

MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION
MINUTES OF APRIL 5, 2006

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 5, 2006 at 6:36 p.m. at the Medina City Hall. Mayor Bruce Workman presided.

Members present: Workman, Cavanaugh, Smith

Members absent: Brinkman, Weir

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

Rolf Erickson provided an overview of the tax system. He stated that citizens should go to the County Board of Equalization if they do not agree with the City's decision. He explained that his numbers are based on mass appraisals, not specific neighboring comparables.

Mayor Workman stated that the Council will review requests based on the first-come, first-serve list presented to Council. Council will make decisions after each individual request.

Robert Garvey, 4350 Hamel Road

Discussion was held agricultural assessment increasing 48%. **No action was taken.**

Leslie Borg, 1400 Hamel Road

Borg stated there was a 20% increase this year to \$820,000 for the commercial property. Last year's increase was 24%. **No action was taken.**

Randy McPherson, 755 Medina Road

McPherson stated the proposed market value is \$1,232,000. He discussed Edina Realty's market analysis of comparables at average of \$1,119,000. Workman motioned, Cavanaugh seconded to reduce to \$1,175,000. **Unanimous approval.**

Lorraine Owing, 730 Hamel Road

Owing discussed the proposed increase from \$425,000 to \$502,000. Cavanaugh motioned, Smith seconded to reduce to \$450,000. **Unanimous approval.**

Steve Wold, 265 Medina Road

Wold discussed the proposed increase from \$501,000 to \$604,000 on the 8-acre property. Cavanaugh motioned, Smith seconded to reduce to \$590,000. **Unanimous approval.**

Kathleen Luetmer, 3160 Aspen Avenue

Luetmer discussed the proposed increase from \$269,000 to \$293,000. Workman motioned, Smith seconded to reduce to \$280,000. **Unanimous approval.**

Terry Kolberg, 270 Lythrium Lane

Kolberg discussed the proposed value of \$883,400 and explained the house and land are new as they moved into house in June 2005. Erickson explained how the value was determined involving the prior years' value. Smith motioned, Workman seconded to reduce to \$825,000. **Unanimous approval.**

Darcie Malchow, 3087 Lakeshore Ave.

Malchow discussed the proposed increase from \$468,000 to \$509,000. She explained the hilly lot. Workman motioned, Cavanaugh seconded to reduce to \$478,000. **Unanimous approval.**

John Thole, 100 Clydesdale Trail

Thole discussed the proposed value of \$265,000 and explained the unit was one of smaller in area at only 1800 sq. ft. Workman motioned, Cavanaugh seconded to reduce to \$255,000. **Unanimous approval.**

Thomas Gubbins, 3212 Pioneer Trail

Gubbins discussed the proposed increase from \$435,000 to \$459,000. Discussion was held on the limited market value. **No action was taken.**

Kim Patzner, 95 Hamel Road

Cavanaugh excused himself due to ethical conflict. Patzner discussed the proposed increases on the two parcels and provided comparables of adjacent lots and others in the Uptown Hamel area. Workman motioned, Smith seconded to reduce combination of two parcels to \$330,000 and to divide proportionately between the two. **Motion was approved with Cavanaugh abstaining.**

Adjournment

Smith moved, seconded by Cavanaugh to adjourn at 9:02 p.m. **Motion passed unanimously.**

Bruce D. Workman, Mayor

Attest:

Chad M. Adams, City Administrator-Clerk