



MINUTES
CITY COUNCIL BOARD OF REVIEW MEETING
May 5, 2009

CALL TO ORDER

The meeting was called to order at 6:30 pm.

Present: Mayor: Randy Gilbert; Council: Sam Rettinger, Sharon Henderson, Brian Carpenter, and Liz Olson

Staff Present: City Administrator: Terrance Post; Public Works Director: Marv Wurzer; City Engineer: Dan Boxrud; City Assessor: Mike Schachterle; and City Clerk: Jeanette Moeller

Absent: None

APPROVE AGENDA

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

BOARD OF REVIEW CONTINUATION HEARING

Mayor Gilbert reopened the Board of Review hearing to allow the three objecting property owners to present additional information that may be pertinent to their applications for review.

Paul Goshgarian / Regarding: 1977 West Wayzata Boulevard

Mr. Goshgarian commented on his financial hardship relative to additional taxes owed due to a change in the valuation classification of his property. He presented two examples of residential properties being currently used to house a business; however, it was noted during the discussion that both examples were being used as both residences and business locations simultaneously therefore their property classifications were not comparable to Mr. Goshgarian's. He also reiterated he is unable to use the residential structure on the site for any use other than a business due to the zoning of the property.

Mayor Gilbert and Council members were in agreement that they did not have the information or the expertise to address Mr. Goshgarian's appeal and recommended he pursue his objection with Hennepin County.

Jim Atchison, Hennepin County Assessor's Office, provided information on the property valuation or classification appeals process at the County level.

Patrick Brickley / Regarding: 1798 Martha Lane and 1802 Symes Street

Mr. Brickley indicated he had not had success finding comparable sales of similar properties in relation to his appeal for a reduction in the valuation of his two properties; however, his daughter Mary Brickley is a credited real estate agent and she had assisted him in obtaining facts about valuations in his neighborhood.

Mary Brickley presented Mayor and Council members with copies of spreadsheets showing the acreage, property valuations in years 2009 and 2010, and the percent change in valuation between the two years for neighboring and similar properties located around the lake in both Long Lake and

Orono. Mr. Brickley and Ms. Brickley pointed out that while all the other properties had experienced some decrease in value, Mr. Brickley's two properties were the only ones to see an increase in valuation. Mr. Brickley requested that 1798 Martha Lane be reduced in value to \$400,000; and that the valuation of 1802 Symes Street be reduced to \$425,000 consistent with reductions experienced by all the other lake properties.

Mayor and Council members discussed the evidence provided by the Brickley family at length. Council member Olson noted that Board of Review applicants were unable to find comparable sales as a result of the current economy, meaning that applicants are unfairly unable to make their cases. She opined that she did not think the Board should just pass on every application received to the County.

A motion was made by Henderson, seconded by Olson, that the valuation of the property located at 1798 Martha Lane, PID Number 34-118-23-14-0007, be reduced to \$405,000. Ayes: Rettinger, Henderson, Carpenter, Olson. Nay: Gilbert. Motion carried.

A motion was made by Henderson, seconded by Rettinger, that the valuation of the property located at 1802 Symes Street, PID Number 34-118-23-14-0008, be reduced to \$430,000. Ayes: Rettinger, Henderson, Carpenter, Olson. Nay: Gilbert. Motion carried.

Mayor Gilbert asked Council members if they felt Mr. Goshgarian's application should be revisited, as the Council had made a determination for Mr. Brickley's properties based on evidence rather than comparable sales. The Council members did not agree with Mayor Gilbert that the circumstances were related. It was noted that although Mr. Brickley had also been unable to present comparable sales for his objection, he had come prepared with substantial facts and figures to support his claim.

Brad Johnston on Behalf of Sam Marfield (Owner) / Regarding: 242 Upper Lea Lane

Mr. Johnston had been successful in obtaining information about comparable sales to support the property owner's objection. He provided Mayor and Council members with a color exhibit depicting three other properties similar to Mr. Marfield's property at 242 Upper Lea Lane – two were home sales in Long Lake, the third was a home sale in Medina. Though the property owner Mr. Marfield was still requesting a reduction of his property's valuation to \$225,000; the information from comparable sales appear to strongly support an even further reduction.

Mayor and Council thanked Mr. Johnston for his efforts.

A motion was made by Carpenter, seconded by Henderson, that the valuation of the property located at 242 Upper Lea Lane, PID Number 34-118-23-42-0055, be reduced to \$225,000. Ayes: all.

Mr. Atchison recommended that the Council also make a motion to clarify that the Board would not be reducing the valuation of Mr. Goshgarian's property at 1977 W Wayzata Boulevard.

A motion was made by Carpenter, seconded by Henderson, that the valuation and classification of the property located at 1977 W Wayzata Boulevard, PID Number 34-118-23-13-0018, remain unchanged. Ayes: all.

ADJOURN

Hearing no objection, Mayor Gilbert adjourned the meeting by general consent at 7:37 pm.

Respectfully submitted,

Jeanette Moeller
City Clerk