

**FINANCE COMMITTEE  
COUNCIL ROOM, CITY HALL  
JULY 29, 2025  
7:30 P.M.**

The Finance Committee met in the Council Room of City Hall, Mayor Poeschel presiding. On roll call: all members present.

The minutes of the previous meeting were declared approved.

Mayor Poeschel called for appearances – there were none.

City Clerk Roehl stated at the 2025 Board of Review the Assessor was asked about assessment options available. Associated Appraisal Consultants has the regular Maintenance Assessment - \$15,000 or a Full-Value Maintenance Assessment - \$30,000 (assessments are updated annually to reflect recent sales).

City Clerk Roehl stated optional add-on revaluation assessment services available are:

Full Inspection Revaluation	\$ 85,000 + \$ 2,500 mailing
Exterior Only Revaluation	\$ 75,000 + \$ 2,500 mailing
Interior Property Record Card Questionnaire	\$ 4,000
Interim Market Update	\$ 25,000 + \$ 1,500 mailing

City Clerk Roehl stated the City is out of Full Value Law (Wis. Stats. §70.5) with the Wis. DOR for 2022, 2023, 2024 and 2025. This being the fourth year out of compliance we will be receiving a Notice of Non-Compliance. If we are out of compliance in 2026 we will receive a second Final Notice of Non-Compliance. In 2027 the State would order a mandated reassessment which will cost the City much more than our Assessor.

Discussion followed on the timing of the reassessment to avoid State involvement.

Motion Gelhaus, second Rochester, to get a price and contract for a Maintenance plus Interim Market Update for the 2026 Assessment Year with a Maintenance plus Full Revaluation with cost spread over two years 2027 and 2028. All Aye.

7:45 P.M. – Motion Neville, second Petkovsek, to take a recess. All Aye.

8:00 P.M. – Motion Gelhaus, second Neville, to reconvene from recess. All Aye.

Mayor Poeschel announced a Closed session per Sec. 19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or the conducting of other specified public business, as long as competitive or bargaining reasons require a closed session, and may reconvene into open session.

Motion Neville, second Gelhaus, to invite Director of Public Works Friemoth and City Clerk-Treasurer Roehl to remain for the closed session. All Aye.

Motion Clough, second Rochester, to go into Closed session per Sec. 19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or the conducting of other specified public business, as long as competitive or bargaining reasons require a closed session, and may reconvene into open session. On roll call: All Aye.

#### CLOSED SESSION

Motion Rochester, second Clough, to adjourn in closed session. All Aye.

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Duane G. Poeschel, Mayor

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Rex R. Roehl, Clerk