

TOWN OF GREEN BAY
BROWN COUNTY, WI
Regular Town Board Meeting
November 15, 2022

(Immediately followed the Public Budget Hearing which began at 7:00 pm)

Time: 7:12 pm to 8:30 pm

Location: Town Hall

Attendance: Chairman Cary Dequaine, Supervisor Ryan DeBroux, Supervisor Matt Bosman, Clerk Debbie Mercier, Treasurer Lori Geniesse, Constable, Jeff DuBois and Zoning Administrator Gary Jonet

It is noted, the meeting was properly posted.

8 residents present

1. Call to Order

Chairman Dequaine called the meeting to order at 7:12 pm.

2. Review and Take Action on October meeting minutes

Motion made by Sup DeBroux with a second by Sup Bosman to accept the October meeting minutes (October 11, 2022) as presented. Voice vote 3-0 Motion Carried

3. Review Planning Commission minutes - there was no meeting held

4. Review Board of Appeals minutes

Motion made by Sup DeBroux to accept the Board of Appeals minutes as presented for October 20th. Second by Sup Bosman. Voice vote 3-0 Motion Carried

5. Review Zoning Administrator Report and Building Inspector Report

Motion made by Sup Bosman to accept the Zoning Administrator report dated 10-11-22 to 11-15-22 and the Building Inspector report for the month of October, 2022. Second by Sup DeBroux. Voice vote 3-0 Motion Carried.

6. Assessor Contract

Mike Denor, Town Assessor with Fair Market Assessment was present to answer any questions. He explained the Assessor Contract is a 3 year contract. The contract expires the end of this year. Mike explained the new contract will have a 4 1/2 percent per year increase on the cost and will run through December of 2025. Mike further explained the contract includes the statutory assessor duties for the State of Wisconsin and is a maintenance contract which is what they have been doing for the last 12 years. Sup Bosman questioned if he had spoken with his sons regarding being able to handle this?

Mike stated this contract is for the maintenance part, the market adjustment he will discuss next.

Sup Bosman made a motion to accept the contract with Fair Market Assessments until 2025. Second by Sup DeBroux. Voice vote 3-0 Motion Carried.

Mike explained regarding the market adjustment, he stated the Town of Green Bay is out of compliance, the prior were revaluations completed in 2001 and 2010. The reason they are completed is because the overall value of the town has to stay within 10% of the market. The clock starts ticking once we are out of compliance, you have 5 years to correct. If not corrected, the municipality loses control and the state mandates the revaluation. Mike stated he is not interested in doing a reassessment but would be interested in doing a market adjustment. He has all the records basically current. Mike explained the reassessment process. State law states a walk-through but it is required to put verbiage that the property owner does not have to allow them in. He stated if someone doesn't like the assessed value, Mike would offer to come to the house and if they don't allow him to, there may not be an adjustment made. Mike stated you look at the sales, the market dictates, what are they paying for properties. They tweak the model to see that their model is generating a value that indicates what the sale prices are. They look at each one, after they look at the model, they look at a modified cost approach, then they look at each property for comparables. Right now we are 72.72% of the market,

we are currently over 246 million, the state is saying we should be at 339 million. This is calculated in May at which time they contact the state to see what the market rate adjustment is currently at. He stated the Dept of Revenue has been easier to work with recently. At the end of the day, they need to be very close to 100%. He explained, if the typical increase was 35%, the mill rate would drop 35%. It offsets. Sup DeBroux stated the town is proposing \$411,098 as the town levy. Mike stated the levy can only go up 2% without resolution. He further explained commercial is not appreciating as fast as residential. Mike stated they look at all the sales and validate. Mike explained he will present another package for the 2024 market adjustment at that time.

7. Brown County Joint Municipal Court Budget Approval

Chairman Dequaine explained the cost of belonging to it has gone down, eventually should be self-sufficient. Motion made by Sup Bosman to accept the Brown County Municipal joint court 2023 proposed annual budget. Second by Sup DeBroux. Voice vote 3-0 Motion Carried.

8. Constable Report – there was no news to report

9. Old Business

Sup DeBroux questioned if we received the invoice for the Fire Dept. parking lot pavement. He explained this is a pass-through, the Clerk is to send the invoice to the New Franken Fire Department for the amount submitted to the town.

10. Correspondence Received

10A. Liquor License Request

The Clerk explained she had received a liquor license request from Kevin Luedtke who has an accepted offer to purchase Dyckesville Bowl. Clerk will publish and this will be on the December agenda.

Clerk also received the tax collector Surety Bond from Insurance Agent, Mark Verbeten, Treasurer to complete and return to Mark. Clerk also received an insurance document regarding flood insurance, discussion held, no action needed.

11. Any Other Business Authorized by Law

A. Open Floor for Public Comment

Motion made by Sup DeBroux with a second by Sup Bosman to open the floor. Voice vote 3-0 Motion Carried.

Dawn thanked Clerk for the well run election. Clerk in return thanked the election staff which all did an excellent job working the election. Discussion held regarding the future of voting, Clerk to look into possible ways to assist in an efficient process. Discussion held regarding Badger Books or possibly splitting the poll books by alphabet.

Zoning Administrator, Gary Jonet is interested in stepping down from his position and Jason Mueller is now interested in becoming the Zoning Administrator. Gary has served the town for 22 years, the Board thanked Gary for his many years of service for the town.

Sup Bosman mentioned to Jason he could have people come meet here at the town hall. Jason stated he may have a separate number for the purpose of the town business.

Sup DeBroux made a motion to close the floor. Second by Sup Bosman. Voice vote 3-0 Motion Carried.

12. Clerk and Treasurer Reports

Treasurer read report. Total monies on hand \$723,334.43 month end September, 2022.

Total income for the month of September was \$2,050.72 and the Expenses were \$61,412.25.

Motion made by Sup DeBroux to accept the Treasurer report as presented. Second by Sup Bosman. Voice vote 3-0 Motion Carried. Clerk had given report end of October for the budget preparation, will have updated next month.

13. Review Vouchers and Pay Bills

Motion made by Sup DeBroux to review the vouchers and pay the bills. Second by Sup Bosman. Voice vote 3-0 Motion Carried. (Check numbers paid 16022-16044)

14. Next Meeting Dates/Adjourn

Next meeting will be Tuesday, December 13, 2022. Motion to adjourn made by Sup Bosman with a second by Sup DeBroux. Voice vote 3-0 Motion Carried. Meeting adjourned at 8:30 pm.