



BOE MEETING / HEARING

Wednesday, May 14, 2025 at 7:30 PM

AGENDA

In compliance with the Americans with Disabilities Act, individuals needing special accommodations / during this meeting should notify the City of Dillingham at 907-842-5212 at least three working days before the meeting.

MEETING INFORMATION

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) MINUTES FROM 05/18/2023 BOARD OF EQUALIZATION MEETING
MINUTES FROM 06/04/2024 BOARD OF EQUALIZATION MEETING
MINUTES FROM 05/01/2025 BOARD OF EQUALIZATION ORGANIZATIONAL MEETING

APPROVAL OF AGENDA

ASSESSOR'S COMMENTS AND RECOMMENDED ASSESSMENT REVISIONS

INTRODUCTION BEFORE HEARING CASES (SEE PAGE 3 OF BOE HANDBOOK)

CONSIDERATION OF REQUESTS TO LATE FILE AN APPEAL

- [2.](#) Late Appeal: Vivian Braswell

HEARINGS AND APPEALS FOR CONSIDERATION

Personal Property

Settled Appeals

Appeals Not Settled

Real Property

Settled Appeals

Appeals Not Settled

NEW BUSINESS

3. CONFIRM DATE FOR ADDITIONAL BOE MEETING
4. CONSIDER APPOINTING ANOTHER ALTERNATE TO THE BOE BOARD FOR THE LATER JUNE MEETINGS

CITIZEN DISCUSSION (Prior Notice or Agenda Items)

COMMITTEE COMMENTS

ADJOURNMENT

INFORMATIONAL



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.

- | | | |
|------------------|------------------|-----------------------------|
| 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.

- | | | |
|-------------------------------|-----------------------------------|--|
| 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



BOE MEETING / HEARING

Tuesday, June 04, 2024 at 5:30 PM

MINUTES

MEETING INFORMATION

AGENDA

BOE MEETING / HEARING
CITY HALL COUNCIL CHAMBERS / 5:30 p.m.
141 Main Street, Dillingham, AK 99576 (907) 842-5212

CALL TO ORDER

ROLL CALL

Acting City Manager, Dan Decker Present
Councilman Bennett Present
Councilman Armstrong Present
Councilman Westfall Present
Mayor Ruby Present

A quorum was established

APPROVAL OF AGENDA

MOTION TO APPROVE by Councilman Bennett; 2nd by Councilman Westfall

Unanimous approval, motion carried.

ASSESSOR'S COMMENTS

Arnie Erickson provided a general overview of the city's property assessments. The Dillingham real estate market is quite vibrant and improving with many appraisals being performed. They did not raise land or improvement values this year. Regarding fishing vessels, the value of drift net boats is declining. "We've had two wonderful years, but the processors have not been able to unload a lot of the pack." This has driven down payments to the fishermen and the vessel values will continue to drop. Dillingham remains at 90% of the current market value.

APPEALS FOR CONSIDERATION**Personal Property** *Settled Appeals*

- | | | | |
|------------|-------------|-------------|-------------|
| 1. PP24-01 | 7. PP24-07 | 15. PP24-15 | 21. PP24-21 |
| 2. PP24-02 | 8. PP24-08 | 16. PP24-16 | 22. PP24-22 |
| 3. PP24-03 | 9. PP24-09 | 17. PP24-17 | 23. PP24-23 |
| 4. PP24-04 | 10. PP24-10 | 18. PP24-18 | |
| 5. PP24-05 | 13. PP24-13 | 19. PP24-19 | |
| 6. PP24-06 | 14. PP24-14 | 20. PP24-20 | |

Real Property *Settled Appeals*

- | | | |
|-------------|-------------|-------------|
| 24. RP24-03 | 25. RP24-02 | 26. RP24-01 |
|-------------|-------------|-------------|

Personal Property *Unsettled Appeals*

- | | |
|------------|-----------------|
| 1. PP24-11 | Patrick Villani |
| 2. PP24-12 | Patrick Villani |

(All appeals except PP24-11 and PP24-12 were resolved by the assessors before the meeting.)

MOTION to accept the assessors' recommendations on PP24-11 for the value of \$50,000 for the years of 2022, 2023, 2024 by Councilman Armstrong; 2nd by Councilman Westfall.

Unanimous approval, motion carried.

