

Woodland News

Board of Review to Discuss Property Values Meeting Scheduled April 11, 2011 at 7:00PM

Property owners should receive their proposed new property valuations in the mail in late winter.

The Assessor's job is to estimate, as accurately as possible, the market value of your property. Market value is defined as the most probable price that a well informed buyer would pay a seller without either party being unduly forced to buy or sell. The best indicator of market value is market activity based on sale price which is the sale price of the subject property or of similar properties.

The Board of Appeals, which is composed of the City Council members, will meet on

**Monday
April 11, 2011 7:00PM**

to hear from Woodland residents who feel their property valuation should be adjusted. The Board's powers are limited to correcting the property class and/or the market value.

Steps to Appeal Your Property Value

What should you do if you believe your property's estimated market value is higher than what the property would likely sell for?



Step 1 You should first collect information about similar properties that have recently sold. If this information suggests that your value is incorrect, you should contact the **City Assessor, Dan Distel at the City Hall 952-474-4755** to discuss this information.

Step 2 If, after discussing this information with the assessor, you still feel you have good comparable sales and other information to support an appeal, you should complete and return a Board of Review application to the City Hall. Plan to attend the Board of Appeals meeting April 11 at 7:00pm at the City Hall.

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The Property Tax Notice

The annual assessment is used to calculate your Proposed Property Tax for the following year. Your 2011 assessment is used to determine the proposed property tax you will pay in 2012. You received your proposed property tax notice (also called a Truth-in-Taxation notice) last November. This notice showed your property tax, if the taxing jurisdictions approved the preliminary budgets and tax levies. More Information on Property Tax Statements. www.hennepin.us/

CONSTRUCTION NOISE

Construction is permitted in Woodland M-F from 7:00AM to 6:00PM and Saturday from 9:00AM- 6:00PM. All construction noise, commercial landscaping and yard maintenance, tree removal, commercial deliveries of construction or landscape materials are **not** permitted on Sunday or before or after the hours listed above, unless there is an emergency.

2011 Woodland City Council
Mayor- Jim Doak; Council Members - Mike Jilek, Sliv Carlson, Chris Rich & John Massie

City of Woodland 2011 City Budget

The City Council approved the 2011 Operating Budget.

The Council’s focus is to provide services to its citizens while operating within the fiscal restraints of limited revenue resources. The majority of the funds necessary to balance the budget is provided by the tax levy. The 2011 operating budget will remain relatively flat, decreasing about one percent, less than the current rate of inflation.

Police and fire protection remains our top priority. Demands for these services continue to increase. Approximately 40 percent of the budget is allocated to the public safety services provided by Deephaven Police and Wayzata Fire Department.

Public works is another high priority. 27 percent of the budget pays for road maintenance, snow and ice removal, street sweeping and rehabilitating City streets.

General government accounts for 33 percent of the budget and consist of administrative expenses, assessing services, legal services, engineering, city planning and zoning administration, elections, recycling, insurance and other day-to-day business items.

Property taxes make up about 96 percent of the revenues to the General Fund.

The City also provides limited water and sanitary sewer service. These services are supported by the direct users of the municipal system; no tax dollars are placed in these enterprises.

City of Woodland Budget Summary Comparison		
REVENUES	<u>2010</u>	<u>2011</u>
Property Taxes	299,975	300,682
Intergovernmental	1,500	2,771
License & Permits	6,250	5,250
Charges for Service	2,000	2,000
Fines & Penalties	1,000	1,200
Interest Earnings	<u>3,600</u>	<u>2,000</u>
TOTAL REVENUE	\$ 314,525	\$ 313,903
EXPENDITURES		
General Government	75,747	82,805
Public Safety	134,878	136,487
Public Works	81,850	73,771
Insurance & Other	<u>22,050</u>	<u>20,840</u>
TOTAL EXPENDITURES	\$ 314,525	\$ 313,903

Property tax amounts based on an assessed market value of \$700,000		
Property Tax Breakdown	2010	2011
City of Woodland	\$ 635	\$ 657
Mtka School Dist	\$ 1,431	\$ 1,595
Voter Approved School Levy	\$ 1,385	\$ 1,579
Hennepin County	\$ 3,192	\$ 3,469
Mosquito Control	\$ 35	\$ 39
Met Council	\$ 59	\$ 59
Metro Transit Debt	\$ 102	\$ 115
Hennepin Parks	\$ 265	\$ 282
Park Museum	\$ 58	\$ 61
Railroad Authority	\$ 75	\$ 93
Minnehaha Watershed	\$ 113	\$ 120
Total Tax	\$ 7,350	\$ 8,069

What do my property taxes pay for?

