



BOE MEETING / HEARING

Thursday, May 18, 2023 at 5:30 PM

MINUTES

MEETING INFORMATION

AMENDED AGENDA III

BOARD OF EQUALIZATION

CITY HALL COUNCIL CHAMBERS / 5:30 p.m.

CALL TO ORDER

ROLL CALL

Board Members present and establishing a quorum (a quorum being three):

Alice Ruby

Kaleb Westfall

Michael Bennett

Curt Armstrong

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

City Assessor, Martins Onskulis, reported the remaining personal property appeal, and real property appeals have been settled.

MOTION to amend the agenda and move all personal property and real property labeled not settled into appeals settled.

Motion to approve agenda: Made by Kaleb Westfall, Seconded by Michael Bennett. No discussion noted. All members present voted 'Aye'. No 'Nay' votes recorded. Motion carried.

ASSESSOR'S COMMENTS

The Assessor, Martins Onskulis, provided a report on property assessments. Key points included: 19 real property appeals received (18 resolved), 4 personal property appeals (all resolved), property values increasing 4-7% annually, current sales ratio at 91%.

Questions asked: Mayor Ruby asked about state true value requirements. Kaleb Westfall asked about property value increases relative to population. Michael Bennett asked about age of assets and road maintenance impact on values.

Martin agreed to follow up with information about septic systems and wells value calculations.

APPEALS FOR CONSIDERATION

Personal Property Appeals

Personal Property Appeals Settled (Resolved) Alice Ruby referred to list of settled personal property appeals. The assessor had reached a written agreement with the appellants on Appeal Numbers: PP23-01, PP23-02, PP23-03, and PP23-05.

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|------------------|------------------|-----------------------------|
| 1. PP23-01; Dray | 3. PP23-03; Most | 4. PP23-05; Friss-Mikkelsen |
| 2. PP23-02; Wahl | | |

Real Property Appeals

Real Property Appeals Settled (Resolved)

Alice Ruby referred to list of settled real property appeals. The assessor had reached a written agreement with the appellants on Appeal Numbers: RP23-01A –RP23-17, and RP23-19.

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| 5. RP23-01A; Tubbs | 13. RP23-07; Wiard | 21. RP23-15; Ball & Ekuk Properties, LLC |
| 6. RP23-01B; Tubbs | 14. RP23-08; Wiard | |
| 7. RP23-01B; Tubbs | 15. RP23-09; Norden | 22. RP23-16; Ekuk Properties, LLC |
| 8. RP23-02; Hurley | 16. RP23-10; Elliot | |
| 9. RP23-03; Wahl | 17. RP23-11; Tucker | 23. RP23-17; Nixon-Luckhurst |
| 10. RP23-04; Heyano | 18. RP23-12; Tucker | |
| 11. RP23-05; McGill and Muhic | 19. RP23-13; Ekuk Properties, LLC | 24. RP23-19; Folsom |
| 12. RP23-06; Wiard | 20. RP23-14; Ball | |

Real Property Appeals Not Settled

25. RP23-18; McCambly
McCambly Appeal (RP23-18):
Motion to accept assessor's recommendation of \$160,000 value
Motion by Michael Bennett, seconded by Kaleb Westfall
All voted in favor, motion carried

Late-Filed Appeals for BOE Consideration

26. Dylan Braund
Dylan Braun: Addressed his late-filed appeal, explaining his history of timely tax payments.
Motion to accept late-filed appeal by Kaleb Westfall
Seconded by Michael Bennett
All voted in favor, motion carried

27. Antonio Arena
Antonio Arena: Spoke regarding his late-filed appeal, explaining he was out of town and missed the deadline.
Motion to accept late-filed appeal by Kaleb Westfall
Seconded by Michael Bennett
All voted in favor, motion carried

Staff follow-up: Greta indicated letters regarding next steps would be sent within the next week or two.

CITIZEN DISCUSSION (Prior Notice or Agenda Items)

COMMITTEE COMMENTS

1. Curt Armstrong: Commented that the BOE process wasn't as terrible as its reputation suggests and commended the assessors for resolving most disputes.
2. Michael Bennett: Noted this was a new experience for him and expressed better understanding of the assessor's role and BOE process.
3. Kaleb Westfall: Expressed interest in learning more about how the state's 100% number works and how it relates to accessibility of materials and land, comparing costs with other Alaska cities.
4. Mayor Ruby: Noted appreciation for everyone's interest and mentioned concern about school contribution being based on state's true value rather than city's assessments.

THE MEETING WAS ADJOURNED

ATTEST:

[SEAL]

Abigail Flynn, Acting City Clerk