MOTION to accept the assessors' recommendations on PP24-12 for the value of \$35.00 for the years 2023 & 2024 by Councilman Bennett; 2nd by Councilman Westfall.

Unanimous approval, motion carried

CITIZEN DISCUSSION (Prior Notice or Agenda Items) None

COMMITTEE COMMENTS - None

ADJOURNMENT at 6:21 p.m.

ATTEST:

[SEAL]

Abigail Flynn, Acting City Clerk



BOE ORGANIZATIONAL MEETING

Thursday, May 01, 2025 at 6:30 PM

MINUTES

MEETING INFORMATION

BOARD OF EQUALIZATION ORGANIZATIONAL MEETING CITY HALL COUNCIL CHAMBERS / 6:30 p.m.

141 Main Street, Dillingham, AK 99576 (907) 842-5212

CALL TO ORDER at 6:39 p.m. by Mayor Ruby

ROLL CALL

Councilman Bennett	Present
Councilman Carriere	Present
Councilman Armstrong	Present
Councilman Westfall	Absent- Arrived at 7:58 pm at the meeting concluded
Mayor Ruby	Present

APPROVAL OF AGENDA

MOTION TO APPROVE by Councilman Carrier; 2nd by Councilman Armstrong

Unanimous approval, motion carried.

APPEALS PROCESS

1. The purpose of this meeting, according to code:
4.15.125 Appeals to board of equalization: A review of pertinent code was provided.

Personal Property

2. Number of Personal Property Appeals: 55
Estimate of time needed: 1 Hour

Real Property

3. Number of Real Property Appeals: 73
Estimate of time needed: 1 Hour

Late Appeals

4. Number of late appeals: 3.

Decision on which late appeals shall go on to the Assessors and BOE:

MOTION to accept the late file appeal by **Charlie Most** made by Councilman Carriere; 2nd by Councilman Bennett. Unanimous approval, motion carried.

MOTION to accept the late file appeal by **Rick Murphy Jr.** made by Councilman Carriere; 2nd by Councilman Bennett. Unanimous approval, motion carried.

MOTION to accept the late file appeal by **Hugh Schroeder** made by Councilman Carriere; 2nd by Councilman Bennett. Unanimous approval, motion carried.

SCHEDULING FOR THE BOE MEETING

5. Time Hearings will begin: 7:30 PM (8th Grade Promotion will take place at 6:30 P.M. on May 14th.)

If additional time is needed, an additional BOE meeting will take place on May 17th at a time to be determined later.

CITIZEN DISCUSSION (Prior Notice or Agenda Items) None

COMMITTEE COMMENTS - None

ADJOURNMENT: Mayor Ruby adjourned the meeting at 6:59 p.m.

ATTEST:

[SEAL]

Abigail Flynn, Acting City Clerk



Outlook

Fw: City Assessment

From DLG City Manager <manager@dillinghamak.us>

Date Fri 5/9/2025 11:31 AM

To Anita Foran <Anita.Foran@dillinghamak.us>; DLG City Clerk <cityclerk@dillinghamak.us>

FYI

Daniel E. Decker Sr.
City Manager
141 Main Street Box 889
Dillingham Ak, 99576
907-842-5211

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From: Vivian Braswell <vbraswell@bbna.com>

Sent: Friday, May 9, 2025 11:13 AM

To: Alice Ruby <mayor@dillinghamak.us>; Curt Armstrong <curt.armstrong@dillinghamak.us>; Kaleb westfall <kaleb.westfall@dillinghamak.us>; Michael Bennett <michael.bennett@dillinghamak.us>; steve.carriere@dillinghamak.us <steve.carriere@dillinghamak.us>

Cc: Jon Sorensen <jon.sorensen@dillinghamak.us>; DLG City Manager <manager@dillinghamak.us>

Subject: City Assessment

Good morning, and forgive me for being so late to protest our city property assessment. I had been sick
For several weeks with the bad cold that had been going around and was not able to get much done. I am
Formally protesting the 2025 property valuation for the Braswell family property. I understand valuations

Went up 13% which is above the allowable increase per state law which is 3%

Section . Item 2.

This excessive increase

Needs to be remedied by the city and re-evaluate everyone's property and stay within the allowable assessed

Values allowed.

It is my belief this mistake is on the city, not the property owners, it is up to the city to fix it.

Thank you for your assistance,

V.I. Braswell

Braswell property assessments, and airport building assessment for Mulchatna Air.