

**MINUTES
OF THE
MINNETONKA CITY COUNCIL BOARD OF REVIEW
Monday, April 11, 2005**

1. CALL TO ORDER.

Mayor Anderson called the meeting to order at 7:15 p.m.

2. ROLL CALL.

Council members Brad Wiersum, Terry Schneider, Jan Callison, Al Thomas, Tony Wagner, Bob Ellingson, and Karen Anderson were present.

4. INTRODUCTORY REPORT.

Anderson provided background information about the process. City Manager John Gunyou noted the addendum, adding Mark and Sandra Kaster to the appellants to the Hennepin County Board of Review.

5. APPEALS TO THE BOARD OF REVIEW.

City Assessor Richard Toy presented his report. He noted the following:

- Minnetonka residential property values have increased about 10 percent per year since 1998. The rate of increase has dropped to 6.5 to 7 percent over the past two years.
- Residential property market values have been increasing at rates higher than the value of commercial properties. Some commercial property values have decreased.
- Minnetonka is at the lower end of necessary residential adjustments when compared to neighboring communities.

Toy reviewed the process, and said that the council will convene again as the Board of Review on April 27 to receive the recommendations from the Board of Advisors. The council's decisions may be appealed to the county's Board of Review.

Anderson noted that city councilmembers are not real estate experts, so they rely on the recommendations from the advisors. She thanked staff for its due diligence. Property value notices were mailed to 18,600 residential properties, resulting in 750 calls. Staff reviewed 290 of those properties,

and made adjustments for 60 of them. Anderson also noted that the city's computer-aided mass appraisal system provided for comparisons of properties of like quality and class, not just the neighborhood.

Thomas was amazed that out of 18,600 notices, there were only seven appeals. He credited the city's assessing staff. Thomas noted that he, Schneider and Callison attended training for Boards of Review. He appreciated the fact that Minnetonka's process is less confusing so it goes more smoothly. Anderson thanked staff for their work.

Anderson read the following appeals into the record.

	<u>PETITIONER</u>	<u>2004 VALUE</u>	<u>ADVISOR'S 2005 VALUE</u>	
A.	James and Reiko Jones 4850 Spring Circle Minnetonka MN 55345 PID: 29-117-22-12-0065	\$191,300	\$226,300	
B.	Dominic and Cynthia Arbisi 14401 Atrium Way #112 Minnetonka MN 55345 PID: 28-117-22-44-0298	\$235,000	\$261,900	
C.	TruGreen 6010 Culligan Way Minnetonka MN 55345 PID: 34-117-22-42-0008	\$706,000	\$813,000	N/A
D.	Nicholas and Ginnie Speliopoulos 3613 Rainbow Drive Minnetonka MN 55345 PID: 17-117-22-33-0004	\$277,100	\$324,300	
E.	Michael O'Meara and Suzette Bechly 13975 Oakland Place Minnetonka MN 55305 PID: 10-117-22-21-0035	\$733,400	\$782,600	

PETITIONERS PRESERVING THEIR RIGHT TO APPEAL TO HENNEPIN COUNTY

F. Paul and Ruth Frank \$327,500 \$338,400 N/A
4561 Ellerdale Road
Minnetonka MN 55345

PID: 22-117-22-34-0033

G. Mark and Sandy Kaster \$709,600 \$738,800
2550 Crescent Ridge Road
Minnetonka, MN 55305

PID: 11-117-22-32-0025

Thomas moved, Wiersum seconded a motion to receive the appeals, and direct the Board of Real Estate Advisors to visit the above-listed properties, and return to the Board of Review on April with their recommendations as to 2005 values. All voted "yes." Motion carried.

6. Adjournment.

Thomas moved, Callison seconded a motion to adjourn the meeting at 7:26 p.m. All voted "yes." Motion carried.

Respectfully submitted,

Kathleen Magrew
City Clerk