

1 **WAYZATA BOARD OF APPEAL AND EQUALIZATION**
2 **MEETING MINUTES**
3 **April 6, 2021**

4
5 **AGENDA ITEM 1. Call to Order.**

6 Mayor Mouton convened the Local Board of Appeal and Equalization at 5:30 p.m.
7 Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, the
8 City Council Local Board of Appeal and Equalization Meeting was being held remotely
9 by electronic means using the audio and video conferencing platform, Zoom. Mayor
10 Mouton shared the multiple options for members of the public to submit comments or
11 questions.

12
13 **AGENDA ITEM 2. Roll Call.**

14 Members present: Buchanan, Iverson, MacDonald, and Plechash. Also present: City
15 Manager Dahl, Wayzata City Assessor Erickson, Hennepin County Senior Commercial
16 Assessor Devine, Hennepin County Assistant Assessor Gunderson, and City Attorney
17 Schelzel.

18
19 **AGENDA ITEM 3. Local Board of Appeal and Equalization Hearing.**

20 Mr. Dahl provided a summary and talked about the taxation process. He said Wayzata
21 was a bit different because it had a local appeal process. The majority of the
22 recommendations from the assessors had already been agreed upon.

23
24 **a. Commercial Assessments**

25 Mr. Dahl asked the Hennepin County assessors to provide a brief summary of the market
26 over the past year. Ms. Devine said the market had been volatile over the past year, but
27 overall, there was a decrease in commercial value from 2020 to 2021 of 5.5% including
28 new construction, but including residential, values were still up.

29 Mayor Mouton asked what factors they considered in the valuations specifically
30 regarding restaurants. Ms. Devine said restaurants had taken a big hit over the last year.
31 Factors included location, drive-in, outdoor seating, rent per square foot, size, and
32 condition.

33 Ms. Devine mentioned they had received an email from Mr. Erickson requesting
34 they contact John Patch who owned several apartment projects in the City. As of March
35 3, 2021, three voicemails had been left for Mr. Patch and they were still unable to
36 connect with him. No action was required of the Council.

37 Ms. Devine said there were two commercial properties who requested reviews.
38 They were both reduced and the property owners were in agreement, but they did require
39 a vote by the Council. 120 Broadway Avenue South, Unit 100 (06-117-22-13-0114) was
40 reduced to \$420,000 for the 2021 assessment, a value reduction of 22.37%. 1313
41 Wayzata Boulevard East, Punch Pizza/Chipotle Property (05-117-22-24-0014) was
42 reduced to \$2,400,000, a value reduction of 5.73%.

43 Mayor Mouton asked for a motion on the first property. Mr. Buchanan made a
44 motion, seconded by Mr. Plechash, to approve the 2021 valuation of \$420,000 for 120
45 Broadway Avenue South, Unit 100 (06-117-22-13-0114) per the assessor's
46 recommendation. Upon roll call vote, the motion carried 5/0.

1 Mayor Mouton asked for a motion on the second property. Mr. Plechash made a
2 motion, seconded by Mr. Buchanan, to approve the 2021 valuation of \$2,400,000 for
3 1313 Wayzata Boulevard East, Punch Pizza/Chipotle Property (05-117-22-24-0014) per
4 the assessor's recommendation. Upon roll call vote, the motion carried 5/0.

5 Mayor Mouton asked about the communication attempts with Mr. Patch and
6 whether he maintained the right to appeal. Ms. Devine said there was no formal appeal at
7 this time. Ms. Gunderson further explained that the office had reached out several times
8 requesting information by Friday, April 2nd if he wished to formally appeal.

9
10 **b. Residential Assessments**

11 Mr. Dahl provided the Council a summary regarding residential assessments. He
12 discussed changes from 2020 to 2021. There was an overall total market value net
13 increase of 0.57%. The majority of the appeals had come to an agreement between the
14 property owner and Mr. Erickson.

15 Elizabeth Driessen, 114 Edgewood Court, said she purchased the property in 2017
16 for \$680,000, but she did not think she could sell her property today for the same.
17 Another unit sold for \$630,000 just before she purchased hers. She also said her
18 valuation was the second highest percentage and dollar increase of all the townhomes.
19 Ms. Driessen asked about Meyer Place and the affect it had. She asked the Board to
20 lower her valuation to more in line with the other townhomes.

21 Mr. Erickson maintained his recommendation of \$671,000. He talked about other
22 sales in the area and said the unit was a little more modern than some. He thought the
23 increase was right in the average for this development.

24 Mayor Mouton asked about similar unit valuations. Mr. Erickson said the median
25 increase was 7.3% and her increase was 8.8%. He said because of the lack of sales due to
26 the Pandemic he suggested lowering her valuation to \$662,000, the median increase in
27 the development.

