

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE BOARD MEETING
MINUTES OF MONDAY, DECEMBER 9, 2013.
Unofficial until approved by the Village Board.
Approved as written () or with corrections () on 1-13-14

The regular meeting of the Board of Trustees of the Village of Chenequa was held at 6:30 p.m. on **Monday, December 9, 2013**, at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. Legal requirements for notification of the news media were met. The following Village Board Members were in attendance:

Mr. Robert T. Foote, Jr. / President – present
Ms. Jo Ann Villavicencio / Trustee – present
Ms. Susan Wilkey / Trustee – absent
Ms. Carol Manegold / Trustee – present
Ms. Dwyn von Bereghy / Trustee – present
Mr. Bronson Haase / Trustee – absent
Mr. Jack MacDonough / Trustee – present
Attorney Michelle Wagner Ebben / Village Attorney – present
Mr. Robert Douglas / Administrator-Police Chief – present
Ms. Pamela Ann Little / Clerk-Treasurer – present

Attendance

Helmut and Robert Keidl, Chris Keidl, Bob Bellin, Winston Hollister and Megan Bezanson

Approve minutes of the November 11, 2013 Village Board meeting

Motion (Villavicencio/von Bereghy) to approve Village Board minutes of meeting held on November 11, 2013. *Carried Unanimously.*

Clerk / Treasurer

Presentation of Invoices for Approval.

Motion (Villavicencio/Foote) to approve bills as presented. *Carried Unanimously.*

Review and consider the Lake Country Municipal Court 2014 Budget

Administrator Douglas reported on the Lake Country Municipal Court Budget. Line items in the budget were clarified for the Trustees. By approving this budget there would be no impact on the Village of Chenequa budget.

Motion (von Bereghy/Villavicencio) to approve Resolution Approving Municipal Court Budget for 2014. *Carried Unanimously.*

Consider appointments of Election Inspectors for a two year term subject to Wisconsin Statute §7.30(4)(a)

Motion (Manegold/von Bereghy) to approve appointments of Election Inspectors for the 2014-2015 term subject to Wisconsin Statute 7.30(4)(a). *Carried Unanimously.*

Report on Village Garage Project

Administrator Douglas reported that the project is behind schedule. He recommended that we continue working on the excavation, septic tanks, drain installation and completing the back wall. After considering the pros and cons of pouring concrete in the winter months, Administrator Douglas recommended putting the project on hold until weather permits,

beginning again sometime in March. Anticipated completion date would be sometime in October.

Committee Reports

- Public Safety** – no report
- Operations** – no report
- Plan Commission** – did not meet in December
- 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 Committee** – no report
- Police Commission** – no report
- Lake Country Fire and Rescue Board** – no report

Report of the Village Administrator

Administrator Douglas reported on a foundation problem in the firehouse. The front corner of the fire house has had a crack which has been monitored for quite some time. The crack was first noticed approximately 5 years ago but has dramatically changed in the last 6-9 months. The crack runs through the firehouse floor and up the wall in the mezzanine area. An insurance claim could not be filed for this problem. An assessment was done and it was suggested we do some borings. Three companies were recommended for bids and Gyles Engineering was selected. Borings were done and test wells were put in to determine if there was water running through that area or if pylons just needed to be put in. Gyles Engineering advised it should not be an expensive repair. The cause still needs to be determined.

Report of Village President

None

Report of Village Attorney

None

Public Comment

Assessor Megan Bezanson spoke on the property tax assessments for 2013. A revaluation was started in the village this year which covered 20% of the residents. Last revaluation was done in 2010. The purpose of the revaluation is to redistribute values within the village. Properties may have been assessed higher or lower relative to the market value, depending on whether or not a building permit had been issued and/or whether a sale occurred on that property since the last revaluation. When doing a revaluation you are bringing everyone back to the same level of assessment. Ms Bezanson's goal as the village assessor is to establish the values of the properties and bring everyone back to the same level of assessment within the village.

How values were determined: Based on current market conditions, adjustment were made to properties that had a building permit issued or a walk-thru done. Other properties in the Village saw a different type of adjustment. Interior and exterior information on improvement values were taken from previous records and photos that were on file. Each property was then graded based on this information.

Land values are adjusted every year where improvement values would be adjusted every 5 years.

