

MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION
MINUTES OF APRIL 2, 2008

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 2, 2008 at 6:32 p.m. at the Medina City Hall. Mayor Crosby presided.

Members present: Weir, Crosby, Cavanaugh, Smith

Members absent: Johnson

Also present: City Administrator Chad Adams; Finance Director Jeanne Day; City Assessor Rolf Erickson; Mike Carroll, Rolf Erickson's Associate; LuAnn Hagen, Representative of the Hennepin County Assessor's Office

Mayor Crosby provided an overview of Rolf Erickson's memo, which outlined the market value growth (by percentages) of the property types in Medina. He stated attendees have the option go to the County Board of Equalization if they do not agree with the City's decision this evening. Crosby stated the City has four options during the meeting: to increase values, to decrease values, to take no action, or to provide consideration to the County Board.

Joel Feder, 2412 Holy Name Drive

Feder stated his value changed from \$493,000 to \$704,000 and requested consideration at \$504,000. Erickson stated there was a recent 2007 sale of \$752,000 on this property. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

Gerald Dykhoff, 562 Hwy 55

Dykhoff stated the value has changed from \$6,000 to \$48,000. Erickson explained the valuation change was due to the leasehold on the property. Adams clarified there was no change of \$48,000 from last year to this year, and instead the change occurred from 2006 assessment to 2007. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

Mike McGlaughlin, 2887 Lakeshore Avenue

McGlaughlin stated the valuation has increased to \$657,000 and requested a reduction to \$564,900. He added the property had a previous heating oil tank spill and while saturated soil was removed, he still has to notify a prospective buyer of the property that it previously existed, thus devaluing the property. The Council discussed the history of the spill versus actual evidence that the pollution still exists in determining valuations. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

Joe and Darcie Malchow, 3087 Lakeshore Avenue

Joe and Darcie Malchow explained their valuation increase from \$501,000 to \$561,000. They requested a reduction to \$551,000 due to the depreciation of the house and provided

area comparables and questioned the Assessor's validity. Erickson explained the land value increases for the Lake Independence area that have been based on comparables in the area. The Council discussed the submitted application and the applicant's requested value reduction. Smith moved, Cavanaugh seconded to reduce by \$14,000 for the house to a total of \$547,000. **Unanimous approval.**

Robert Garvey, 4350 Hamel Road

Garvey explained the properties around his are deteriorating and requested a reduction in valuation. There was no valuation change of \$3,482,000 from last year. The Council discussed the submitted application and the applicant's requested value reduction. The Council advised Garvey to provide more objective data next year. **No action was taken.**

John Lunseth, 2192 Medina Road

Lunseth referenced his application and stated he is getting an appraisal. Erickson stated last year's valuation was \$771,000 and he reduced last week to \$701,000. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

Harvey Anderson, 3121 Lakeshore Avenue

Anderson stated his valuation has changed from \$612,000 to \$672,000. Erickson stated he had no good comparables available this evening. No application was provided to the City. The Council discussed the submitted property and value. **No action was taken.**

Mitchell and Carol Shields, 3155 Lakeshore Avenue

Mitchell and Carol Shields stated the Assessor's comparables and sales are not representative or appropriate. Erickson stated the valuation has changed from \$712,000 to \$772,000. The Council discussed the submitted application and the applicant's requested value reduction. The Council advised the Schields' to provide good comparables in the future. **No action was taken.**

Bill Anderson, 860 Navajo Road

Anderson stated his valuation changed from \$1,410,000 to \$1,417,000. He stated he received an estimate on his property from First Mortgage as part of a refinancing for \$1,200,000. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

Michael Garwood, 2867 Lakeshore Avenue

Garwood stated his valuation changed from \$856,000 to \$916,000. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

Craig Alshouse, 1300 Willowbrook Dr.

The Council discussed the e-mail request for reduction from \$1,504,000 to \$1,300,000. The Council discussed the submitted application and applicant's requested value reduction. **No action was taken.**

Conrad Miller, 2475 Holy Name Drive

The Council discussed the submitted application stating the property is incumbered with a drain field on the adjacent lot. The Council discussed application. **No action was taken.**

Ron and Janet Shutz, 865 Navajo Road

The Council discussed the submitted written letter, requesting a reduction from the current value of \$1,723,000. The Council discussed the request. **No action was taken.**

Richard Wulff, 2865 Lakeshore Avenue

The Council discussed the submitted written letter requesting a reduction from the current \$809,000. The Council discussed the request. **No action was taken.**

Adjournment

Smith moved, seconded by Weir to adjourn at 8:52 p.m. **Motion passed unanimously.**

T.M. Crosby, Jr., Mayor

Attest:

Chad M. Adams, City Administrator-Clerk