

BOARD OF REVIEW MEETING
CITY OF CROSSLAKE
THURSDAY, MAY 4, 2006
10:00 A.M. – CITY HALL

The annual Board of Review Meeting for the City of Crosslake, Minnesota was held in the Council Chambers of City Hall on Thursday, May 4, 2006 at 10:00 A.M. The following Council Members were present: Mayor Jay Andolshek, Dick Phillips, Terry Curtis and Dean Eggena. Absent was Dean Swanson. Also present were City Administrator Tom Swenson, Clerk/Treasurer Darlene Roach, Deputy Clerk Charlene Nelson and Ron Rydh, Bob Miller and Tammy Crider of the County Assessor's Office. There were approximately 17 individuals in the audience.

Mayor Andolshek called the meeting to order and read the Statute pertaining to the purpose of the meeting which is to review property value assessments and classifications for the current assessment year 2006 which will be reflected in taxes payable in 2007. The meeting was then turned over to Ron Rydh of the County Assessor's Office. Terry Curtis questioned if the meeting should continue as it has in past years, or if the meeting should be run by the Council. Dean Eggena explained that at least three Council members were required in the last year to attend a seminar conducted by the Minnesota Department of Revenue regarding Board of Review training. The seminar informed them that the Council has the power to change assessment values. Dick Phillips, who was unable to attend the seminar, asked what the process is. Dean Eggena replied that they were given no forms or instruction on how to run the Board of Review Meeting. Mr. Eggena stated that he thought Ron Rydh should still visit properties if the property owner requested a site review. If the property owners are still unhappy after the site visit, Mr. Eggena stated that they could come to the Council at that time. Terry Curtis stated that he was never sure in the past why the Council had to attend the Board of Review Meeting, other than that the law required it and is looking forward to participating in the process this year. Bob Miller added that two appraisers visit each property so that the review is done with an objective eye. Dean Eggena stated that he is open to the Council creating a new processes and stated that if anyone was not satisfied with the outcome of the site review with Mr. Rydh, that they should notify City Hall in writing, that they would like the Council to review their case.

Mr. Rydh stated that he does the majority of the appraisals in the City of Crosslake, but was assisted by Bob Miller in the area of Goodrich and O'Brien Lakes this year. Tammy Crider would be assisting Mr. Rydh and Mr. Miller during the meeting. Mr. Rydh stated that the State System dictates the value that is set based on the sale of properties in the area. The State requires that the market value is set between 95% - 105% of the property sales in the area. The State used 138 sales in the City of Crosslake between October 2004 and September 2005 to determine the ratios. If the value is under the State requirement, a mandated tax increase is imposed on all property. Dean Eggena asked that Mr. Rydh explain how the percentage is obtained. Mr. Rydh explained that real estate agents fill out a certificate of real estate value after each sale. This determines the price per foot. Mr. Rydh reviewed various land values for lakeshore property based on front footage.

Cross Lake is averaging \$5,000 per foot, Daggett Lake is averaging \$4,100 per foot, Rush Lake is averaging \$3,800 per foot, Trout Lake is averaging \$5,673 per foot, and Little Pine Lake \$4,000 per foot. Mr. Rydh stated that property owners may request a review of their property by sending a request for review card to the County Assessor's Office. Property owners should then follow up with a call to the County Assessor's Office to set up an appointment when the assessor can visit the property.

Terry Curtis referred to the Local Board of Appeal and Equalization Handbook that he received at the training seminar and stated that the board should run the meeting, not the assessor and that the Council could make no changes to the decisions after the meeting is adjourned. Mr. Curtis suggested that the Council not adjourn the meeting for 20 days so that they could overturn the assessor's decision if necessary. Terry Curtis also stated that the handbook states that the current meeting form of open book review is only to be used when there is not a quorum of the Council. Mayor Andolshek stated that Ron should run the meeting as he has in the past and that the property owner could come back to the Council if a satisfactory resolution is not obtained. Ron Rydh stated that he will not consider changing a market value without visiting the property first. Dick Phillips agreed with the Mayor that the meeting should proceed as normal. Dean Eggena stated that he too is in favor of the old format of the meeting, but that the Council will listen to any further problems within the 20-day limit. A Special Council Meeting for the purpose of reviewing possible changes to individual market values was set for May 19, 2006 at 10:00 A.M. in the Council Chambers.

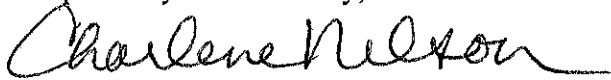
The meeting was then open for property owners to review their current assessment with a representative from the County Assessor's Office and a member of the Council.

After all audience reviews were completed, Mr. Rydh read into the record the names of all of the individuals who submitted correspondence either by phone, mail or fax: Doug Nelson, Cliff Wiebke, Eugene Kuehn, Annette Ecklund, Ed Schabert, Robert Beyer, David White, Paul Stephenson, Jane Davison, Joseph Wesley, Mark Turner, Robert Duschayne, Brandon Pederson, Nancy Vershey, Valere Byerly, Curt Greenley, William Mayer, David Kimball, Marvin Cook, Kevin Krutchen, Lester Anderson, Antonio Donato, Ben Gibbs, Phil Doerfler, Gary Nelson, Angela Sherack, Ron Borosch, Gary Nolt, Janet Strand, Thomas Holt, Thomas McDonald, Robert Jacobs, Steven Enck, David Peterson and Steven Sands. The County Assessor's Office will respond to each of these requests.

There being no further comments, MOTION 05S2-01-06 WAS MADE BY DEAN EGGENA AND SECONDED BY TERRY CURTIS TO RECESS THE BOARD OF REVIEW MEETING AT 12:50 P.M. Terry Curtis stated that the Council would review any assessment cases that were not resolved with the County Assessor. Dean Eggena suggested that the Special Meeting of May 19th be published, so that everyone is welcome to attend. Dick Phillips replied that only the people meeting with the Assessor should be allowed to come to the meeting on the 19th. Tom Swenson confirmed that the Handbook states only those who have requested a review of their property by the Assessor could request the Council to take further action and that no new issues can be

discussed. Terry Curtis again stated that the County initiated the seminars for Council to take and that the Assessor should have also attended the meeting, so that the meeting was not run as business as usual. MOTION CARRIED WITH ALL EYES.

Respectfully Submitted by,

A handwritten signature in cursive script that reads "Charlene Nelson". The signature is written in black ink and is positioned above the printed name and title.

Charlene Nelson
Deputy Clerk