

**VILLAGE OF GERMANTOWN
SPECIAL VILLAGE BOARD MEETING MINUTES
APRIL 13, 2015**

CALL TO ORDER: The meeting was called to order at 5:32 p.m. by President Wolter

ROLL CALL: President Wolter, Trustees Daniels, Hughes, Kaminski, Miller, and Vanderheiden, and Zabel. Trustee Baum arrived at 5:40 p.m. Trustee Warren is absent and excused. Also present: Administrator Schornack, Attorney Sajdak, DPW Director Ludwig, Engineer Bischke, Supt. Zimmerman and Clerk Goeckner.

NEW BUSINESS:

- A. Application to Amend "Class B" Fermented Malt Beverage & Intoxicating Liquor License for an Outside Premises Extension, Kim & Jon LLC, KJ's Bar & Grill, N112W21209 Mequon Rd, to Include a 20'x30' Tent, West Of Building Adjacent to Parking Lot, for April 18, 2015, 2:00 pm – 10:00 pm (approved unanimously at Public Safety April 6th)
MOTION (Vanderheiden/Zabel) to approve the requested amendment as presented, carried.
- B. Amendment of Existing Assessment Services Agreement to Provide for Annual Market Revaluations
Administrator Schornack briefed the Trustees on the request by the Assessor to consider doing a revaluation. **MOTION (Zabel/Daniels) to move this item to the end of new business for Accurate representative to arrive and present, carried.**
- C. Release of Easements for Lots 1 and 2 of CSM 6562 (N96W17950 County Line Road)
MOTION (Zabel/Miller) to approve the release of the easements on Lot 1 & 2 and clean up the easements on this property, carried.
- D. Ordinance Repealing and Recreating Subsection 13.29(8) of the Germantown Code of Ordinances Relating to the Regulation of Private Sanitary Sewer Laterals
Engineer Bischke presented information regarding this item. MMSD Program Manager for PPI inflow and infiltration present also. Consideration at prior meetings for use of funds to cover 30% of cost for correction to laterals or how to apply the funds. Staff investigated what other communities were doing. Brown Deer, Bayside and Whitefish Bay out of 28 in MMSD have a point of sale change/requirement. Committee recommendation was to accept and bring ordinance forward with a 3-1 vote and approve the practice of how to do the 30/70 split. Discussion of attorney review of the ordinance. Trustee Kaminski stated the 30/70 split had been passed **approximately 2 a couple of** years ago at Village Board. Trying to be fair and equitable and make the funds last for everyone in the Village. Approval tonight would be the ordinance which would put everything regarding this item in one place vs. currently in multiple areas of the codes. Discussion of need to address the inflow and infiltration and not pass them on to a new home owner. Discussion of how many times one home could be televised for I & I, how long funding would last, targeting problem areas first, requirement of point of sale requiring televising and repair if necessary, if a home sells 10 times or never sells – number of times televised, objection of homeowner to allow televising and subsequent failure of sewer lateral, homeowner would be obligated to pay 100% of repair. Further discussion of possible requirements and repairs. Current areas with issues in older subdivisions in the Village, new subdivisions not problematic yet, what

other communities have these requirements, MMSD requirements. MMSD representative stated they do not specifically state it has to be televised, funding is limited with program, which is not a lateral repair program. If it is leaking you are solving problems for all in municipal system to get the flow out. Their policy states they will do the repair if there is infiltration. Over 50% of laterals in Germantown have issues. Most municipalities go through one round of investigation. Discussion of requirements by State code and other communities, information to the public, getting more input on what is proposed. **MOTION (Kaminski/Baum) to postpone this item until the April 20th meeting.** Discussion of other items to consider when this comes up on the 20th, need for one ordinance etc. **7 in favor, 1 opposed (Zabel), carried.**

B. Amendment of Existing Assessment Services Agreement to Provide for Annual Market Revaluations

Jim Danielson of Accurate Appraisal presented information to the Board regarding his recommendation for the Village to do an annual market revaluation for 2015. Indications from the state and some proposed legislation would seem to be to keep communities at or close to 100% of valuation every year. DOR has made it clear to assessors that in a regular maintenance year they cannot make any assessment changes based on current law and they recognize there are issues with this. Assessor would have to advise the property owner to go before the Board of Review for a change. The revaluation for this year would not take much more since they just did it last year and they would not charge any additional fees for it and everyone would be at 100%. He recommends this is what the Village does moving forward. They would take all information into consideration and adjust entire neighborhoods. Discussion of other communities represented by Accurate, if they also would be doing revaluations, number of sales of property in Germantown in an average year, etc. **MOTION (Zabel/Kaminski) to allow assessor to do a revaluation for 2015 at his cost.** Discussion of options, possible negatives, timing of Board of Review and effect on final numbers received from the state in relation to timing of other Village items occurring this fall, how this affects cost over a long period etc. **Carried.**

ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 p.m.

Barbara K. D. Goeckner MMC/WCPC
Village Clerk

Minutes approved on 5/4/2015 with corrections noted with overstrikes for omission and underscores for additions"