

**BIG LAKE CITY COUNCIL
BOARD OF APPEAL AND EQUALIZATION MEETING MINUTES
APRIL 11, 2007**

1) CALL TO ORDER

Mayor Don Orrock called the meeting to order at 5:00 p.m.

2) ROLL CALL

Council Members present: Dick Backlund, Chuck Heitz, Lori Kampa (arrived at 5:01 p.m.), Patricia May, and Don Orrock. Also present: City Administrator Scott Johnson, Finance Director Corey Boyer, City Clerk Gina Wolbeck, Sherburne County Assessor Gerald Kritzeck, and Assessor's office staff.

3) ADOPT PROPOSED AGENDA

Council Member Heitz motioned to adopt the proposed Agenda as presented. Seconded by Council Member May, unanimous ayes, motion carried.

4) BUSINESS

4A) Board of Review

Gerald Kritzeck addressed Council with the 2007 Board of Review requirements. Mr. Kritzeck reviewed the standards used when figuring increases in value, and informed Council that they reassessed 400 parcels for the 2007 tax year. Mr. Kritzeck indicated that 17.8% of the property owners contacted refused entry or failed to respond and that those properties of homeowners who failed to respond were increased by an additional 50% of the current building value.

Mayor Orrock invited residents to approach the podium to discuss their grievances regarding the valuation on their properties.

1. James Lake (65-496-0104); 21467 CR 73 – Questioned why his property value increased 5.5% when the average increase of other City properties was 3.5% and explained that he doesn't feel his property could sell for what it is being valued at. Carla Abrahamson from the Assessor's Office reviewed comparable structures and Mr. Lake explained that his property was built in 2000 and the comparables used by the County were newer structures.

Council Member Heitz motioned to change the base land value to \$100,000 and to reaffirm the structure valuation set by the Sherburne County Assessor for the property located at 21467 CR 73. Seconded by Council Member May, unanimous ayes, motion carried.

2. Robert McDowall (65-020-3308 and 65-020-3310; 181 Hiawatha Avenue – Questioned why the valuation of the commercial property located at 590 Humboldt Drive was increased by 65% after the Board of Review was held in 2006. John Cullen from the Auditor's Office explained that the valuation on McPete's Sports Bar and Lanes had fallen behind in land sale re-assessments and that the large increase was on the land, not the building value. Mr. Cullen explained that the owners of McPete's had the opportunity to appeal at the County Board of Adjustments in 2006 but chose not to. Mr. Cullen offered to conduct a re-assessment of the property to ensure a fair valuation.

Council Member Heitz motioned to reaffirm the valuation set by the Sherburne County Assessor for the property located at 590 Humboldt Avenue. Seconded by Council Member Kampa, unanimous ayes, motion carried.

3. Stanley Anderson (65-402-0132); 1151 Lake Street South – Questioned the increase on the valuation for his 45 year old home and explained that he could not sell his property at the proposed valued amount. Ms. Abrahamson reviewed comparable properties. Council informed Mr. Anderson that he should contact his legislatures to discuss how properties are valued for the elderly.

Council Member Heitz motioned to reaffirm the valuation set by the Sherburne County Assessor for the property located at 1151 Lake Street South. Seconded by Council Member May, unanimous ayes, motion carried.

4. Jeff Carsten (65-443-0920); 171 Will Street – Questioned the increase to the valuation on his property and explained that he has had two estimates completed and that they are both lower than the proposed valuation set by the Auditor's Office. Ms. Abrahamson reviewed comparable properties.

Council Member Kampa motioned to reaffirm the valuation set by the Sherburne County Assessor for the property located at 171 Will Street and asked the County Assessor's Office to re-assess the property to ensure a fair valuation. Seconded by Council Member May, unanimous ayes, motion carried.

Assessor's staff reviewed residential property valuation changes to the 2007 Assessment for arbitrary reassessment properties that have been reevaluated after the Notices of Valuation and Classification were mailed out. The Assessor's Office is proposing an Estimated Market Value for Parcel #65-414-0143 in the amount of \$30,600.00, an

Estimated Market Value for Parcel #65-475-0516 in the amount of \$192,300.00, an Estimated Market Value for Parcel #65-483-0125 in the amount of \$206,300.00, an Estimated Market Value for Parcel #65-493-0418 in the amount of \$178,000.00, an Estimated Market Value for Parcel #65-500-0115 in the amount of \$193,200.00, an Estimated Market Value for Parcel #65-526-0150 in the amount of \$210,400.00, and an Estimated Market Value for Parcel #65-521-0030 at a zero amount.

Council Member Heitz motioned to approve assessment valuation changes to the residential parcels identified as discussed. Seconded by Council Member Kampa, unanimous ayes, motion carried.

Assessor's staff reviewed a Commercial property located at 790 Minnesota Avenue that they are recommending changes to the 2007 Assessment. The Assessor's Office is proposing an Estimated Market Value for Parcel #65-462-0230 in the amount of \$242,200.00, 65-462-0240 in the amount of \$242,200.00, & 65-462-0250 in the amount of \$361,100.00.

Council Member May motioned to approve assessment valuation changes to the commercial parcels identified as discussed. Seconded by Council Member Kampa unanimous ayes, motion carried.

5) ADJOURN

Council Member May motioned to adjourn at 6:15 p.m. Seconded by Council Member Kampa, unanimous ayes, motion carried.

Gina Wolbeck
Clerk

Date Approved By Council 04/25/07