

1 **WAYZATA BOARD OF APPEAL AND EQUALIZATION**  
2 **MEETING MINUTES**  
3 **April 19, 2022**  
4

5 **AGENDA ITEM 1. Call to Order.**

6 Mayor Mouton convened the Local Board of Appeal and Equalization at 5:30 p.m. Mayor  
7 Mouton shared the multiple options for joining remotely and submitting comments or  
8 questions.  
9

10 **AGENDA ITEM 2. Roll Call.**

11 Members present: Mouton, Buchanan, Iverson, MacDonald, and Plechash. Also present:  
12 City Manager Dahl, Wayzata City Assessor Rolf Erickson, Hennepin County Senior  
13 Commercial Assessor Melody Devine, Hennepin County Assistant Assessor Ashley  
14 Gunderson, and City Attorney Schelzel.  
15

16 **AGENDA ITEM 3. Local Board of Appeal and Equalization Hearing.**

17 Mr. Dahl started by sharing that staff was recommending the Board not take any action  
18 tonight based on the number of appeals. The Board would receive appeals tonight,  
19 recess, and take action when it reconvened.

20 Mayor Mouton asked if there was a deadline for the Board to take action. Mr.  
21 Dahl answered 20 days from tonight's meeting.

22 Mr. Dahl provided a summary and discussed the taxation process. He said  
23 Wayzata was a bit different because the City contracted through the County for  
24 commercial and through private for residential. He also discussed the increase in  
25 residential valuations.

26 Ms. Devine discussed the purpose of the Local Board of Appeal and Equalization.  
27 She also talked about what the Board could and could not do and provided a summary of  
28 the 2022 assessments.

29 Mr. Erickson discussed the residential summary net growth.

30 Mr. Dahl asked about the number of calls and process this year. Mr. Erickson  
31 said his office received over 700 calls. He talked briefly about Market Condition  
32 Adjusted Price.

33 Mayor Mouton read the list of properties that had appealed, but had not come to a  
34 resolution into the record as follows:

- |    |                           |                                     |
|----|---------------------------|-------------------------------------|
| 35 | 1. Roswitha Roberts       | 1615 Crosby Road                    |
| 36 | 2. Tomas Shiek            | 215 Barry Avenue South #113         |
| 37 | 3. Laura and Wayne Lake   | 117 Edgewood Court (Ferndale Ridge) |
| 38 | 4. Carol Alber            | 401 Gardner Street                  |
| 39 | 5. Fred and Cindy Richter | 103 Edgewood Court (Ferndale Ridge) |
| 40 | 6. Betsy Driessen         | 114 Edgewood Court (Ferndale Ridge) |
| 41 | 7. Dick Swanson           | 547 Harrington Road                 |
| 42 | 8. Kevin Liu              | 453 Waycliffe Drive N               |
| 43 | 9. Lisa Kinomoto          | 127 Edgewood Court                  |
| 44 | 10. Jessica Redmond       | 641 Harmony Circle                  |
| 45 | 11. Charles Yancey        | 740 Park Street E                   |
| 46 | 12. Robert Reutiman Jr    | 305 Rice Street E                   |

1	13. Margret Stankovsky	644 Indian Mound E
2	14. Gabrielle Rev Liv Trust	215 Barry Avenue S #309
3	15. Sima Kazeminy	215 Barry Avenue S #119
4	16. Kristin Koroloff	392 Margaret Circle
5	17. Dan Gustafson	1042 Circle Drive E
6	18. Richard Morris	16013 Holdridge Road W
7	19. Jon Halvorson	147 Central Avenue S (Lot property)
8	20. Lance Wallin	972 Shady Lane E
9	21. Lance Wallin	964 Shady Lane E
10	22. Bob Singer	143 Huntington Avenue S
11	23. Nora and Chris Gondeck	121 Westwood Lane
12	24. Roberta Dressen	310 Peavey Lane
13	25. Don and Joann Leavenworth	543 Harrington Road
14	26. Gary Benson via JJ Furst	199 Lakeview Avenue
15	27. Rich Demeules	425 Ferndale Woods
16	28. Hans and Carolyn Hagen	570 Harrington Road
17	29. John Nolan	557 Harrington Road
18	30. Stacy Ludwig	140 Highland Lane
19	31. Mary Lee Velt	350 Ferndale Road N
20	32. Perry Ludwig	140 Highland Lane
21	33. Deborah McNally	308 Ferndale Road
22	34. Tom Threlkeld	353 Park Street E
23	35. Chris Wilke	1840 Crosby Road

24  
25 Mayor Mouton called the green cards that had been turned in forward one at a time to  
26 speak.

