

# OMRO TOWN CRIER

Vol 2, Issue 11, November 2021

## CHANGES

The town's website has been changed from Google to Microsoft. With that, contact information has changed. Those changes can be found on the Town's website: [Home \(townofomro.gov\)](http://Home(townofomro.gov)) but they will also be listed here:

<a href="mailto:chairman@townofomro.gov">chairman@townofomro.gov</a>	Town Chair, Brian Noe
<a href="mailto:stevedisterhaft@townofomro.gov">stevedisterhaft@townofomro.gov</a>	Supervisor, Steve Disterhaft
<a href="mailto:markkrings@townofomro.gov">markkrings@townofomro.gov</a>	Supervisor, Mark Krings
<a href="mailto:Clerk@townofomro.gov">Clerk@townofomro.gov</a>	Clerk, Dana Woods
<a href="mailto:Treasurer@townofomro.gov">Treasurer@townofomro.gov</a>	Treasurer, Beth Jackson
<a href="mailto:pcchairroskom@townofomro.gov">pcchairroskom@townofomro.gov</a>	Plan Commission Chair, Bruce Roskum
<a href="mailto:NewsLetter@townofomro.gov">NewsLetter@townofomro.gov</a>	Newsletter email
<a href="http://Town Newsletter (townofomro.gov)">Town Newsletter (townofomro.gov)</a>	Free newsletter issues and subscription application
<a href="mailto:dump-pass@townofomro.gov">dump-pass@townofomro.gov</a>	Dump Pass application
<a href="http://Garbage/Recycling (townofomro.gov)">Garbage/Recycling (townofomro.gov)</a>	Refuse and recycle rules, pass application
<a href="http://Election Information (townofomro.gov)">Election Information (townofomro.gov)</a>	Election information

If any of these lead to problems please refer to the Town website. As of Friday afternoon, November 19, errors were still being found and fixed. Each of the links listed seemed to take this editor to the right spot. It might be wise to check personal address books to make sure Town Officials' contact information is correct.

## PROPERTY TAXES AND MIL RATES

Since the town went through a complete reassessment this year and the budget was just adopted, it might be a good time to review the basics of the effects of reassessment and community growth. So, we will make up an example, the Town of Sample which has two residents—Andy and Bobby.

Andy owns property assessed at \$200,000 and Bobby at \$400,000 so the town assessment rolls indicate a total of \$600,000 in assessed valuation. At their budget meeting, the Town of Sample decides it needs a levy of \$1,200 to cover the cost of services to homeowners—police, fire, snow removal, etc. Now they can establish the “mil rate”. In Latin a mil generally means 1,000. To establish the rate the town will divide the size of the levy by the number of thousands of dollars in assessed value. So, 1,200 gets divided by 600 obtaining a mill rate of 2.000. Now the Town can calculate the tax bills by multiplying the number of thousands of dollars in a property by the mill rate. So, Andy's bill is 200 times 2.000 or \$400 and Bobby's is 400 times 2.000 or \$800. So, the total taxes to be paid to the Town is \$1,200 which was the desired levy.

A few years later the state tells the town that the assessed values don't match the cost of new houses of similar design and materials so the town must do a re-evaluation. Let's assume this brings the values of properties, on average, up by 50%. So, Andy's property is now assessed at \$300,000 and Bobby's at \$600,000. By some miracle the town still only needs \$1,200 to cover its costs. So, now the Town uses a total assessed valuation of \$900,000 to generate the mil rate: \$1,200 divided by 900 yields a mil rate of 1.333. The tax bill is generated for Andy, 300 times 1.333 which is \$400 and for Bobby, 600 times 1.333 coming out at \$800. Even though the assessed value went up and the mil rate went down, the tax bills came out the same.

Chris moves into town and creates a property worth \$1,200,000. Now the Town's total assessed value is \$2,100,000. It appears that the Town's costs were about \$600 per property in the past so now the levy needs to be \$1,800. The mill rate is now calculated by dividing 1,800 by 2,100

which gives a rate of .857 mils. Andy's tax bill is 300 times .857 which is \$257.14, Bobby's 600 times .857 or \$514.29 and Chris' 1,200 times .857 equaling \$1,028.57. The total taxes are \$1,800. The additional building of high value brought down earlier tax bills.

As a side note you might have seen that not every tax payer is covering the same share of the town's costs. Does the highest valued property need more services from the town? Planners believe that business properties need less services and have higher value than residential properties and so some planners seek to have a lot of business in their towns.

The example is complicated by the fact that other entities compute mil rates and add them into the bill—County, Vocational Schools, etc.

## **November 16, 2021, TOWN BOARD MEETING**

A Public Hearing opened the evening's activities. Attendees had the opportunity to ask questions and make suggestions regarding the proposed budget put together by the Board of Supervisors in earlier work sessions. Such questions included whether or not money was in the budget for an assistant clerk; why was public safety cut; was there a budget increase to cover legal fees in the appeal of the Ross/Wagner lawsuit; were the ARPA funds already spoken for and if not, could they be used to cover a development survey to replace the one being used for guidance since 1996.

When this was adjourned, a meeting of Electors was opened. A motion to approve the levy of \$385,257 and expenditures of \$802,650.98 was passed with zero "NO" votes.

The Board meeting then opened to public comment which included discussion of where people could be while the board was in closed session. The Board will adjourn at the end of closed session so there should not be a reason to be in the building.

The Board took the following actions:

- Approval of site plans conditioned on the Town Engineer signing off on all remaining items for two properties: Felix Storage just south of Ninth Street Road on County F and another at the northeast corner of highway 21 and Rivermoor Road.

- Adopted the 2022 Budget.

- Discussed how to deal with address numbers for new properties. No decision was made but there seemed to be common thought towards charging a fixed fee and having a sub-contractor do the work a couple of times a year.

- Discussed but made no decisions on expanding ATV/UTV routes in the town.

- Decided to try to work on an in-town investment of Industrial Development funds. If that can't be done by the County's deadline, then the funds would be dedicated to the City of Omro.

- Approved expenses for tables and chairs to be used in the meeting room.

- Approved an announcement that they were going to use Pop-A-Lock of NE Wisconsin to upgrade security features of the town hall.

Nothing of consequence came out of the reports.

The Town Board approved the minutes of the special board meeting on September 30, 2021. The minutes stated that the Board went into closed session and adjourned later.

## **EDITOR'S WOES**

The change of the Town's web service from Google to Microsoft was not without incident. This editor worries that some of the information at the top of this issue may lead the reader in the wrong direction. Please be patient and use the Town's website as the final word as it is being updated as people find and report problems. It has taken considerable effort to migrate and

double check the newsletter distribution list. As readers compare notes with one another and friends don't seem to have knowledge of the newsletter's content please check to see if someone hasn't received their usual mailing. Have them notify this editor for a correction. As usual, all copies can be found on the Town's website. Thank you for your patience.

## **SUBMISSIONS FOR THE NEWSLETTER**

This is issue 11 of volume 2 of the free on-line newsletter devoted to things in the Town of Omro. Previous issues can be found on the Town of Omro website:

[Town Newsletter \(townofomro.gov\)](http://townofomro.gov) If this editor does not know of an event it won't be included in the newsletter. Please share your questions or thoughts for additional articles.

Reader contributions (ideas, not money) will be appreciated and can be sent to

[Newsletter@townofomro.gov](mailto:Newsletter@townofomro.gov) as can requests to be included in the mailing list.

Please share this with friends and encourage them to add their e-mail address to the distribution list.

The editor is Tom Tuschl.

**HAPPY THANKSGIVING!**