

VILLAGE OF GREENDALE

FINANCE COMMITTEE

March 30, 2006

Trustee Mares called the meeting of the Finance Committee to order at 7:00 p.m. in the Boardroom of the Village Hall.

Present: Trustee Hermes, Trustee Birmingham, President Leonard and Trustee Mares

Also Present: Joseph M. Murray, Village Manager
James Burns, Village Attorney
Todd Michaels, Clerk-Treasurer
Carl J. Tisonik, Director of Public Works
Gary Fedder, Fire Chief
Robert Dams, Police Chief
Scott Satula, Director of Inspection Services
Susan Sheppard, Public Health Administrator
Trustee Chadwick
Trustee Sikorski
Bud Schneider, Manager of Southridge Mall
Representative from Bally Total Fitness

The Finance Committee Agenda Notice was in compliance with the Open Meetings Law.

PUBLIC HEARING AND ACTION ITEMS

A. FC 06-02 S. 76th Street Corridor Median Improvement Project Special Assessment Hearing

Manager Murray presented the Proposed S. 76th Street Corridor Median Improvement Project Special Assessment District. This project was one of three projects done in cooperation with the City of Greenfield and Milwaukee County to shore up the economic vitality in the S. 76th Street Corridor.

He mentioned that the first two phases of the project, the “Melaniphy Study” and the Rehabilitation of the driving surfaces in the Corridor were paid for by the County, the City of Greenfield and The Village of Greendale. Except for the actual driveway improvements, the Village did NOT pass any of these costs onto the property owners.

Manager Murray said that the Village sought to have the County assume the cost of the third phase of the project, the median improvements as they did with the driving surfaces; however the Village was not as successful at convincing the County to pay. Anticipating the large cost of the project, the Village has intended from the median improvements inception to pass the associated cost onto the property owners.

Manager Murray explained that since S. 76th Street is a County highway, the project was done as a county project not just a Village Project. Construction started in 2004 and was completed in 2005 with the exception of some final plantings and maintenance items which will be finished shortly.

The cost of the S. 76th Street Corridor Median Improvement Project, including decorative street light fixtures is \$551,111.04. The Village proposes to assume (pay) the cost of the decorative street light fixtures - \$95,914.53, leaving the balance of \$455,196.51 payable to Milwaukee County for the actual construction costs associated with the project being proposed to be specially assessed.

In addition to the construction costs, the Village proposed including ten (10) years projected maintenance costs for the median improvements at \$195,038.95 as part of the special assessment amount. In collaboration with the County to make the improvements in the medians, the Village had to assume responsibility for their maintenance.

Manager Murray mentioned that a copy of the S. 76th Street Corridor Median Improvement Project Special Assessment District Report as required by Village Resolution No. R2004-11 and State Statute Section 66.0703 has been provided to the Finance Committee and been available for public inspection since March 16th. Please refer to the Special Assessment District Report for additional details of the proposed Special Assessment District.

Notice of the public hearing was published accordingly in the Village Life on March 16th, with copies also being individually mailed to the property owners of record. In addition to the general notice of the public hearing, the Village mailed excerpts from the Special Assessment District Report, including a breakdown of the proposed special assessments to be levied against each property.

Trustee Mares opened the Public Hearing and invited anyone who wanted to speak to step up to the podium and state their name. Bud Schneider, General Manager of Southridge Mall stated that he had several questions. He asked Manager Murray if he knew the cost of Greenfield's portion and if Southridge would also be assessed for that. Murray stated that he thought the approximate cost was \$1.3 million and that only property in Greenfield could be assessed, since only a small portion of the Mall's parking lot is in Greenfield it is unlikely. Attorney Burns mentioned that Greenfield's assessment procedure has already started and if Southridge hasn't been noticed it is unlikely they will be billed. President Leonard mentioned that Greenfield is also special assessing for the road work and Greendale is not.

Schneider's next question also asked if anything was discussed with property owners about this pending assessment. President Leonard mentioned that in the initial meetings about the project it was discussed, but it had not been determined how it was going to be done. Schneider then asked why the assessments could not be determined by frontage rather than assessed value. President Leonard then mentioned that the fairest way to assess was based on property values because the project was an economic value to the property owner. President Leonard said he was insistent on the ten years of maintenance because of the upcoming tax caps. Schneider asked what happens after ten years expire. Attorney Burns mentioned that the statute provides that the Village can assess on an annual basis.

