

VILLAGE OF GRAFTON
VILLAGE BOARD MEETING MINUTES

December 7, 2015

President Brunnuell called the Village Board meeting to order at 6:00 p.m. The Pledge of Allegiance followed.

Board members present: Jim Brunnuell, Sue Meinecke, David Liss, Lisa Harbeck, Tom Krueger, Dean Proefrock, and David Antoine

Staff/Officials present: Village Administrator Darrell Hofland, Director of Public Works Dave Murphy, Village Attorney Mike Herbrand, and Village Clerk Kaity Olsen

Others present: News Graphic Reporter Melanie Boyung, Ozaukee Press Copy Editor Steve Ostermann and Jacquelyn Chapman

COMMENCE PUBLIC HEARING

STATEMENT OF PUBLIC NOTICE

Village Clerk Kaity Olsen stated that the purpose of this hearing is for public review and comment on the final Engineer's Report for the Falls Road Improvement Project as outlined in Resolution No. 002, Series 2015. Said resolution was adopted by the Village Board on the 19th day of January, 2015.

Director of Public Works Dave Murphy commented on the preliminary special assessments and special charges calculated for the Falls Road Improvement Project. The two Village property owners being Alan and Diane Koenig and Blue Stem Acquisition, LLC ("Blue Stem") who owe special assessments in the amount of \$9,847.11 and \$195,378.99, respectively. Per the pre annexation agreement, an additional \$81,355.24 will be added to the Developer's Agreement for the former Blue Stem development for the sewer and water mains in front of town properties. The remainder of the town parcels have been calculated and are to be negotiated at a later date in connection with future annexation petition requests. Blue Stem's attorney sent a letter with concerns regarding the assessment.

Village Attorney Mike Herbrand indicated that the Village Board did approve the final plat in 2008 through a resolution; therefore, the pre-annexation agreement can be enforced for the portion benefitting the Blue Stem property.

President Brunnuell opened the floor for comments from the public or the Village Board.

Jacquelyn Chapman – 1371 Fall Road, Town of Grafton – Ms. Chapman questioned her assessment at 13,523.40. Director Murphy commented that she owns 330 feet of Falls Road frontage which could potentially be divided into two parcels. This would align the amount to be closely related to the

assessments of the other town properties. Director Murphy further stated that this can be a negotiable item at time of annexation.

There were no further comments or questions from the public or Village Board.

President Brunnuell closed the public hearing at 6:08 p.m.

MINUTES

Motion by Trustee Antoine, seconded by Trustee Proefrock to approve 11-16-2015 Village Board meeting minutes and File the 11-12-2015 Architectural Review Board; 11-23-2015 Joint Library Board; and the 11-24-2015 Plan Commission meeting minutes as presented. Motion carried.

PERSONS REQUESTING TO BE HEARD

None

BUSINESS PRESENTED BY THE PRESIDENT

None

RESOLUTIONS/ORDINANCES/ACTION ITEMS

Resolution expressing concern about fair property valuation of national chain commercial properties was offered by Trustee Harbeck.

Motion by Trustee Meinecke, seconded by Trustee Proefrock to adopt resolution expressing concern about fair property valuation of national chain commercial properties. Motion carried.

Administrator Hofland mentioned that some of the property owners of big chain stores were looking for a reduction in property valuations. These property owners have been using what is known as the "Dark Store Theory". This theory argues that the assessed value of an occupied box store should be based on other buildings comparable in size that lay vacant or abandoned. The concern is that the reduction in valuation for such stores would place a disproportionate burden on residential taxpayers. This resolution is asking for State Legislators to prohibit assessors from valuing new, thriving big box stores the same as similarly sized abandoned properties.

Item 1 / Report of Plan Commission

Motion by Trustee Liss, seconded by Trustee Krueger to approve the Ordinance rezoning property located at 1003-1005 Washington Street and 1206-1214 Tenth Avenue from C-1 Neighborhood Business District to CBD Central Business District. Motion carried.

Administrator Hofland commented that this zoning is consistent with current zoning in the area.

DEPARTMENT AND OFFICERS REPORT

Director of Public Works Dave Murphy commented that the Riverbend Road lift station project will be going out to bid early January. Upcoming street projects include Ninth Avenue and Seventh Avenue. These will be going out to bid in January or February. The Public Works Department is currently cleaning up the Village in anticipation of winter and the snowplows are ready to go.

President Brunnquell asked Administrator Hofland about the Brownfield Grant for the lumberyard site. Administrator Hofland indicated WEDC has not made a determination on the grant request. He hopes to hear something within the next few weeks.

LICENSES

Item 1 / Approval to Issue Operators Licenses

Motion by Trustee Liss, seconded by Trustee Meinecke to approve the issuance of Operators Licenses, as presented. Motion carried.

REPORT OF BILLS

Motion by Trustee Krueger, seconded by Trustee Harbeck to approve the payment of Village expenditures in the amount of \$323,122.95. Motion carried.

OLD BUSINESS

None

NEW BUSINESS

Trustee Liss commented that the Whiskey Bells will be playing at an upcoming GALA concert.

Administrator Hofland commended Trustee Liss for his Fire Department volunteer efforts for the benefit of Kapco's sponsored Kids 2 Kids event. Trustee Liss commented that they will be delivering the toys this Saturday.

ADJOURN

Motion by Trustee Krueger, seconded by Trustee Proefrock to adjourn 6:18 p.m. Motion carried.