



CITY OF MERRILL
BOARD OF REVIEW
MINUTES • THURSDAY JUNE 4, 2020

Regular Meeting

City Hall Council Chambers

4:00 PM

I. Call to Order

Mayor Woellner called the meeting to order at 4:00 P.M.

Attendee Name	Title	Status	Arrived
Bill Heideman	City Clerk	Present	
Paul Russell	Aldersperson - First District	Present	
John M. Van Lieshout	Aldersperson - Fifth District	Present	
Steve Osness	Aldersperson - Fourth District	Excused	
Derek Woellner	Mayor	Present	
Steve Hass	Aldersperson - Second District	Present	

Also in attendance: City Assessor Kitt Koski, City Attorney Tom Hayden and Christopher Hayden. A representative from Merrill Productions was present to videotape the meeting.

II. Agenda Items:

1. Roll Call - City Clerk Heideman

Roll call showed five Board of Review members present.

2. Verify that at least one member has met the mandatory training requirements.

City Clerk Heideman verbally indicated that he has taken the required training and has submitted the training affidavit to the State of Wisconsin.

3. Opening Comments - Mayor Woellner

Mayor Woellner issued a reminder that, per Wisconsin State Statutes, the Board of Review would be in session for a minimum of two hours.

4. Acknowledge policy regarding the procedures for waiver of Board of Review hearing requests.

A copy of the policy was in the meeting packet.

City Clerk Heideman reported that the policy was adopted in 2017 and is still in effect.

5. Acknowledge policy regarding the procedures for sworn telephone testimony requests and sworn written testimony requests.

A copy of the policy was in the meeting packet.

City Clerk Heideman reported that the policy was adopted in 2017 and is still in effect.

6. Annual Assessment Report - Bowman Appraisal

City Assessor Koski noted that the State of Wisconsin no longer requires that a report be submitted. However, he did share some information. In his opinion, the City seems to be going in the right direction on new construction. He added that he has received considerably less phone calls from property owners this year.

7. Receipt of the Assessment Roll from the Assessor

City Clerk Heideman reported that he has received the Assessment Roll from City Assessor Koski.

8. Board of Review Hearings

Wal-Mart Real Estate Business Trust has filed an Objection to Real Personal Property Assessment related to their property at 505 South Pine Ridge Avenue. They have also filed a Request for Waiver of Board of Review Hearing form and a Request to Testify by Telephone form.

The current assessment is \$9,956,700 (Land = \$1,309,000, Improvements = \$8,647,700). On their objection form, Wal-Mart contends that the total assessment should be \$5,138,500.

City Clerk Heideman swore in City Assessor Koski and Christopher Hayden.

Motion (Hass/Van Lieshout) to deny the request for Waiver of Board of Review Hearing of the Wal-Mart objection. Carried 5-0 on roll call vote.

The Request to Testify by Telephone was not considered, as Wal-Mart had a representative at the meeting.

Motion (Van Lieshout/Russell) to open the hearing. Carried.

Representing Wal-Mart, Christopher Hayden presented his case and answered questions.

City Assessor Koski then presented his case and answered questions.

Motion (Hass/Van Lieshout) to retain the assessment of Wal-Mart at \$9,956,700 (Land = \$1,309,000, Improvements = \$8,647,700). Carried. 5-0 on roll call vote.

III. Public Comment Period

None.

IV. Adjournment

Motion (Hass/Van Lieshout) to adjourn sine die. Carried. Adjourned at 6:00 P.M.