

Village of Chenequa

CHENEQUA VILLAGE BOARD MEETING
MINUTES OF MONDAY, FEBRUARY 8, 2010
Unofficial until approved by the Village Board
Approved as written (X) or with corrections () on 3-8-2010

The regular meeting of the Board of Trustees of the Village of Chenequa was held at 7:30 p.m. on Monday, February 8, 2010, at the Village Hall, 31275 W. Hwy K, Chenequa. Legal requirements for notification of the news media were met.

Following is the attendance list:

Mr. Foote/President – present
Ms. Villavicencio/ Trustee – present
Ms. Seidel / Trustee – present
Mr. Gehl / Trustee – present
Ms. Wilkey / Trustee – present
Mr. Haase / Trustee – present
Mr. MacDonough/ Trustee - absent
Attorney Susan Sager/ Village Attorney - present
Mr. Douglas / Administrator -Police Chief – present
Ms. Zimdars / Clerk-Treasurer – present

Attendance

Kelly Smith (Lake Country Reporter), Jill Denny, Molly Simon, Jeff Simon, Paul Villavicencio

Public comment period

First Molly Simon addressed the Board and thanked them for the notice of the extraterritorial jurisdiction project that was being proposed by property owner Matt Neumann. She said she has done much research and was told by Waukesha County that Chenequa is bound by its own ordinance, and did not see anything in the ordinance that says the property has to be released. Ms. Simon asked that the Board consider the fact that Chenequa residents are opposed to this project when making their decision whether or not to allow this project. Next Jill Denny of 6151 Oakland Hills Road spoke and also said she was thankful for being made aware of this proposal. She checked with the County and found the property considered in the proposal may very well have the highest slope in all of Waukesha County. She invited Board members to come to her property to see the great number of trees that have been removed already. Ms. Denny said there is major corridor destruction, and Mr. Sellers cut ATV trails through the property. She said if the 15% rule must be adhered to, then she would like the Chenequa Board to take into consideration that there has been significant destruction already through the placement of driveways and trails that are already in place. She said she had spoken with Marilyn Haroldson, the planner for the Town of Merton, and was told there are 30 days allowed for the appeal process, but that time had already passed. Merton did not notify nearby residents. She said the Town has approved the plans as has the County, but the proposal will not be allowed if Chenequa doesn't give their approval. President Foote pointed out that the proposal will first come before the Plan Commission.

Approve minutes of the January 11, 2010 Board Meeting.

Motion (Wilkey, Haase) to approve the minutes of the January 11, 2010 Board meeting, *Carried Unanimously.*

Clerk/Treasurer

Present invoices for approval.

Trustee Gehl questioned the reimbursement paid for a mail box and asked if it had to do with plowing. Administrator / Police Chief Douglas told him it was due to the repavement of Morris Drive. He went on to say that the Town of Merton has decided to start charging for the maintenance of Hasslinger Drive and Beaver Lake Road. They have come up with a figure of \$1300.00 per year for each road. President Foote noted this was paid inadvertently, and it was to have been first negotiated.

Motion (Villavaciencio, Gehl) to approve the invoices as presented, *Carried Unanimously.*

Report on Investment activity.

Investments were reviewed, no action was required.

Real Estate, Debt and Reserves discussion. Consider any subsequent action.

