

Minutes of the Special Assessment Committee
Oct. 10, 2018 at 5:30 p.m.
Duck Creek Conference Room

Call to Order

B. McIntyre called the meeting to order at 5:30 p.m.

Roll Call

Members: President Burt McIntyre; Trustees Ray Suennen, Adam Lemorande, and Craig McAllister

Also: Public Works Director Geoff Farr

Approve Agenda

A. Lemorande moved to approve the agenda. R. Suennen seconded. **The motion carried unanimously.**

Approve Minutes

A. Lemorande moved to approve the minutes from the Sept. 5, 2018 meeting. C. McAllister seconded. **The motion carried unanimously.**

Developer Contributions

G. Farr defined developer contributions. Current policy requires developers to contribute to on-site improvements only. The committee discussed the pros and cons of making developers contribute to off-site developments. G. Farr said asking developers to pay more for their projects could discourage development. C. McAllister said developers enjoy many benefits already, including flexible financing. He said he would rather see more credits and savings for the residents who are paying assessments relating to the projects.

Developer Pat Kaster said rising lot costs and related expenses are cutting into their profit margins, and any additional expenses passed onto them will limit their ability to develop. She said the village's existing policy and related development costs are similar to other communities. The exception is the City of Green Bay, and the cost to develop there is currently why there is no new development.

The committee had no recommendations for change to the existing policy regarding developer contributions.

Corner Credits

G. Farr said the existing credit for corner lots is up to 150 feet or 60% of frontage. The existing credit is the highest among other comparable communities in Brown County. M. Kaster said one recommendation would be to give existing homes that will become a corner an urban-to-rural conversion deduction of 50% of the cost on the new road, in addition to the other corner credits that apply. The committee agreed to bring that recommendation to the Village Board.

Other policy

R. Suennen suggested a new policy allowing people facing assessments of greater than \$15,000 will be allow to defer up to \$10,000 at 0% interest rate until the property is sold, split or otherwise divided, except to their spouse. The committee discussed at length. R. Suennen moved to recommend the revision to the Type A payment plan as described. C. McAllister seconded. The motion ended with a 2-2 vote. (Yes: R. Suennen and C. McAllister; No: B. McIntyre and A. Lemorande).

Discussion of the requirement to

connect to utilities C. McAllister said he supports the rights of property owners to maintain their private well and septic systems if they maintain the size and character of their property and have their water and septic tested as required. The board had already briefly discussed the recommendation, and it didn't go anywhere. B. McIntyre said he will work with staff to see if there is a way to frame the issue so that it can be officially approved or denied.

Future agenda items G. Farr suggested an agenda item to discuss the potential to have the village finance utility connection costs for those on private systems.

M. Kaster suggested the next meeting cover the specific policy changes and/or additions the committee will be bringing to the board.

Future meeting date The next meeting date was scheduled for 6 p.m. Nov. 8.

Adjourn R. Suennen moved to adjourn. A. Lemorande seconded. **The motion carried unanimously.**

Meeting minutes transcribed by Leigh Ann Wagner Kroening