There are more than 70 independent local governments in Hennepin County that have authority to levy a property tax. Each of these taxing districts goes through a budget process annually to decide: What public services they will or must provide and how they plan to pay for those services.

In most cases, not all the money needed can be raised from state aid, grants, fees or fines. The rest is raised through property taxes.

All property is located in more than one taxing district. For example, property can be in a county, city, school district and other special taxing districts. Your property tax statement is really seven to 10 tax bills, consolidated into one statement.



How Does My Value affect My Property Tax

Your share of the levy is based on the value of your property relative to the value of all other property in the district. For example, if a local government decided not to change the amount of its levy from one year to the next, your tax may go down, go up or remain the same. If the value of your property doesn't change, but the value of the other properties in your district go down, your tax will increase because your share of the total value increased. Likewise, if the value of the other properties in your district goes up, your tax will decrease because your share of the total value decreased.

The value of your property is determined by the assessor. This reflects the estimated fair market value of the property as of January 2 of the year before taxes are due. You have the right to appeal your assessment.

Why Property Taxes Vary From Year to Year

1) The Market Value of a Property May Change.

Each parcel is assessed at least once every five years and a sales ratio study is done to determine if the property is assessed the same as comparable properties.

2) The Market Value of Other Properties in Your Taxing District May Change, Shifting Taxes From One Property to Another

3) The State General Property Tax May Change

4) The City Budget and Levy May Change

5) The County Budget and Levy May Change

6) The School District's Budget and Levy May Change

7) A Special District's Budget and Levy May Change

Special Districts such as the Metropolitan Council, Watershed Districts, Park Districts, etc... set levies to balance their budgets.

8) Special Assessments May be Added to Your Property Tax Bill

9) Voters May Have Approved a School, City or County Referendum

10) Federal and State Mandates May Have Changes

Both State and Federal Governments require local governments to provide certain services and follow certain rules. These mandates often require an increase in the cost and level of service delivered.

11) Aid and Revenue from State and Federal Governments May Have Changed

12) The State Legislature May Have Changed The Portion of the Tax Base Paid by Different Types of Properties

13) Other State Law Changes May Adjust the Tax Base

Fiscal disparities, personal property taxes on utility properties, limited market values and tax increment financing are examples of laws that affect the property taxes.

Lake Minnetonka Communications Commission Conducting a Phone Survey Regarding the Possibility of Fiber to the Home Called "Tonnaconnect"

CCG, a consulting company, was selected by the LMCC to conduct a random survey by telephone. Please agree to take the survey if you're called and make sure to answer all the questions. The LMCC needs a good response to get statistical significance. The surveying (telephoning to randomly chosen numbers) will start the last week of January. Results will be available in early April.

Being sure to name the actual city you live in is critical. For example, if you live in **Woodland**, say **Woodland** and not Wayzata even though most of your mail probably has Wayzata as the city address.

The LMCC has provided the following:

Frequently Asked Questions

MEDIACOM SAYS IT ALREADY HAS FIBER. WHY DO WE NEED ANOTHER FIBER NETWORK?

Mediacom, Qwest and Frontier typically have fiber in their networks to varying degrees, because they know that this is the best technology for delivering services. Unfortunately, none of their networks are all-fiber directly to the home or business. Large portions of their networks either have limited or no fiber at all. Tonkaconnect™ will be an all-fiber network, available to everyone in the community. Tonkaconnect will be a community based, locally controlled. Tonkaconnect will deliver faster and better services than are available from today's local providers.

I'VE READ WE ALREADY HAVE THE FASTEST INTERNET SPEEDS IN THE COUNTRY, WHY DO WE NEED THIS NEW SYSTEM?

