



MINUTES
CITY COUNCIL BOARD OF REVIEW MEETING
April 19, 2011

CALL TO ORDER

The meeting was called to order at 6:34 pm.

Present: Mayor: Tim Hultmann; Council: Tom Skjaret, Donny Chillstrom, Brian Carpenter, and Liz Olson

Staff Present: City Administrator: Terrance Post; City Assessor: Mike Schachterle; and City Clerk: Jeanette Moeller

Absent: None

APPROVE AGENDA

A motion was made by Chillstrom, seconded by Carpenter, to approve the Agenda as presented. Ayes: all.

BOARD OF REVIEW PRESENTATION

City Assessor Mike Schachterle introduced Josh Voglund, representing the Hennepin County Assessor's office.

City Assessor Schachterle stated that three applications for review of property valuation had been received prior to the meeting – two by email, and one on a Board of Review application form. All three applicants were unable to be present at the Board of Review meeting but desired to reserve their right to appeal their property valuations to Hennepin County. Schachterle recommended the Board make a motion for each application to take no action on the valuation of the properties and forward their appeals on to the County Assessor's office.

A motion was made by Chillstrom, seconded by Skjaret, to take no action on the assessed value of the property located at 2465 West Wayzata Boulevard, PID #33-118-23-14-0021, and to forward the owner's appeal to the Hennepin County Assessor's office. Ayes: all.

A motion was made by Skjaret, seconded by Chillstrom, to take no action on the assessed value of the property located at 2465 West Wayzata Boulevard, PID #33-118-23-14-0020, and to forward the owner's appeal to the Hennepin County Assessor's office. Ayes: all.

A motion was made by Chillstrom, seconded by Skjaret, to take no action on the assessed value of the property located at 1126 Underhill Circle, owned by William Bradley, and to forward the appeal to the Hennepin County Assessor's office. Ayes: all.

A motion was made by Carpenter, seconded by Chillstrom, to take no action on the assessed value of the property located at 335 Lakeview Avenue, owned by Debra Gangelhoff, and to forward the appeal to the Hennepin County Assessor's office. Ayes: all.

In-Person Application - Jerry Japs, 1595-B Wayzata Boulevard West

City Assessor Schachterle informed the Board that Jerry Japs, owner of 1595-B Wayzata Boulevard West, was in appearance at the meeting to object to his property's valuation. Schachterle distributed copies of the application form Mr. Japs had completed immediately prior to the start of the meeting.

Mayor Hultmann read the explanation provided by Mr. Japs for his application, stating that at the prior year's Board of Review meeting the owner of a neighboring townhome had requested a reduction of his property value based on recent sales of townhomes within the development. At that time the neighbor's value was reduced, and following the successful appeal, a reduction in valuation was made to all the development's townhome units. Mr. Japs would like to appeal the reduction in his valuation on the basis that the recent sales presented during his neighbor's appeal were not comparable, as they were distressed or foreclosure properties.

Jerry Japs, owner of 1595-B Wayzata Boulevard West, emphasized that he did not think the recent sales examples provided by his neighbor during his appeal were accurate comparables, having been either distressed or foreclosure properties. He objected to the reduction in his property's valuation and stated that continued reduction of property values creates a downward spiral effect. He stated he does not believe it is a positive for the homeowners and the City of Long Lake to continue to push down property valuations and perpetuate the downward spiral.

City Assessor Schachterle recommended the Board make a motion to take no action on the applicant's property valuation and to forward Mr. Japs' appeal on to the County Assessor's office.

A motion was made by Chillstrom, seconded by Olson, to take no action on the assessed value of the property located at 1595-B Wayzata Boulevard West, owned by Jerry Japs, and to forward the appeal to the Hennepin County Assessor's office. Ayes: all.

No further appeals of valuation were received.

ADJOURN

Hearing no objection, Mayor Hultmann adjourned the meeting by general consent at 6:44 pm.

Respectfully submitted,

Jeanette Moeller
City Clerk