

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE BOARD OF REVIEW
TUESDAY, MAY 12, 2009 – 6:00 P.M.

PRESENT: Mayor Johnson, Council Members Betts, Gyllenblad, Wallace and Wenck.
STAFF: Administrator-Clerk Hirsch, Assessor Jensen.
VISITORS: Patricia Norton, Fred Pagenkopf, Mr. & Mrs. Robbins, Bruce Clark, Kevin Kask, David Cox, Wyman Haberer, Tom Young, Mr. & Mrs. Beal, Mr. & Mrs. Kalash, Colleen Klaers, Janelle Petrusa, Bill James, Phil Saterbo, Jack Lynch, Don Schlais, John Luse, Chris Cady, Mike Knight, Harry Pool.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence Board of Review was called to order by Mayor Johnson at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson deferred the pledge of allegiance until the regular Council meeting.

3. OPENING REMARKS – PHIL JENSEN, HENNEPIN COUNTY ASSESSOR'S OFFICE.

Jensen introduced his assessing team. He explained that the assessor is required to put a value on each building and parcel in the City based on the market conditions from October 1, 2007 to September 30, 2008. Jensen added the assessor is required to follow rules set in place by the State. Jensen stated in 2008 the Legislature changed the rules regarding the Green Acres tax program. He explained the rates that his office is required to use when assessing Green Acres properties.

4. BOARD OF REVIEW

Kevin Kask, 3435 County Road 92

Kask stated he felt the assessed value of his property should be \$430,000, not the current assessed value of 494,000.

Jensen stated the lot is currently valued at \$258,000 and the building is valued at \$236,000. Jensen and Johnson discussed the property location and where it is situated on Lake Robina.

Tom Young, 2575 Nelson Road

Young stated he believed is assessment was too high.

Jensen explained that the City is required by the State to review property sales from October 2007 to September 2008.

Hans & Nancy Treschsel, 7455 S Lake Sarah Drive

Jensen stated the Treschsels were not at the meeting, but he would follow up with them after the meeting.

Patricia Norton, 2855 Copeland Road

Norton stated the value for her 22-acre property increased 26 percent.

Jensen explained that some of the increase was due to the new Green Acres rules.

Johnson suggested using a larger portion of the acreage as part of the house's acreage in order to decrease the amount of land in Green Acres.

Fred Pagenkopf, 2576 Valley Road, 6626 Pagenkopf Road

Pagenkopf expressed a concern about the valuation on two of his properties.

Janelle Petrusa, 3245 County Road 92

Petrusa stated her five-acre Lake Robina property was valued too high.

William James, 2863 County Road 92

James stated he believes his valuation is too high based on a private appraisal that was recently done for his house on Lake Robina.

Jill & Craig Robbins, 3570 Lake Sarah Road

Robbins expressed a concern about the valuation of his property.

Mike Knight, 25 Timber Island Trail

Knight expressed concerns about the taxes he pays for an out lot within his neighborhood. He also stated he believes his home is valued too high.

Bruce Clark, 7455 U.S. Highway 12

Clark stated he had an appraisal that found his property value to be \$850,000.

Randy & Colleen Klaers, 4364 South Lake Sarah Drive

Klaers expressed a concern about his property value being too high.

David Cox, 5024 Perkinsville Road

Cox was not in attendance at the meeting.

Wyman Haberer, 7064 County Road 6

Haberer stated he was concerned because his commercial property had a 90.4 percent increase over the past three years. He stated it increased 34.7 percent in 2007, 18.7 percent in 2008 and 37 percent in 2009. Haberer discussed how much he pays in property taxes each week he's in operation.

Marion & Willis Beal, 3555 County Road 90

Beal expressed concern about the high value of her property. She also stated she believed her almost 100-year-old house was valued too high.

Jensen suggested that he go inside the Beal's house to assess its condition.

Motion by Wenck, second by Betts, to drop the land base of the Kask, Petrusa and James properties by \$50,000 and to review the valuations of the other effected properties on Lake Robina. All present voted aye. MOTION DECLARED CARRIED.

Motion by Wenck, second by Gyllenblad, to have the assessor use a 10-acre parcel as the homestead instead of 5 acres on the effected Green Acre properties. All present voted aye. MOTION DECLARED CARRIED.

Motion by Betts, second by Gyllenblad, to direct Jensen to review the properties discussed at the Board of Review meeting and come back to the Board on May 26, 2009 with recommendations.

5. ADJOURN.

Motion by Betts, second by Gyllenblad, to recess the Board of Review meeting at 7:43 p.m. until 6 p.m., Tuesday, May 26, 2009. All present voted aye. MOTION DECLARED CARRIED.

Respectfully submitted by Christina Scipioni,
Recording Secretary