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-BOARD OF APPEAL- MINUTES  
TUESDAY, APRIL 12, 2016  
6:30 P.M.

1. CALL TO ORDER

Pursuant to due call and notice thereof, an appeal meeting of the Independence City Council/ Board of Review was called to order by Mayor Johnson at 6:30 p.m.

2. ROLL CALL

PRESENT: Mayor Johnson, and Councilors Betts, Grotting and Spencer  
ABSENT: McCoy  
STAFF: City Administrative Assistant Horner  
VISITORS: Melissa Potter, W.P.Frank Hendricks, James Conely, Kevin Kask, Nathan Barlow, Terri Barreiro, Sally Simpson, Jerry Simpson, Ryan Jepman, Sherry Ramsda

3. Board of Appeal –

1. Frank Hendricks (6610 Fogelman Rd) stated he bought his property in 2012 and his taxes are higher than the rest of his neighborhood. Hendricks brought comps and neighboring valuations. He noted some are 200k less than his property. He feels the valuation is not even in the ballpark of actual value. Hendricks said the footprint of his property has not changed since 1993.
  - a) Potter stated she did not have a chance to go through the property yet. She noted when the assessors come out for reevaluations every five years they hand-measure everything. Potter said the measurements are all done on the exterior and are done with a laser measuring tool.
2. James Conely (4530 South Lake Sarah Dr) stated his family took a risk in buying a foreclosed home that had been sitting empty for over two years. He noted the neighborhood considered it an eyesore. Conely stated they have been in the home five years and the value of the home has increased 52% in that timeframe. He stated they have not done any interior

remodeling that would warrant an increase in value to this extent. Conely said the only improvements made have been maintenance items that were needed in order to keep the home insurance.

3. Kevin Kask (3435 County Rd 92) Lake Robina. Kask stated he challenged the valuation five years ago. He noted that at one point Hennepin County had valued his home at 600k. Kask noted he is in the same dilemma he has experienced prior and noted in the last year his valuation has increased 25.6%. He said the increase is outrageous and completely uncalled for.
4. Nathan Barlow (3245 County Rd 92) stated he is the same neighborhood as Mr. Kask, two properties south. Barlow echoes Kask's concerns and said his property has increased over 20% in valuation over the past year as well.
5. Terry Barreiro (3295 County Road 92) owner with Jim Clifford. She said their property was also affected as a result of the house sale the prior two parties had mentioned. Barreiro saw her value jump drastically as well. She noted there is property adjacent to hers that has a CUP that is not followed and the property is not kept up so that affects her property negatively. She said that should also be considered in justifying valuations.
6. Sally Simpson (2840 Copeland Rd) stated they have lived here for five years and the property values keep going up. Simpson said she had a real estate market analysis done and her home would be valued at 472k per that analysis whereas the county valuation is 528k. She would like her property considered for reevaluation.
7. Sherry Ramsda (4720 South Lake Sarah Dr.) said she has a lakeshore property and for the previous years she felt the valuations were fair. She noted this year her property went up over 45k. Ramsda said a neighbor's house sold for 849k recently but it was a much bigger house. She noted the only change to her property was a deck addition.

Johnson noted Potter would need to go out to the Hendricks's property on 6610 Fogelman Rd. to gather more information. Potter stated Council could go through and notify which properties would need an appointment and make one motion. Johnson stated the Conely property and the three properties on 92 (Lake Robina) would warrant a review as well. Spencer asked if it would be possible to review those properties on Lake Robina that jumped more than 10%. Potter stated the one sale on Lake Robina was a property that was on the market for a long time. She said they have to consider it in the valuations.

**Motion by Spencer, second by Betts to have the assessor review the following properties; Hendricks, Conely, Barlow, Simpson and Ramsda as presented. These people had not had communication with the assessor before the meeting. Ayes: Johnson, Betts, Grotting, and Spencer. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.**

**Motion by Spencer, second by Betts to have the assessor review the ten properties around Lake Robina directly affected by the single home sale. Ayes: Johnson, Betts, Grotting, and Spencer. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.**

**Motion by Spencer, second by Grotting to reconvene at the Council meeting on April 26, 2016 at 8:00 p.m. to review the valuations presented. Ayes: Johnson, Betts, Grotting, and Spencer. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.**

4. Potter stated there were subject properties that had contacted the Assessor Office within ten days of tonight's meeting. Due to the notification time limit any changes need to be board directed.

a) Potter stated the first property was 4280 Woodhill Dr., Paul Klesmidt. She said after review the recommendation is to adjust the valuation from 414k to 370k.

**Motion by Spencer, second by Grotting to approve the new valuation of 370k for 4280 Woodhill Dr. Ayes: Johnson, Betts, Grotting, and Spencer. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.**

5. Potter stated the next item was a four parcel property at 1875 Highstead Dr. She noted the owner was present for any questions. The property was purchased this year and they are re-allocating the value. Potter noted it was currently valued at 1,150,000. She stated that number would not change with the re-allocation.

- Parcel (20-42-0002) would change from 987k to 867k
- Parcel (20-42-0001) would change from 110k to 100k
- Parcel (20-13-0001) would change from 15k to 25k
- Parcel (20-12-0001) would change from 38k to 158k

**Motion by Spencer, second by Betts to approve the new valuations of the parcels at 1875 Highstead Dr. as described. Ayes: Johnson, Betts, Grotting, and Spencer. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.**

6. Potter stated the next property was 6800 Rachel Ridge Court, Greg Koopman. Potter stated after review that the recommendation is to change the value from 723k to 675k based on the sales in the area.

**Motion by Johnson, second by Spencer to approve the new valuation for 6800 Rachel Ridge Court. Ayes: Johnson, Betts, Grotting, and Spencer. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.**

Johnson noted that the steps taken tonight allow for the opportunity for further appeal to Hennepin County if the petitioner feels their concerns have not been met. Potter asked if the Council wanted to close the opportunity for further reviews at this point or if someone should call before the 26<sup>th</sup> if she should go ahead and review their case. Johnson said he

would like the opportunity to be open. Spencer said it could be left open until midnight on April 19<sup>th</sup>.

**Motion by Spencer, second by Grotting to allow review questions until midnight on April 19, 2016. Ayes: Johnson, Betts, Grotting, and Spencer. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.**

7. Recess

**Motion by Spencer, second by Betts to recess until April 26, 2016 at 8:00 p.m. Ayes: Johnson, Betts, Grotting, and Spencer. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.**

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Trish Bemmels, Recording Secretary