Clerk/Treasurer Zimdars gave an explanation of the sheet that was included in the trustee packets on current debt and assets. President Foote asked if Board members were comfortable continuing with the current level of reserves. He also asked if the Village wanted to continue to own the property on Hwy K, or if it should be sold. He went on to say that the Village owned vehicles need to be replaced on an ongoing basis. President Foote suggested that the Village is not in the Real Estate business and suggested liquidating the assets to be used for paying off the dump improvement loans and paying down the building refinance loan, thereby reducing payments. He suggested the savings could be used to cut the tax rate or put into reserves. Trustee Haase asked what the purpose was of the rental properties. Administrator/ Police Chief Douglas said at one time the Village owned seven properties, and all but two have since been sold. He said he thought the property behind the Village Hall would be difficult to sell since the property is shared with the Village Hall; and the property on Hwy 83 would be difficult to sell since that property is shared with the Village garage. He said firefighters were living in those residences at one time, but not now. Trustee Gehl said there was no purpose for the Village being in the property business and he would like to see an actual map- noting these would both be considered non-conforming properties. Trustee Wilkey said in visualizing the properties, so much is shared including driveways and back yards. She said she felt it would be difficult to divide off the rental properties and sell them. Trustee Villavicencio asked where the equipment would be stored if the Hwy 83 property were sold. She said she felt the focus should be on the property on Hwy K west; saying there has been interest, but no follow up. President Foote said any transaction involving a conservancy would have to be fair to all Chenequa residents, and the property needs to be sold at a figure acceptable to all. He said he was hearing a consensus by Village Board members that their wish was to sell the property on Hwy K west. Trustee Villavicencio suggested that President Foote take a look at the rental property on Hwy 83, saying the space was needed for storing equipment. It was also suggested that plats should be made available for the next meeting. Resident Paul Villavicencio then spoke, saying beyond the Village garage there is a good piece of land not being used. He said it might be feasible to sell the unused land to a neighbor. Trustee Seidel said that the sale of the property on Hwy K west should be looked at again, and the Village should actively try to sell the property. Trustee Villavicencio suggested talking to Beachy Gallagher to get a current value, or Carol Manegold, or Cathy Liebert. President Foote said there were currently two conservancies interested and asked the Board if it would be okay to explore with both parties, thereby becoming active. Next he asked if the current level of reserves was useful since it was not generating income. He asked if the Village Board would consider paying off some debt, since the Village was earning .75% on deposits, and paying up to 5% on State Trust loans. Trustee Seidel said she was glad to see the amount of suggested reserves. Trustee Villavicencio said if anything is taken out of reserves it should be replenished because that would show financial stability. President Foote then made a suggestion: pay down the debt, thereby saving approximately \$34, 000 in payments, paying \$100,000 from reserves only. He said there needed to be an even flow to purchase replacement equipment that comes up on a reoccurring basis, so the Village isn't forced into adding a large amount to the tax roll when the need arises for new equipment. Trustee Wilkey said the fire trucks belonged to the Village until they were replaced according to the Lake Country Fire merger. She said after that, the trucks are purchased by the combination Fire Department but LCFR is not allowed to borrow funds. She said 11% comes from Chenequa and the Village should get an idea of what is needed over a 10 year basis, and then have that in reserves. Trustee Seidel suggested also reassessing the need for all the equipment that is owned by the Village. President Foote said a system should be set up to keep reserves funded for equipment purchases adjusted for inflation. Trustee Wilkey said the Village should wait and pay off the debt after the Hwy K west property is sold. President Foote asked what the expected life was of the truck, and Administrator Douglas told him it was 7 to 10 years, or about another 6 years. Trustee Haase said he felt this was a healthy discussion and it would be prudent to have enough set aside in reserves so as not to burden taxpayers. Trustee Villavicencio said there should be an equipment reserve and a reserve for other contingencies. Trustee Foote asked if the Board wanted to spend \$100,000 out of reserves to pay down debt.

Motion (Wilkey, Haase) not to make a commitment until the Hwy K west property is sold and the Board has a better layout of expected expenses over a 20 year period, Carried Unanimously.

Review and consider action to make the Lake Management Committee a permanent committee for the Village of Chenequa rather than an ad-hoc committee.

Trustee Seidel said she believed this committee was set up as an ad-hoc committee in order not to be considered a taxing authority. Trustee Haase said that North Lake Management is a district and considered a government entity.

Motion (Gehl, Seidel) to make the Lake Management Committee a permanent committee for the Village of Chenequa, Carried Unanimously.