28 Mayor Mouton asked Ms. Driessen if she agreed. Ms. Driessen asked how he
29 arrived at the median increase and Mr. Erickson explained.

30 Mayor Mouton turned the discussion back to the Council. Mr. Buchanan asked
31 about the average versus the median and thought that would be reasonable to limit the
32 increase to the average. Mr. Erickson did not have that number with him.

33 Mayor Mouton asked if Ms. Driessen had provided photos of ongoing conditions.
34 Mr. Erickson said she had not. Mayor Mouton suggested providing that documentation
35 prior to next year's valuation.

36 Mr. Dahl noted the City-wide increase in townhomes was 5.6%.

37 Mr. Plechash agreed with the proposed reduction from Mr. Erickson, he thought it
38 was a fair compromise.

39 Ms. Iverson said the big unknown was Meyer Place and light pollution. Mayor
40 Mouton asked if there was a general number to accommodate those types of situations.
41 Mr. Erickson explained there was nothing comparable on this side of the freeway. Mr.
42 Dahl said there was no way to know the impacts now, but it could always be considered
43 at next year's valuation when there was more information.

44 Mayor Mouton asked for a motion on the property. Mr. Plechash made a motion,
45 seconded by Mr. Buchanan, to approve the 2021 valuation of \$662,000 for 114

1 Edgewood Court per the assessor's recommendation. Upon roll call vote, the motion
2 carried 5/0.

3 Mr. Dahl explained an agreement had been reached on the next four properties.
4 Mayor Mouton asked if the Board could entertain an appeal from a conservator for 116
5 Edgewood Court. Ms. Gunderson said the conservator had the power to make decisions
6 on the owner's behalf. Mayor Mouton asked if the City had documentation. Mr.
7 Erickson said he had not received anything in writing. Mr. Schelzel recommended
8 hearing the appeal and requesting that documentation to add to the file.

9 Mayor Mouton asked for a motion on 116 Edgewood Court. Ms. Iverson made a
10 motion, seconded by Ms. MacDonald, to approve the 2021 valuation of \$539,000 for 116
11 Edgewood Court per the assessor's recommendation. Upon roll call vote, the motion
12 carried 5/0.

13 Mayor Mouton asked for a motion on 257 West Lake. Mr. Buchanan made a
14 motion, seconded by Mr. Plechash, to approve the 2021 valuation of \$930,000 for 257
15 West Lake per the assessor's recommendation. Upon roll call vote, the motion carried
16 5/0.

17 Mayor Mouton asked for a motion on 392 Margaret Circle. Mr. Plechash made a
18 motion, seconded by Mr. Buchanan, to approve the 2021 valuation of \$725,000 for 392
19 Margaret Circle per the assessor's recommendation. Upon roll call vote, the motion
20 carried 5/0.

21 Mayor Mouton asked for a motion on 437 Ferndale Road S. Mr. Buchanan made
22 a motion, seconded by Mr. Plechash, to approve the 2021 valuation of \$4,100,000 for 437
23 Ferndale Road S per the assessor's recommendation. Upon roll call vote, the motion
24 carried 5/0.

25 Mayor Mouton invited the attendee with their hand raised to speak. Celia
26 Threlkeld, 353 Park Street, noted her valuation showed some discrepancies such as
27 number of bedrooms, etc. She shared some details regarding her property.

28 Mayor Mouton said since the Council had zero information on the property there
29 were two options. It could recess and reconvene to consider her appeal or it could
30 adjourn and preserve her right to appeal to the County. Ms. Gunderson said the Council
31 did need to take a vote on no change for the second option.

32 Mr. Plechash was inclined to recess and reconvene for her benefit. The rest of the
33 Council was comfortable with that. Mayor Mouton thought that given the entire City
34 received the valuations at the same time it was very kind of her colleagues to give more
35 of their time.

36 The Council discussed reconvening on April 20, 2021 at 6:00 p.m.

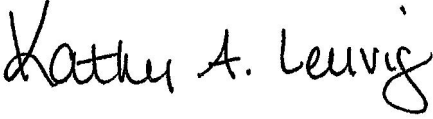
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38 **AGENDA ITEM 4. Recess.**

39 There being no further business, Mayor Mouton asked for a motion to recess. Mr. Plechash
40 made a motion, seconded by Ms. Iverson, to recess the Local Board of Appeal and
41 Equalization meeting and reconvene on April 20, 2021 at 6:00 p.m. Upon roll call vote,
42 the motion carried 5/0.

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

45
46 Respectfully submitted,

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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 Kathy Leervig

4 City Clerk

5

6 Drafted by Sarah Peterson

7 *TimeSaver Off Site Secretarial, Inc.*