

**Special Village Board Meeting
July 19, 2021**

Board Present: Trustee Wanggaard, Trustee Wishau, Trustee Weatherston, Trustee Martin, Trustee McManus, and President Dobbs.

Absent Trustee Stillman was excused.

Staff/Others: Village Administrator Kathy Kasper, Finance Director Bane Thomey, HR Manager Michelle Tucker, Utility Director Anthony Bunkelman, Deputy Clerk Megan O'Brien, Utility Operations Supervisor Bob Lui, Attorney John Bjelajac and Brian Della from PMA (Della arrived at 4:49PM).

1. Call the meeting to order

President Dobbs called the meeting to order at 5:05 p.m., at the Caledonia Village Hall.

2. Discussion regarding the proposed Special Assessments for the sanitary sewer and watermain improvements in the 4 Mile Road Project. No Action will be taken, though, for the levying of the Special Assessments. This will be a concept discussion only

Bunkelman explained options that were constructed from a discussion at the last meeting held on May 24. There were three options presented compared to the ten that were presented at the prior meeting. The Board was presented with options to consider, such as voluntary connections for both sewer and water, a payment plan, what would constitute a trigger event and how much would be placed back on the TID. Bunkelman further broke down three amounts that could be put back on the TID and how each amount would reduce the property assessment, what it would cost for a typical single-family residence under 12 acres and the difference in diminishing payment plans. The three options presented were for \$100,000, \$150,000 and \$200,000. The costs that were presented do not include the connection fees, or construction costs such as running lateral.

The Board and staff discussed different options on how this could be constructed as well as the difference of past assessments and what the special assessments were based off.

Some Board members felt there should be no mandatory hookup until a trigger event occurs to remain consistent with what has been done in the past. Other members wanted an option for a 250,000 reduction and no mandatory hookup until a trigger event or after 20 years with a diminishing payment plan. This would reduce each payment by \$14,000. Some Trustees felt the Village has a whole would benefit from this assessment, and if the Village would benefit then it would be fair to put some of this back on the TID. Other Trustees were concerned that if all the residents benefited from this assessment, then all the residents would not receive an increase in their property values in the same way.

3. Adjournment.

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Weatherston. Motion carried unanimously. Adjourned at 5:54 p.m.

Respectfully submitted,

Joslyn Hoeffert, Village Clerk