

Minutes
Avon City Council Workshop
April 11, 2023

THE FOLLOWING MEMBERS WERE PRESENT

Jeff Manthe – Mayor, Katie Reiling, Aaron Goebel, Doug Schaefer, Mark Schulzetenberge - City Councilors
Jodi Austing-Traut, City Clerk-Administrator

The Pledge of Allegiance was recited and the meeting was opened at 6:30 pm.

AVON ESTATES DEVELOPMENT

Kevin Cox of C&L Excavating has made an offer to the city for the purchase of additional phases of single-family housing in the Avon Estates development.

Jason Murray of David Drown Associates, the city's financial advisor, gave a presentation focused on the Avon Estates debt and how this potential land sales would affect that debt picture. There will be further conversation about the impact of the city's debt and future projects at the budget workshop in August.

Water, sewer, and property taxes are currently pledged to the Avon Estates debt service fund. Any lot sales and tax increment generated within the development would offset the water, sewer, and property taxes required to pledge against the debt.

Murray explained that Tax Increment Finance was a very good tool to get Avon Estates started and to get lots sold. At this point, the value of the homes being built in Avon and in Avon Estates in particular makes it very difficult to income qualify TIF buyers. It may still have a place with multi-family housing, but is not as helpful for single family housing.

Council discussed the need for a second entrance eventually. There was discussion about the need to repair additional sections of Estate Drive where the repaired section meets the original segments. Council further discussed parks in Avon Estates and overall within the city.

Nicole Hukriede of 103 Winden Way was present to address her concerns about the amount of traffic in Avon Estates and requested the council consider the needs of the people who already live in Avon Estates as the look at adding new housing to the development.

Murray suggested the city assemble a list of wants and needs, along with cost estimates, and then begin to prioritize those projects and determine where the council is comfortable in terms of tax rates, water and sewer rates, and other revenue sources in order to make needed projects happen.

Murray stated that in his experience in other communities when a city develops properties on their own the cost is around \$55-\$65k per lot just to break even.

ISSUES BY COUNCIL

Council discussed several streets and drainage projects that also need attention.

Austing-Traut stated that there is a change in meeting time for May and June as the audit presentation has moved from the May meeting to the June meeting.

Adjourn

Adjourned at 8:40 pm.

Respectfully Submitted,
Jodi Austing-Traut
City Clerk/Administrator