated draft of the budget at a 6:30pm worksession before the 09-06-17 council meeting. Further changes may be made prior to approval of preliminary budget at the regular meeting on 09-06-17.

5. ADJOURNMENT

Motion by Cook to adjourn the meeting at 7:05pm. Second by Conrad. Motion passed 5-0.