Lakefront vs Non-Lakefront: In 2012, waterfront properties made up approximately 85% of residential values and non-waterfront properties made up 15% of residential. In 2013, waterfront properties made up approximately 84% of residential values and non-waterfront

properties 16%. How lakefront property is assessed can vary greatly depending on sales, topography, frontage, open book adjustments, classification of land, etc.

Statutory requirements: Assessed values must be within 100% assessment ratio at least once during a 5 year period. The change in assessed values on the tax bills for 2013 was reflective of a 3 year change in the market. Ms Bezanson advised that unless the market changes, based upon the 20% of properties entered this first year of revaluation, that the remaining 80% will show the same type of changes reflected this year on improvement values. Approximately 70-75% of Chenequa residents allowed Ms. Bezanson into their homes for this revaluation. Ms Bezanson found that there was a difference in opinion in how improvements were assessed previously and the formula used. There is a difference in her methodology.

Mr. Hollister shared his concerns regarding the huge variation in assessment values and how they varied greatly for surrounding lakefront properties. These properties will be reviewed by Ms. Bezanson and an explanation given to Mr. Hollister later in the week.

It was recommended by Trustee von Bereghy that lakefront property owners, prior to the next Board of Review, meet with the assessor. Ms Bezanson explained the contents of her letter that goes out with the Notice of Assessments regarding times to meet during Open Books.

Review and consider tax levy increase above 0% and possible referendum for 2015 budget.

President Foote started the discussion and review of the preliminary budget prepared for 2015 and 2016 and how the Village can maintain its services in an environment where a zero tax levy increase is controlled by the State. At the last meeting, it was decided that we would continue discussion regarding a referendum in 2014 at the Spring Election which would allow Village residents to approve a tax levy increase above zero. Arbitrarily we began at 3.9% for Administrator Douglas to use in his projections and to see what impact it would have on our financial position in the village.

Administrator Douglas advised that 2% was used in salary increases which would then increase SS and WRS, and 3% was used for medical coverage. Adjustments were also made to some line items, such as attorney fees and garbage that really needed to have some increase. On the police side, the equipment maintenance has always been \$3,000 short even though we come in at budget. Even with the 3.9% increase, we're still going to run about \$45,000-55,000 light.

Discussion then followed on what services would need to be decreased or eliminated if we continued at a zero tax levy. Deer management, weed treatments, snow plowing and garbage services were some items discussed.

An informational letter to residents will be prepared by President Foote to be sent out after the first of the year. A public hearing will be set for January 13, 2014 at 6:30 p.m.

Motion (von Bereghy/Foote) to approve the preparation of a referendum question for an increase in the tax levy by 6.67% over the base year in fiscal years 2015 and 2016.

Carried Unanimously.

The Chenequa Village Board may enter into closed session pursuant to Wisconsin State Statute §19.85 (1) (c) considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercise responsibility for the purpose of discussing wage and benefit matters. Participating in the closed session will be the Village Board, Village Attorney and the Village Administrator.

Motion (Foote/Manegold) to go into closed session at 7:41 p.m.
von Bereghy (aye); Manegold (aye); Villavicencio (aye); Foote (aye); MacDonough (aye);
Carried Unanimously.

Reconvene into open session and consider any action resulting from closed session.

Motion (MacDonough/Manegold) to go come out of closed session at 7:52 p.m.
von Bereghy (aye); Manegold (aye); Villavicencio (aye); Foote (aye); MacDonough (aye);
Carried Unanimously.

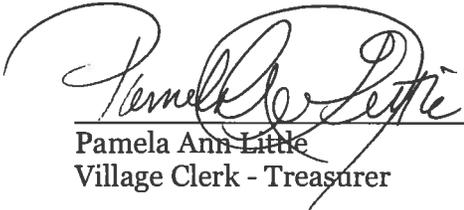
Agenda items to be considered for future meetings of the Village Board.

- Update on the Deer Management Program

Adjournment

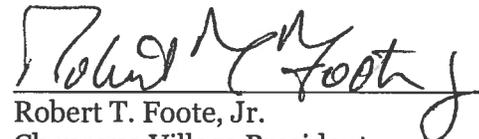
Motion (Villavicencio/von Bereghy) to adjourn the December 9th meeting of the Village Board at
7:55 p.m. Carried Unanimously.

Respectfully submitted by:



Pamela Ann Little
Village Clerk - Treasurer

Approved and Ordered Posted by:



Robert T. Foote, Jr.
Chenequa Village President