27 Donald and Joann Leavenworth, 543 Harrington Road, did not come forward to  
28 speak.

29 Gilles Stassart, 660 Harmony Road, requested to add his property to the list of  
30 appeals.

31 Scott Mann, 460 Carpenters Point, said his assessment increased by 35% which  
32 was much higher than his neighbors. He talked about the purchase price and how long  
33 the home was on the market when he bought it.

34 Ellen Peterson, 964 Shady Lane E, asked about the role of the Board in terms of  
35 the process. Mayor Mouton answered when the Board reconvened it would have  
36 information on the property and would consider the assessor's recommendation. It could  
37 decrease, increase, or keep the assessment the same. Ms. Peterson thought the City  
38 would see people taxed out of their homes. She said her property was limited and she  
39 provided documentation to the City Clerk.

40 Pat Broyles, 212 Benton Avenue, requested to add his property to the list of  
41 appeals.

42 Lance Wallin, 964 Shady Lane E and 972 Shady Lane E, said he was appealing  
43 both his home and his rental property. He said there had been no improvements, but had  
44 45% and 40% increases. He thought the whole street was off on their assessments. He  
45 talked about some of the other properties on the street.

1 Mayor Mouton asked about the average increase for Wayzata. Mr. Erickson said  
 2 17.1% for off-lake residential and 22.2% for residential lake shore. Mayor Mouton asked  
 3 if the Board could get a spreadsheet of all residential properties and their increases by lot.  
 4 Mr. Erickson said that data came from the County. Mr. Dahl said they could look into it.

5 Paul Breckner, 928 Shady Lane E, said there were a couple of PIDs that  
 6 comprised his property. He talked about the increases and thought 43% was out of line.  
 7 He agreed that someone on the street did an incredible remodel and it through off the  
 8 algorithm on the entire street.

9 Matthew Brinza, 315 Park Street E, said he had reached out to Mr. Erickson, but  
 10 had not heard back. He said this was the second year in a row he received double digit  
 11 increases. He said he was maxed out on buildable square footage.

12 Lisa Winkey, 310 Ferndale Road W, said they had pulled 45 lake homes and the  
 13 increases ranged from 9% - 45%. She said her property was somewhere in the middle;  
 14 however, they were paying more than a brand new, slightly larger home.

15 Mayor Mouton asked if there was anyone else present who wished to add their  
 16 name to the list of appeals. Mr. Dahl offered those in attendance via Zoom a chance to  
 17 raise their hand. No one came forwards or raised their hand.

18 Mayor Mouton read the list of commercial appeals into the record as follows:

- |    |                           |                          |
|----|---------------------------|--------------------------|
| 19 | 1. Old National Bank      | 135 Central Avenue       |
| 20 | 2. Holiday Station        | 1325 Wayzata Boulevard E |
| 21 | 3. Flagship Bank Property | 1415 Wayzata Boulevard E |
| 22 | 4. Wayzata Crossings      | 1515 Wayzata Boulevard   |
| 23 | 5. Maggie Manor           | 426 Rice Street E        |
| 24 | 6. Maggie Manor           | 217 Minnetonka Avenue S  |

25  
 26 Mayor Mouton explained the Board had slated a second session for May 3<sup>rd</sup> and  
 27 said a third session may be necessary. She asked what happened if a Homeowner could  
 28 not be present at the following meeting. Mr. Dahl said ideally, they would come to an  
 29 agreement with the assessor prior to the meeting. The property owner could also attend  
 30 via Zoom, otherwise the Board would make a decision based on the information  
 31 provided.

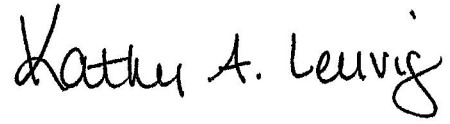
32 Mr. Plechash asked staff to explain the connection between assessments and  
 33 taxes. Mr. Dahl said there was a strong correlation between taxes and property values.  
 34 He talked about the City's tax levy and how changes in commercial taxes shifted the  
 35 residential burden.

36  
 37 **AGENDA ITEM 4. Recess.**

38 There being no further business, Mayor Mouton asked for a motion to recess. Mr.  
 39 Buchanan made a motion, seconded by Mr. Plechash, to recess the Local Board of Appeal  
 40 and Equalization meeting and reconvene on May 3, 2022 at 4:30 p.m. The motion carried  
 41 5/0.

42  
 43 The meeting was adjourned at 6:26 p.m.  
 44  
 45

1 Respectfully submitted,

A handwritten signature in black ink that reads "Kathy A. Leervig". The signature is written in a cursive style with a distinct dot over the 'i' in "Leervig".

2

3

4 Kathy Leervig

5 City Clerk

6

7 Drafted by Sarah Peterson

8 *TimeSaver Off Site Secretarial, Inc.*