

1                                   **WAYZATA BOARD OF APPEAL AND EQUALIZATION**  
2                                   **MEETING MINUTES**  
3                                   **April 20, 2021**  
4

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

6    Mayor Mouton reconvened the Local Board of Appeal and Equalization at 6:00 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, City Clerk Leervig,  
17   and City Attorney Schelzel.  
18

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

20   Mr. Dahl explained the Local Board of Appeal and Equalization was reconvened due to  
21   an outstanding appeal. There were three general actions to consider. The first was the  
22   residential appeal brought up at the previous meeting. The second was a property  
23   classification change. Last, there were four properties that had submitted inquiries since  
24   the last meeting. The Council needed to take no action to preserve their right to appeal to  
25   Hennepin County.

26         Mayor Mouton asked to tackle the reclassification first. Mr. Dahl said the  
27   property was 1022 Wayzata Boulevard E. A small parcel of land south of Eurozone, the  
28   former gas station on Wayzata Boulevard. The parcel was changed to commercial and  
29   the County was proposing to change it back.

30         Ms. Devine said it was changed to commercial based on the zoning map.  
31   However, the zoning map contained an error.

32         Mayor Mouton asked for a motion on the property. Ms. Iverson made a motion,  
33   seconded by Mr. Plechash, to reclassify 1022 Wayzata Boulevard E from Vacant Land  
34   Commercial to Vacant Land Residential. Upon roll call vote, the motion carried 5/0.

35         Mayor Mouton invited the City Assessor to summarize 353 Park Street E. Mr.  
36   Erickson said he requested and received photos from the owner, Celia Threlkeld, of the  
37   inside of the home. Based on the updated information, he recommended a reduction to  
38   \$575,000. The owner agreed to the new valuation.

39         Ms. Iverson thanked Mr. Erickson for taking his time to look at the photos.

40         Mayor Mouton commented that it was a substantial decline from the 2020  
41   valuation. She asked if the condition today was substantially less than it was in 2020.  
42   She also asked about the purchase price and noted the property received a variance to  
43   build a garage.

44         Mr. Erickson said the property was purchased in July 2011 for \$218,790. He said  
45   the only thing done since his first assessment was the garage. The house would likely be  
46   taken down if the property sold. This home was modest with small rooms.

1 Mayor Mouton asked for a motion on the property. Mr. Plechash made a motion,  
2 seconded by Ms. Iverson, to reduce the 2021 valuation for 353 Park Street to \$575,000  
3 per the assessor's recommendation. Upon roll call vote, the motion carried 5/0.

4 Mayor Mouton said the following appeals were received after the April 6, 2021  
5 deadline: 408 Waycliffe N, 645 Waycliffe N, 527 Rice Street E, and 557 Harrington  
6 Road. The Council would take no action so the appeals could be heard by the Hennepin  
7 County Board of Appeals.

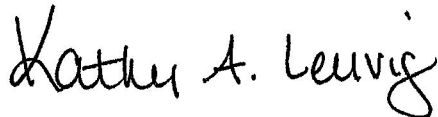
8 Mayor Mouton asked for a motion on the properties. Mr. Buchanan made a  
9 motion, seconded by Ms. MacDonald, to approve no change to the 2021 valuations for  
10 408 Waycliffe N, 645 Waycliffe N, 527 Rice Street E, and 557 Harrington Road per the  
11 assessor's recommendation. Upon roll call vote, the motion carried 5/0.

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13 **AGENDA ITEM 4. Adjournment.**

14 There being no further business, Mayor Mouton asked for a motion to adjourn. Ms. Iverson  
15 made a motion, seconded by Mr. Buchanan, to adjourn the Local Board of Appeal and  
16 Equalization meeting. Upon roll call vote, the motion carried 5/0.

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18 The meeting was adjourned at 6:20 p.m.

19  
20 Respectfully submitted,



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22  
23 Kathy Leervig  
24 City Clerk

25  
26 Drafted by Sarah Peterson  
27 *TimeSaver Off Site Secretarial, Inc.*