Services being delivered in our communities are not the fastest in the country, nor are they comparable to the rest of the world. Speeds being delivered on these networks are 10-100 times faster than what are being delivered today in the Lake Minnetonka area. The United States lags in both availability and affordability of broadband; this is an on-going competitive concern for both today and in the future as the Internet has become so important in our personal and working lives.

DOES THIS REPLACE MEDIACOM OR ANY OF THE OTHER EXISTING SERVICE PROVIDERS?

No, Tonkaconnect™ is to be a community based, locally controlled superior alternative to Qwest, Mediacom and Frontier. Tonkaconnect provides the community an all-fiber network to serve the entire community. You will still be able to purchase services from Qwest, Frontier and Mediacom. In some communities, the establishment of a community-based fiber network has been a catalyst for traditional carriers to finally upgrade their systems after resisting that for many years. Tonkaconnect's all-fiber network, from the beginning, will rival the best and fastest in the world. It will be available to all and at affordable prices.

DO I HAVE TO CONNECT TO THIS?

No! This would be an all-fiber community based network and connecting to Tonkaconnect™ will be up to the home or business owner.

Spring Load Limits for City Streets

Weight restrictions are placed on local streets from March 1 through April 30. All streets will be limited to 4 tons per axel weight during this time. This measure is taken each year in order to protect city streets from serious damage and destruction.

- Exceptions are made for necessary vehicles, such as school buses and garbage trucks.
- Exceptions are **not** made for vehicles such as moving trucks, delivery trucks and construction equipment.

Recycling Schedule

Waste Management collects recycling bi-weekly in Woodland on Thursdays.

Please be sure to have your cart out and available for the driver by 7:00 AM on the pick-up day.

PICK-UP DATES **SPRING 2011**

Thursday—February 10

Thursday—February 24

Thursday—March 10

Thursday—March 24

Thursday—April 7

Thursday—April 21

Thursday—May 5

No need to separate products—all of your recycling materials go into the green & gold cart on wheels.

Puzzle 1: What is Dendrophobia

Puzzle 2: What is a Pineapple Express

Puzzle 3: The Pine Tree State

Puzzle 4: What happened to the female cat who swallowed a ball of yarn?

Answers on page 5

Parking on City Streets



Woodland has limited designated parking zones, which require a parking permit from the City before use. The permit may be obtained through the Clerk's Department at City Hall. The parking permit is \$5 per day. The Police Department will ticket vehicles that are improperly parked or parked without a permit. Be certain to check with the city for parking restrictions.

No Parking on city streets, except the designated parking zones with a permit only.

The city does not plow out parking zones during the winter months. Some of the designated zones may not be able to be used for parking depending on the snow accumulation.

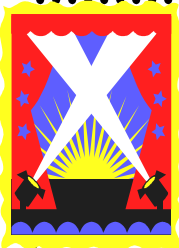
Answers to Puzzles

Puzzle 1: Fear of Trees

Puzzle 2: A strong south-westerly wind off the Pacific Ocean. This wind can bring heavy rain and flooding to the Pacific Northwest during winter.

Puzzle 3: Maine

Puzzle 4: She had mittens



Do You Remember The Cooper Theater ?

The Cooper Theater opened on August 8, 1962 at 5755 Wayzata Blvd. The \$1 million facility was built on 32 acres. It had tiered, plush seating for 800 people, and the lot held 400 cars. Hubert Humphrey and his wife were present at the grand opening.

The theater was one of the first in the country to be specially outfitted for Cinerama, which used three film projectors synchronized to make a panoramic image. It had a 135 foot wide screen [35 x 105], and the auditorium was described by the *Star Tribune* as a "perfect circle without a quivering piece of hardware."

- The first movie shown was the "Wonderful World of the Brothers Grimm," on August 9, 1962.
- On December 25, 1975, the Cameo Theater opened. This smaller theater was built onto the existing structure – the big screen was never divided. January 31, 1991 the last two movies, "Dances With Wolves" on the Big Screen and "Godfather III" on the small screen.
- The property, now just 2.2 acres, was razed in September 1992, at the time to make room for an Olive Garden restaurant owned by General Mills. Olive Garden went in elsewhere, and the site is now Stahl Construction.
- **Fun fact:** from about 1950 until years later, the SW corner of 100 and 12, including the area of the Cooper Theater, had been owned by the New York Giants, who had planned to build a Big League stadium there. Bloomington was picked instead.

