



CITY OF MERRILL
BOARD OF REVIEW
MINUTES • THURSDAY JUNE 3, 2021

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	Absent	
John M. Van Lieshout	Aldersperson - Fifth District	Present	
Steve Osness	Aldersperson - Fourth District	Excused	
Derek Woellner	Mayor	Present	
Steve Hass	Aldersperson - Second District	Present	

Other meeting attendees included: City Assessor Kitt Koski and Christopher Hayden (Wal-Mart Real Estate Business Trust). Merrill Productions was present to videotape the meeting.

II. Agenda Items:

1. Roll Call - City Clerk Heideman

Roll call showed four 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

At the request of Mayor Woellner, City Clerk Heideman made the following announcements:

- The publishing requirements for Open Book and Board of Review meeting have been met.
- The meeting notices have been property posted.
- One member (City Clerk Heideman) has received training.
- By ordinance, the Mayor serves as Board of Review chair and the Common Council President (Alderman Russell) serves as vice-chair.

Based on the absence of Alderman Russell, Mayor Woellner called for nominations for vice-chair. Alderman Hass nominated Alderman Van Lieshout. There were no other nominations. On voice vote, Alderman Van Lieshout was elected vice-chair.

- Any hearings during the meeting will be videotaped.
- Per State Statutes, the Board of Review will 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. Receipt of the Assessment Roll from the Assessor

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

7. Board of Review Hearings

Objection #1

Arc Cafehd001 LLC has filed an Objection to Real Property Assessment related to their property at 901 North Center Avenue (Pizza Hut). They have also filed a Request to Testify by Telephone form.

The current assessment is \$231,700 (Land = \$41,100, Improvements = \$190,600). On their objection form, Arc Cafehd001 LLC contends that the total assessment should be \$182,000.

Motion (Hass/Heideman) to deny the Request to Testify by Telephone. Carried.

Based on the facts that nobody appeared on behalf of Arc Cafehd001 LLC, and their Request to Testify by Telephone was denied, no hearing was held on the objection form filed by Arc Cafehd001 LLC. The assessment, as determined by the assessor, remains unchanged.

Objection #2

Wal-Mart Real Estate Business Trust has filed an Objection to Real Property Assessment related to their property at 505 South Pine Ridge Avenue (Wal-Mart). 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 (Woellner/Van Lieshout) to deny the request for Waiver of Board of Review Hearing on this objection. Carried 4-0 on roll call vote.

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

Motion (Hass/Van Lieshout) 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 (Woellner/Van Lieshout) to retain the assessment of Wal-Mart at \$9,956,700 (Land = \$1,309,000, Improvements = \$8,647,700). Carried 4-0 on roll call vote.

III. Public Comment Period

None.

IV. Adjournment

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