

Town of Verona
Financial Sustainability Committee Minutes
Town of Verona Community Room, 7669 County Highway PD, Verona, WI
5/1/2019

Present: Laura Dreger, Douglas Wolf, and John Senseman

Absent: Julie Bass-Devries

Staff Present: Amanda Arnold – Planner-Administrator, John Wright – Clerk-Treasurer, and Chris Barnes, Project Manager

Public Present: Tom Mathies

Call to Order, Approval of Agenda – Chair Dreger called the meeting to order at 2:30 PM. Senseman moved to approve the agenda; 2nd by Wolf. Motion carried.

Approve Minutes from March 26, 2019 – Motion by Wolf to approve the March 26, 2019 minutes; 2nd by Senseman. Motion carried.

Review Annual Town Meeting Including Information Required for Proposed Ad-Hoc Committee to Study the Rate of Development in the Town of Verona – Planner-Administrator Arnold noted that the scope of the ad-hoc committee recommended for Town Board authorization has yet to be determined; the action at the Town Annual Meeting by the electorate is advisory. The motion at the Annual Town Meeting was to review the rate of growth and development and to work across all the other existing Town Committees. Member Wolf felt this has already been incorporated into the updated Comprehensive Plan that was approved by the Dane County Board in March of this year. There was brief discussion that if the Board approves the committee, members should represent the entire Town and not just one region and should have a specific set of goals to report to the Board by a deadline recommended by the Board. Chair Dreger wondered whether the City/Town of Verona Boundary Agreement will be renewed at the end of its term; discussions about that extension will begin in 2024. If the agreement is not renewed, then the southwest corner of the Town is the only area that will be outside of the extraterritorial jurisdiction review of surrounding cities. There followed a brief discussion regarding the costs to the Town if they were to take over private roads and whether Impact Fees can be imposed upon developers to cover costs. Member Wolf noted that the ad-hoc committee members may be more interested in the cost of development rather than the rate of growth.

Clerk-Treasurer Wright noted that most objections to growth he has heard from residents is the loss of the rural feel of the community. Wright contended that if market conditions are favorable to development, it will come with or without the Town's input. An option to consider is the Transfer of Development Rights, which is already an option as zoning overlay districts through Dane County Zoning. He further noted that Conservation Subdivisions are being considered for future development options by the Town Plan Commission. In either scenario, open space preservation could be promoted while simultaneously reducing Lot or Unit sizes to yield the same number of dwelling units that cover a smaller area. Member Wolf recommended, if the ad-hoc committee is approved, for their members to attend other committee meetings to ask questions. Project Manager Barnes stated that the Town tends to offer services equal to the income it collects. If instead, the Town would define the basic services and the cost and proposed additional services and their costs, the answer to how much operating and capital funds are needed could be calculated. It was noted that special charges for additional services (e.g. curb and gutter, sidewalks, higher standard of paving, etc.) can be specially assessed to the property owners who will benefit from the improvement.

Continued Discussion of Additional Town Funding Options – Tom Mathies reported that the option to move fire protection costs from the tax levy to a special charge is capped at the 2013 amount spent on fire protection. [Note: Wright provided Mathies previously with some analysis of those costs in that year based on WSS §66.06022 (2m) (b) 2]. Mathies noted that the special charge would apply to all properties, not just the taxable ones. Wright reported that he requested information from Andrea

Newman-Wilfong, Revenue Auditor for the Local Government Services Bureau of the Wisconsin Department of Revenue. She agreed to share information about Towns of populations less than 3,000 who opted to exceed their Levy Limit by referendum. She will provide the information from 2012 until present. Wright expects that information soon. Wright assumes the referendum, since it has to be attached to the Levy Limit worksheet would also be available so that the Committee can know to what purpose the additional funds are being applied.

Discuss Preliminary Costs to be Included in a Five-Year Capital Improvement Plan for Public Works Presented by the Town of Verona Project Manager Chris Barnes – Barnes stated that he may extend his proposed five-year capital plan to one of a ten-year term instead. Immediate budgetary challenges include:

The reconstruction of a portion of Fitchrona Road and surface maintenance for the remaining portion; this would be cost-shared with the City of Fitchburg, but probable Town shares may be \$350,000 for capital repairs and \$150,000 for surface maintenance

The reconstruction of Country View Road to be cost-shared with the City of Verona; the Town share may be \$400,000

Capital improvements to Mid Town Road at Timber Lane; the Town would be responsible for this at a probable cost of \$200,000

Replacement of the 2007 Peterbilt single-axle plow truck at an estimated cost of \$150,000

Replacement of the 2015 Ford F550 truck at an estimated cost of \$50,000

There followed a brief discussion as to whether the Town could address Country View Road applying a Town road standard instead of a City standard. A review of the costs to pulverize, add recycled millings, grading, and a double chip seal of Sunset Drive from STH 69 to Range Trail cost approximately \$100,000 for 0.9 mile. The portion of Country View Road maintained by the Town is about 1.5 miles (about \$167,000 if costs were the same per mile).

Schedule Next Meeting and Agenda Items – the next meeting will be held on Thursday, June 20, 2019 at 9:00 AM. Items on the agenda will include:

Call to Order, Approval of Agenda

Approve Minutes from May 1, 2019

Continued Discussion of Additional Town Funding Options

Move 2013 portion of fire protection costs from the levy to a special charge

Review examples of Towns with populations less than 3,000 who exceeded their levy limits by referenda

Possible Update from Town Project Manager Barnes Regarding 5 or 10 year Capital Improvement Plan

Schedule Next Meeting and Agenda Items

Adjourn

Adjourn – The meeting was adjourned at 3:37 PM.

Approved: July 11, 2019

Prepared by: John Wright with Amanda Arnold Review