In the event of widespread power outages, what is Xcel Energy's power restoration process?

Xcel Energy's goal is to provide the most accurate information available while quickly and efficiently restoring power in a safe manner for both customers and utility workers.

Xcel Energy's restoration process gives top priority to situations that threaten public safety, such as live, downed wires. The remaining work is prioritized based on what will restore power to the largest number of customers most quickly. For example, by repairing a single high-voltage transmission line, often power can be restored to tens of thousands of customers at once, or by restoring service at the feeder level, it may be possible to restore service to several hundred or a few thousand customers at once. After major lines have been re-energized, causes of outages can be more effectively tracked down along the

lower-voltage distribution lines. If service restoration was started at the individual customer level first, it wouldn't be clear if the problem was fully solved until "upstream" power was restored (at the transmission level). This could be unsafe for customers and Xcel Energy crews. During severe snow, ice and wind storms, electric service can be disrupted to hundreds or thousands of customers all at once. When storms disrupt power to more than 100,000 customers, it may take several days to fully restore power, depending on the extent of damage and how easily Xcel Energy crews can access the damaged areas.

**To report a power outage, call
1.800.895.1999.**

Woodland City Hall Directory

20225 Cottagewood Road
Deephaven, MN 55331

City Hall # 952-474-4755

Police Department # 952-474-7555
24 hour Police Dispatch
763-525-6210

Chief of Police—Cory Johnson

City Council

Mayor

Jim Doak

Councilmembers

Sliv Carlson Mike Jilek
John Massie Chris Rich

HAPPENINGS AROUND TOWN

- **Minnetonka High School Theater presents:**

Our Town

February 18, 24, 25, 26 @ 7:30 pm

February 19, 26 @ 1:00 pm

February 20 @ 4:00 pm

Box Office: 952-401-5898

- **Greenwood's Old Log Theater Presents:**

On Golden Pond

A Comedy by Ernest Thompson

February 11 through Spring, 2011

A heart-warming and hilarious celebration of everyday life, love and family.

www.oldlog.com

Box Office: 952-474-5951

YES, YOU DID SEE A COYOTE

Urban Coyotes

Coyotes are wild members of the dog family, **intermediate in size between red foxes and wolves**. In Minnesota, coyotes average 30 lbs., and stand about 18" high at the shoulders. However, they may appear much larger due to their heavy fur coat, especially in winter. They are gray/brown in color, and somewhat resemble a small German Shepherd dog in appearance. Coyotes in Minnesota are loners, except when families are raising pups. Their primary foods are rabbits and mice, but they are very opportunistic, and will feed on other small mammals, deer, birds, carrion, and even melons.



Although coyotes can be found anywhere in Minnesota, distribution and population size is variable. Currently, populations are establishing and increasing in the Twin Cities metro area.

Most coyotes avoid people and domestic animals, but occasionally they will kill sheep, turkeys, and calves. They may also raid garbage cans, and kill domestic cats and small dogs. Healthy wild coyotes avoid people, and no attacks have ever occurred in Minnesota. However, attacks by urban coyotes have been reported in other states. Experts believe these attacks occur after a coyote has become accustomed to humans, or after being fed by humans.

Consider the following do's and don'ts:

DO:

- Secure all garbage containers, wildlife feeders, and other food sources to prevent coyote access
- Confine small dogs and cats in kennels, or supervise them when outside
- Vaccinate all pets for rabies, distemper, parvo, as recommended by a veterinarian
- Consider installing coyote-proof fencing
- Harass (by chasing, shouting, etc) any coyotes that do not immediately run from people

DON'T:

- Do not fee coyotes
- Do not leave pet food outside
- Do not allow cats and small dogs outside, unattended

These simple suggestions should prevent most coyote problems.

The Minnesota Department of Natural Resources does not trap, or relocate coyotes. More Information:
www.dnr.state.mn.us/

The City has received several calls of coyote sightings, but no reported injuries to humans or domestic animals. If you witness aggressive behavior from a coyote - report it to the police department at 952-474-7555.