

2017 PUBLIC HEARINGS FOR RESURFACING PROJECTS AND SPECIAL ASSESSMENTS



Order of Business

- Staff Presentation
 - Denmark State Bank Assessment District, &
 - Town Hall Road Assessment District
- Village President opens the floor to Public Hearings – One at a time
 - Denmark State Bank Assessment District
 - Town Hall Road Assessment District
- Village Board closes each public hearing to further public comment
 - Please limit discussion (due to room acoustics)

Order of Business

- Village Board will discuss and take action on Final Assessment Resolutions – One at a time
 - Denmark State Bank Assessment District; Resolution V-12-2017
 - Town Hall Road Assessment District; Resolution V-13-2017
- Under Old Business
 - Awarding of Contractor Bids for both projects
 - Awarding of Bids for Debt Issuance for both projects



Projects History

Projects History

- Following 2014 projects and assessments:
 - Jan-May 2015 conducted a series of meetings (5+) to discuss current practices and policies
 - Village's 5-year Capital Improvement Plan thoroughly reviewed and updated; reviewing districts and potential per lot costs
 - 2016 planned projects were delayed to 2017

Per lot Assessment History

Year	Per Lot Assessment Approved
2007	\$2,174
2008	\$3,746
2009	\$5,352
2011	\$4,745
2012	\$5,102
2013	\$5,850
2014	\$6,050
2017 (Current Proposal)	\$6,000 - \$6,525



Tax Rate Comparison

Municipality	2016 Tax Rates (2017 Calendar Year)
Village of Bellevue	\$2.77
Town of Lawrence	\$2.83
Town of Ledgeview	\$3.39
Village of Howard	\$3.73
Village of Hobart	\$4.42
Village of Suamico	\$4.48
Village of Ashwaubenon	\$6.12
City of De Pere	\$6.74
Village of Allouez	\$7.22
City of Green Bay	\$8.85



Projects History

- 2017 projects:
 - Originally went to bid in October, 2016
 - In November, Board directed to staff to review projects and seek to reduce costs
 - Rejected all bids
 - Re-bidding options were reviewed in December
 - Projects were re-bid in January, 2017

Denmark State Bank (Subdivision) Project



Denmark State Bank (Subdivision) Project

- Replace curb as needed for drainage and damage
- Remove pavement
- Repair storm sewer and adjust manholes
 - Removed from the assessment cost calculations
- Patch up to 30% of road base as needed
- Install 3-inches of asphalt

Assessment Calculation

- Estimated cost = \$869,350 (with engineering, contingency and inspection)
- Number of lots calculated at 124
 - includes subdivided lots and credited lots
- Per Lot Cost (124 lots)
 - Construction = \$5,990
 - + Engineering, bid, and inspection = \$6,711
 - + Contingency – 5% = \$7,011
- Board proposed staff to prepare and send reports at \$6,000 per lot
 - 14.4% reduction; to be funded by Village taxpayers

Town Hall Road Project



Town Hall Road Project

- Replace curb as needed for drainage and damage
- Remove pavement
- Repair storm sewer and adjust manholes
 - Removed from the assessment cost calculations
- Provide additional base course (up to 15")
- Install 3-inches of asphalt
- Project costs not included: sidewalk installation, curb associated with sanitary sewer replacement

Assessment Calculation

- Estimated cost = \$553,924 (with engineering, contingency and inspection)
- Number of lots calculated at 73
 - includes subdivided lots and credited lots
- Per Lot Cost
 - Construction = \$6,459
 - + Engineering, bid, and inspection = \$7,265
 - + Contingency – 5% = \$7,588
- Board proposed staff to prepare and send reports at \$6,525 per lot
 - 14.0% reduction to be funded by Village taxpayers



Special Assessments

Assessments



- Assessments are authorized by Wisconsin Statutes and Village Ordinance
- Used to pay debt payments associated with road construction debt issuance
- Per lot cost method used for reconditioning and resurfacing

Assessments



- **Sum assessable project costs / # Lots**
- Corner lot = 1 lot if both roads improved
- Corner lot = ½ lot if one road improved
- Parcel with potential for subdivision, may apply additional per lot charge
- Lots that can not be developed may receive no charge
 - Village pays for these lots, all taxpayers (floodways, ESA's, Utility Restrictions)
- Village owned property (parks)
 - Village pays for these lots, all taxpayers

Assessments



- Estimates (engineering, inspection, contingency, etc.) are based on best available information
- Final assessment to be billed based on actual costs (not to exceed figure approved by Village Board)
- If costs exceed approved assessment amount, Village is responsible for payment (all taxpayers)
- Village cannot charge more than assessment unless the hearing is reopened

Per Lot Method

- Village Board had determined method as most fair and equitable
- Each lot:
 - Generally generating the same amount of traffic
 - Generally receiving an equal benefit for improvements to the area
 - Regardless of actual lot size, street frontage, home value, etc.



Assessment Payments

- Costs will be totaled at end of project and bills will be issued
- Can pay total without interest in 30 days
- Can elect not to pay bill, 1/10th plus applicable interest (2.96%) will appear on the annual tax bill starting in December 2017
 - Final Village debt issuance to be approved
- 1/10th plus full years interest in subsequent years

Construction Timeline

- Construction Start
 - Mid June – Denmark State Bank district
 - April – Town Hall Road district
- Both projects to be completed by August 31st
 - Weather depending
- Door hangers will be distributed giving additional information throughout construction and updates provided on Village website



Public Hearings

- 1) Denmark State Bank Assessment District
- 2) Town Hall Road Assessment District

Public Hearing Procedures

- ❑ Must first be recognized by the Village President
- ❑ Those that signed up to speak will be recognized first
- ❑ Proceed to the microphone, identify yourself by providing **full name and address**
- ❑ **Please speak clearly and loudly directly into the microphone**
- ❑ All comments shall be directed to the Village Board
- ❑ Comments must be germane to the topic, concise, and absent of personal attacks
- ❑ Comments will be limited to five (5) minutes per speaker, unless this limitation is waived by the Board



Village Board Action

- 1) Resolution V-12-2017 & Assessment Report
- 2) Resolution V-13-2017 & Assessment Report**

**Adjustment required to exempt lots (2 additional)

Village Board APPROVED Action

- 1) **APPROVED Resolution V-12-2017 & Assessment Report**
 - Assessments of \$6,000 per lot
- 2) **APPROVED Resolution V-13-2017 & Assessment Report w/edits**
 - Assessments of \$6,525 per lot