

Discussion and Possible action regarding deferred assessments for Wisconsin Street sanitary sewer and water main.

Marquardt stated Councilperson Allen asked for this item to be on the agenda. Sanitary sewer and water main were extended on Wisconsin Street in 2004 to serve the development to the east of Wisconsin Street, namely the Waters Edge Subdivision. A public hearing was held to levy special assessments to the properties lying to the west of Wisconsin Street since the sanitary sewer and water mains would be abutting their properties. A preliminary and final resolution was passed by Council deferring the sanitary sewer and water assessments to 2024 or upon hook up, whichever occurs sooner. Staff sent out letters earlier this year to the property owners reminding them the special assessment will be due in 2024.

It was noted on May 4, 2004, Council passed the preliminary resolution to assess for sanitary sewer and water and to defer the assessment to 2024. May 18, 2004 the Council passed the final resolution charging special assessments of \$7,522.17 to each of seven property owners along the west side of Wisconsin Street with the assessment deferred, interest free, until 2024 or upon hook up by the property owner, whichever occurs first.

Each property owes \$3,996.16 for the water assessment and \$3,526.01 for the sanitary sewer assessment. Altogether, the Water Utility would collect \$23,976.96 and the Wastewater Utility would collect \$21,156.06.

Marquardt recommended these special assessments be kept in place and collected in 2024 per the 2004 resolution.

Chris Craft, 630 S. Wisconsin St., spoke regarding documents after his grandpa had the property subdivided basically into six lots. If that would have happened it would be more feasible, however, without putting a road in it's not feasible for them to go that far back. He stated he pays a lot of money to keep his septic working and recently just inherited these properties. There are many repairs that need to be done on the house and as a single father of three it's not possible to pay the \$60,000.

Chris stated his uncle in another of the 630 S. Wisconsin St. property because it is in a trust. His uncle called about sub-dividing the lots. They asked if they could sell the front lots and were told they could not do that because they would be land locked. Becky stated that never came to fruition and it never will because there will never be another road with sub plots.

Becky Miles, 626 S. Wisconsin St., spoke about the potential road and digging through limestone. They had quotes at one time, which were \$50,000, per household.

Stone made a motion to cancel the special assessments for Wisconsin St. properties. Allen stated he wanted to talk about it more. Gerber stated she was also not ready to cancel. Allen stated the cost is extremely high and therefore deferred it for 20 years. The residents have working sewer and wells and don't need to hook up. Allen asked if Stone would retract his motion, his would be to say these homes will pay their portion of the 1/7 of the fee, at that time they hook up to City sewer and water. He stated right now, they do not need to hook up to the City. Stone said he would rescind his motion.

Gerber asked Marquardt is there is any reason these property owners need to hook up to City sewer and water that they, the committee, are not thinking of. Marquardt stated the only thing would be in

the City ordinance. He believes it states that is sewer and water are available, and you are in the City, you are supposed to hook up.

Allen made a motion to cancel the 2004 special assessment deal and the seven properties on the west side of Wisconsin St. pay their assessment when they decide to hook up to City sewer and water and seconded by Stone.

Gerber stated that the document created in 2004 (prices from 2004) they would have to pay \$7,522 per home for work that has already been done and Marquardt agreed. She stated this is nothing to do with them hooking up to the City. Marquardt stated that is for the sewer and water main that is in the street now. Gerber said the stuff that is there and the work that was done, they deferred the assessment so they would have time to get the \$7,522 together over 20 years. Marquardt stated that would be the assumption. Gerber stated this has nothing to do with them hooking up. Miles stated she agreed if the property owner hooks up; otherwise, why would you pay for something or a service you are not receiving. What would have been fair and correct for everyone when you hook up you are going to pay your share. Allen stated Gerber did have a point. The owners were all told 20 years ago that this was coming. Marquardt was correct that this is how it's done and when it's developed it gets paid. Allen wanted to amend his motion to also say that the charge of \$7,522 remain the charge when someone chooses to hook up without interest and seconded by Stone.

Gerber asked for clarification on the amendment. Marquardt stated was to leave the assessment at \$7,522.17 without future interest when hooking up to the City sewer and water main.

Gerber asked if there were any other special assessments on the table. Marquardt will have that information at the next council meeting.

AYES: Gerber, Allen, Stone. NOES: None. ABSENT: None.

Gerber asked if there needed to be any timeframe regarding payment. Marquardt stated if they don't pay it goes on their property taxes.

Stone asked if there were any additional comments before voting on the motion. There were no comments at that time.

AYES: Allen, Stone, Gerber. NOES: None. ABSENT: None.

Marquardt stated this item will go to Council in October 3, 2023.