Schneider then asked that since the project started in 2004, why were 2005 assessed values used. Manager Murray stated that he used the most current values. Schneider then mentioned that while this project was being worked on, equipment was stored on a section of the parking lot that was damaged. Schneider asked the County to restore this, but he said they never gave him an answer. Both President Leonard and Manager Murray said they would follow up on this issue.

Schneider stated that since the notice said property owners objecting to the special assessment must file an objection within 90 days, he wanted to know when the 90 days begins. Manager Murray said that once the Village Board approves it and the property owners are notified the 90 days begins. Schneider then asked if the downtown businesses were being special assessed and Murray said no. He then thanked the Committee for their time.

Trustee Mares then asked if anyone else would like to speak about the project. A representative of Bally Total Fitness said they thought the work already done is just great.

Trustee Mares then closed the Public Hearing.

President Leonard mentioned that this was a project that the Village did for the area in partnership with Southridge Mall, the City of Greenfield and Milwaukee County.

Ayes: Trustee Hermes, Trustee Birmingham, President Leonard and Trustee Mares
Noes: None
Motion carried

ACCOUNTS PAYABLE CHECKS TO BE APPROVED FOR PAYMENT

The Finance Committee recommends, Trustee Hermes moved, seconded by Trustee Birmingham to approve Accounts Payable check Nos. 77132-77336 in the amount of \$945,041.45.

Trustee Mares asked for more information on check 077185 to Morningstar Inc. Clerk-Treasurer Michaels replied that it is a stock service for the Library.

Ayes: Trustee Hermes, Trustee Birmingham, President Leonard and Trustee Mares
Noes: None
Motion carried

STATUS OF ACCOUNTS

Clerk-Treasurer Michaels presented the Committee with the summary of investments for the month ending March 28, 2006, a General Fund Balance Sheet, and Revenue and Expenditure reports. The Committee reviewed these reports. Clerk-Treasurer Michaels mentioned that there are no significant variances. Interest rates remain the same but the State Pool is creeping up slowly.

NEW BUSINESS

A) FC 06-03 Applications for Beverage Operator Licenses

Clerk Treasurer Michaels presented the applications for Beverage Operator and Temporary Beverage Operator Licenses for approval.

The Finance Committee recommends, Trustee Hermes moved, seconded by Trustee Birmingham to approve the Beverage Operator Licenses and Temporary Beverage Operator Licenses for Heather K. Seeley and Rebekah J. Vagenius subject to collection of appropriate fees and review by the Police Chief.

Ayes: Trustee Hermes, Trustee Birmingham, President Leonard and Trustee Mares
Noes: None
Motion carried
(Manager Murray returned to the meeting)

B) FC 06-04 Consideration of Ordinance 829 and Resolution 2006-03 Amending Permitting and Licensing Fees

Clerk-Treasurer Michaels presented the Fee comparison of other communities to show how low our licensing fees are compared to others. The Village has not changed Fees since 1995-1996. Every department head reviewed and recommended their respective department's permit and license fees which were then summarized in Ordinance 829 and Resolution 2006-03.

Trustee Chadwick asked what Transient Merchants license is for and does it include the Green Market or the craft fairs. Clerk-Treasurer Michaels said that a transient merchant is anyone who wants to sell something in the Village that doesn't have a permanent location. It does not include the craft fair people, that are a separate license. The Green Market is a food license which has not been increased.

President Leonard mentioned that we should raise these fees now before they are considered tax increases.

The Finance Committee recommends, Trustee Birmingham moved, seconded by Trustee Hermes to approve the Ordinance 829 and Resolution 2006-03 amending permitting and licensing fees as given.

Ayes: Trustee Hermes, Trustee Birmingham, President Leonard and Trustee Mares

Noes: None

Motion carried

Before we adjourned, President Leonard wanted to thank all the department heads for their hard work since this is his last Finance Committee meeting. Everyone applauded him.

ADJOURNMENT

The Finance Committee Adjourned at 7:54 P.M.

Ayes: Trustee Hermes, Trustee Birmingham, President Leonard and Trustee Mares

Noes: None

Respectfully submitted,

Joan L. Siefert
Deputy Clerk