



## Council Agenda Item

Meeting Date: April 4, 2024

Agenda Item: Twin Oaks Special Assessment

Staff Contact (name, email, phone): Rachelle Blitch, [rblitch@whitewater-wi.gov](mailto:rblitch@whitewater-wi.gov), 262-473-1380

### BACKGROUND

(Enter the who, what when, where, why)

During the Common Council meeting on March 19th, a question emerged regarding the assessed value of the mobile home park, which is currently pegged at \$1.39 million, despite the property's sale in 2020 for approximately \$8 million. There is growing concern within the community that the property is not being accurately assessed, prompting a request for a thorough explanation.

Inquiries were made to the assessor concerning the methodology employed in assessing the mobile home park. Despite multiple efforts to secure a detailed explanation of the assessment process, the only information garnered was that the property had not been listed on the open market, thereby rendering the sale invalid.

An agreement has been reached to have an assessor present at the meeting to address and answer questions.

The city aims to recoup the excess costs incurred in providing emergency services to the mobile home park. This is achieved by comparing the proportion of calls for service at the mobile home park against the total volume of calls across the city, thereby deriving a percentage. This percentage is then applied to the combined budgets of the Police and Fire/EMS departments to ascertain the total cost of delivering these services to the park. Subsequently, credits from their property taxes and parking permit fees are deducted to identify the excess costs, which are then factored into the special assessment calculation.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

3/19/2024 - Common Council, 1<sup>st</sup> reading of ordinance passed.

### FINANCIAL IMPACT

(If none, state N/A)

The proposed special assessment is projected to generate additional revenue in the range of \$57,000 to \$89,000, which would be allocated to support emergency services, including Police, Fire/EMS departments.

### STAFF RECOMMENDATION

Option 1 entails including all calls for service to Twin Oaks within the special assessment calculation. Conversely, Option 2 proposes excluding genuinely emergent calls from the assessment to avoid deterring individuals from seeking help when necessary.

| ATTACHMENT(S) INCLUDED |
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(If none, state N/A)

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| 1. Special Assessment Presentation |
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