



## **BOE MEETING / HEARING**

Monday, May 04, 2026 at 5:30 PM

### **MINUTES**

*Our Vision. To have an infrastructure and city workforce that supports a sustainable, diversified and growing economy. We will partner with others to achieve economic development and other common goals that assure a high quality of living, and excellence in education.*

#### **MEETING INFORMATION**

##### **Board of Equalization Hearings/ Meeting**

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

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

This meeting was available at the following online location: Zoom

Meeting ID: 920 483 0473; passcode: 99576

Or dial: 1(719)359-4580 or 1(253)205-0468

#### **CALL TO ORDER**

- Meeting called to order at 5:30 PM by Alice Ruby

#### **ROLL CALL**

Present (In Person):

- Curt Armstrong
- Alice Ruby

Present (Via Zoom):

- Triston Chaney
- Kevin McCambly

Staff Present:

- Abigail Flynn, City Clerk
- Anita Foran, Finance Director

Also Present via Zoom:

- Martins Onskulis (Assessor for the City of Dillingham)

Quorum established

#### **MINUTES**

April 20, 2026 BOE Organizational Meeting Minutes

- Motion: Curt Armstrong moved to approve the April 20, 2026 BOE Organizational Meeting minutes.
- Second: Triston Chaney
- Discussion: Clarification that BOE actions require majority vote rather than consensus
- Vote: No objections
- Motion carried; minutes approved

## APPROVAL OF AGENDA

**Original Motion:** Curt Armstrong moved to approve the agenda.

Second: Kevin McCambly

**Motion to amend:** Kevin McCambly moved to amend the agenda to:

- Remove LF PP 2026-01 Jonathan Betts
- Remove PP 26-19 Antonio Arena
- Add LF 2026-03 Brent Dawson under Requests to Late-File an Appeal

Second: Curt Armstrong

Discussion:

- Jonathan Betts appeal resolved prior to meeting
- Antonio Arena appeal settled prior to meeting
- Brent Dawson request received after packet publication
- Need to avoid delay and additional meeting notices

Vote on Amendment:

- No objections
- Amendment carried

Vote on approval of amended Agenda

Roll Call Vote:

- Curt Armstrong — Yes
- Kevin McCambly — Yes
- Triston Chaney — Yes
- Alice Ruby — Yes

Motion carried unanimously; agenda approved as amended

## ASSESSOR'S COMMENTS

Comments from the Assessor (Martins)

Discussed:

- Approximately 30 personal property appeals received
- Common appeal issues:
- Property location within city limits
- Condition adjustments for vessels and aircraft
- Nine real property appeals received
- New construction percent-complete adjustments
- House fire and erosion-related valuation concerns
- Dillingham real estate market remains active
- Market values continue increasing approximately 4–6% annually
- Comparison to housing markets in Anchorage, Valdez, Wrangell, and Dutch Harbor
- Dillingham housing inventory remains limited

## CONSIDERATION OF LATE APPEALS

Request to Late-File Appeal: **RP LF 2026-02 — Harold Samuelson**

Late File Request letter read into the record by the clerk.

## Discussed:

- Medical circumstances cited for missing filing deadline
- Hospitalization and medevac treatment referenced in appellant letter
- BOE handbook standards for unavoidable circumstances reviewed
- Possibility of resolving assessment directly with assessor discussed
- Potential confusion regarding building values and lot configuration noted by assessor

**Motion to Deny Request to Late File**

**Motion:** Triston Chaney moved to deny the request to late-file the appeal.

Second: Curt Armstrong

## Roll Call Vote:

- Curt Armstrong — No
- Kevin McCambly — No
- Triston Chaney — No
- Alice Ruby — No

Motion failed

**Motion to Approve Request to Late File Appeal**

**Motion:** Triston Chaney moved to approve the request to late-file the appeal and hear the matter.

Second: Curt Armstrong

## Roll Call Vote:

- Curt Armstrong — Yes
- Kevin McCambly — Yes
- Triston Chaney — Yes
- Alice Ruby — Yes

Motion carried unanimously

Request to Late-File Appeal: **LF 2026-03 — Brent Dawson**

Late File Request letter read into the record by the clerk.

## Topics Discussed:

- Appeal involved 2021 and 2022 vessel tax billing issues
- Appellant stated he was not disputing valuation
- Discussion that issue appeared administrative rather than valuation-related
- Possibility of correcting issue through staff review discussed
- Discussion regarding clerical error versus BOE appeal process
- Direction discussed for staff follow-up with appellant

**Motion to Deny Request to Late File Appeal**

**Motion:** Curt Armstrong moved to deny the request to late-file the appeal.

Second: Triston Chaney

## Roll Call Vote:

- Curt Armstrong — Yes
- Kevin McCambly — Yes
- Triston Chaney — Yes
- Alice Ruby — Yes

Motion carried unanimously; request denied

### **APPEALS FOR CONSIDERATION**

RP LF 2026-02 — Harold Samuelsen

Discussed:

- Appellant not present at hearing
- Assessor requested additional time to review property details with appellant
- Possible confusion regarding building placement and assessed values
- Discussion regarding allowing assessor to resolve issue directly with appellant before BOE action

Direction / Follow-Up:

- Assessor to follow up directly with appellant
- If unresolved, BOE meeting scheduled for May 5, 2026 at 5:30 PM would proceed
- If resolved, May 5 BOE meeting to be canceled
- No formal action taken

### **PERSONAL PROPERTY APPEALS FOR CONSIDERATION**

- None remaining after settlements and agenda amendments

### **NEW BUSINESS**

- Future BOE Meeting Dates

Discussed:

- Previously noticed BOE meeting already scheduled for May 5, 2026 at 5:30 PM
- Meeting would only proceed if Harold Samuelsen appeal remained unresolved

### **CITIZEN DISCUSSION**

- None

### **COMMITTEE COMMENTS**

Discussed:

- Appreciation expressed for those assisting Cindra with Jean's arrangements
- Council members invited to participate in airport escort arrangements

**ADJOURNMENT**

Meeting adjourned at 6:10 PM

ATTEST:



Abigail Flynn, City Clerk

[SEAL]



Alice Ruby, Mayor