Review and discussion of the following topics: Hwy 83 Task Force issue/discussion; Water and Well results to date; SEWRPC and rerouting of Hwy 83 status; Village snow plow program; Commendation for Bryce Styza (set date for commendation, decide the best method for recognizing his accomplishments).

President Foote said the board needed to be extremely vigilant of what happens to Hwy 83. Administrator/Police Chief Douglas said SEWRPC had been contacted and it was made known that Chenequa wanted to be included in their meetings, and have representative members sit on committees that are looking at roadways, etc. for Waukesha County. President Foote said he would like the Operations Committee to do a comparison on snow plowing alternatives to see what the cost difference would be to have this service contracted out. Trustee Villavicencio handed out a sheet of snow plow discussion

points which was reviewed. Trustee Gehl said he would like to see the comparison earlier than the fall budget cycle. Trustee Haase said he would like to see an emphasis on service, saying cost is only one factor of this issue. Trustee Seidel said she would like to see other responsibilities reviewed, asking if Village personnel should be cutting the lawn on Hwy C and Hwy K- suggesting instead this is might be the County's responsibility. Trustee Haase said that justifying snow plow operations by having people trim trees is wrong. He said this should be looked at from a service/cost standpoint. Administrator/Police Chief Douglas said no readings were taken for the monitoring wells during the wintertime. He said engineer Bob Nauta of RSV will continue to analyze the data. Trustee Gehl pointed out that the ground water is flowing southwest in this area so what is happening is minimized. He suggested if there were high capacity wells put to the North of Chenequa there would be cause for concern. President Foote questioned at what frequency this should be looked at, and Trustee Gehl told him annually. Administrator/Police Chief Douglas said if the Board members would want the commendation for Bryce to be a plaque, it would cost \$80 to \$150. Trustee Wilkey asked it would be for him to take home or to be kept at the Village Hall. Administrator/Police Chief Douglas said he would like to see one for each. Trustee Seidel said she would like to see a tree planted with a plaque. Trustee Wilkey asked if Forester Kante could make a recommendation for the type of tree and a location. Administrator/Police Chief Douglas said the County Executive wanted to come to the presentation. There was then a consensus by the Board members that they would like to see a tree planted with a plaque commemorating Bryce's years of service to the Village Board.

Committee Reports

Public Safety – no report.

Operations – no report.

Plan Commission – no report.

Open Space – no report.

Board of Appeals – no report.

Personnel Committee – no report.

Hwy 83 Task Force – no report.

Emergency Government Committee – no report.

Lake Management Ad Hoc Committee – no report.

Police Commission – no report

Lake Country Fire and Rescue Board – Trustee Wilkey reported that after their latest 3 ½ hour meeting the merger was moving along well.

Trustee Haase said he wanted to thank the Board for writing the letter in support of the Hwy 83 launch site for North Lake. He said although there was a strong showing at the meeting with the DNR, he didn't think they would change their minds.

Report of Village Administrator.

Administrator/Police Chief Douglas asked if Village Board members would like to receive their Lakes Newsletter via email, and had a sheet available for inputting email addresses for that purpose.

Report of Village President.

No report.

Report of Village Attorney

No report.

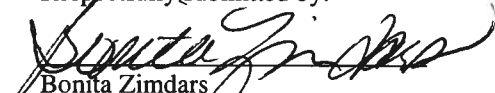
Agenda items to be considered for future meetings of the Village Board.

Trustee Seidel asked if Chenequa would be able to block the request on the extra territorial property.

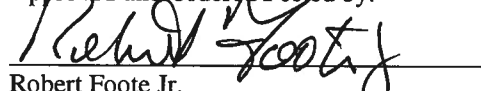
Adjournment.

Motion (Gehl, Seidel) to adjourn the February 8th meeting of the Village Board at 8:47 p.m., Carried Unanimously.

Respectfully submitted by:


Bonita Zimdars
Clerk/Treasurer

Approved and Ordered/Posted by:


Robert Foote Jr.
Chenequa Village President