


Grand Chute Town Supervisor #3 Voter Guide – 2023

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Question #1	 Beth English	<p style="text-align: center;">Picture Not Available</p> <p style="text-align: center;">Walt Nocito</p>
<p>Please introduce yourself and explain why you are running for Grand Chute Town Supervisor #1. What are your qualifications and what is your motivation for wanting to serve?</p>	<p>I have been a Grand Chute homeowner for over 30 years. I retired from ThedaCare after 34 years where I performed vital laboratory testing and was promoted to supervision of laboratory staff. I implemented the accounts receivable software in all of the ThedaCare owned clinics. As an EMR analyst I trained many hospital and Medical staff on the clinical side of the electronic medical record (EMR). In my position as a trainer I consistently received positive feedback which cited my listening skills, ability to respond to the user's challenges, and clear communication skills - all traits I believe would serve the voters well if I were elected to the Town Board. I have long been a volunteer in the community including holding a variety of leadership positions. I was on the board of Fox Cities Fair Housing Council, Outagamie County Aging and Long Term Disabilities Committee, Fox Cities Greenways. I was elected and served as president for two terms of the local League of Women Voters (LWV) and have been on the State LWV Board for two terms. I am also a St. Vincent dePaul volunteer and poll worker in Grand Chute.</p> <p>This is my first candidacy but I have studied local issues from a nonpartisan perspective as a League of Women Voter member. I bring key skills important for the role of Town Board member. I am a critical thinker and will listen and respond to issues of importance to the town residents. I represent the thoughtful informed leadership</p>	<p>Grand Chute has grown from being a rural town to the largest Wisconsin town and as such is experiencing matters that now require different skill sets. As the seat 3 incumbent, I have seen the complexity of the issues and the level of analytical skills required to properly serve the residents</p> <p>MBA - Management. 1976 Widener University Chester. Pa.</p> <p>CPA - State of North Carolina (inactive)</p> <p>For ten years, I was one of the three owners of Berlin Foundry and was the principal partner charged with handling all matters that were concerned with municipal, county, state, and federal issues. As such, I attended meetings with each of these entities on a regular basis and I am very familiar with the issues of small and medium businesses and the impact that government actions can have on a business</p>

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	needed. I am your nonpartisan candidate ready to find the most collaborative and equitable solutions. I will bring a positive energy to the job. I hope you will not only support my candidacy, but will vote for me in the Spring 2023 election on April 4.	
Question #2	Beth English	Walt Nocito
How will the decision to move away from assessments to property taxes to finance road improvements impact the town's financial health in the next decade and beyond? How will this affect commercial property owners in Grand Chute?	<p>The alternative to special assessments chosen by the board has been to cut capital outlay for roads by half. This means that roads that were scheduled for improvement will have to wait. This is not sustainable and will result in borrowing to keep up with aging infrastructure. In the long run it will cost tax payers more.</p> <p>Commercial property owners pay 100% of road funding. But by putting all other road improvements onto the property tax base property owners may not choose to fund all needed improvements.</p>	Best practice financial accounting supports that long term capital assets such as roads need to be paid for over their useful life. Roads benefit all of us and the burden of payment should not be unfairly placed on an unfortunate few as with special assessments. In this manner, every resident pays and no one is exempted so that a future resident who has not lived in Grand Chute for 30 years is not charged with the cost of a road that they did not use. By paying in the property tax, it will eliminate the entire cost of roads funded by debt as the town had done for the past 40 years by the prior town boards before trying special assessments. It is important to note that the debt financing portion automatically gets on to the tax roles without any residents input. It is doubtful that few if any residents were aware of the fact that long term debt was involved in funding road improvements and that approximately 78% of our current long term debt and interest payments are associated with road funding. Finally, since all property taxes have to by law be equal on all entities, it will fall equally on commercial and well as the residents.
Question #3	Beth English	Walt Nocito
Citizen input in the form of a referendum was not sought in the decision to eliminate	I would like to see Grand Chute improve communication with residents. I would advocate for more public input opportunities at strategic stages of decision making—proposal, draft and final draft.	The premise of this question is incorrect. A large number of residents have voiced their opposition to the use of special assessments for road funding in a multitude of ways starting with the six law suites, the 2021 election

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assessments for road funding. Will you seek public input in future decisions regarding assessments for other municipal services such as water and sanitary sewer infrastructure and the type of road improvements being proposed?	I would like to see improved access to board meetings virtually. The public should be able to see the supervisors as they are speaking.	results of 2020, 2021, and 2020 Town Board elections, the resident meetings that I have attended, the continuing personal contacts by residents with supervisors, and letters to the board on this subject. Regarding a referendum was not needed as the Board did not request an increase in property taxes in order to fund roads. With respect to the other utilities, residents have spoken at town meeting regarding input on issues such as water and sewer.
Question #4	Beth English	Walt Nocito
Grand Chute faces a perpetual challenge with water management throughout the town. How would you address this issue?	Grand Chute is disadvantaged by being so flat. Water issues are a perennial issue. I approve of the use of detention ponds and would rely on the professionals to determine other runoff mitigation measures. Getting site approval along with building permits is important.	To the extent that the Town has the statutory authority, the Town should mitigate negative water impacts on residents within its limits of authority. However, the Town is constrained by what it can do by DNR regulations as well as the Outagamie County Drainage Board. The Town must comply with these authorities. Having said that, with the varied topography in the Town, each water issue is looked at on a case by case basis.
Question #5	Beth English	Walt Nocito
Ideally, how does the job of a town supervisor intersect with the professional staff and consultants such as McMahon Engineering?	Town supervisors are responsible for setting policy based on the needs of the community. We have hired professional staff and consultants to manage the day to day operations of the town. They need to support one another.	It is the responsibility of the Town Board Supervisors to establish performance expectations for town staff and also Town consultants and to be explicit in what is expected. The same applies to consultants that the Town Board must be explicit on what functions are to be performed by any consultant and what constitutes acceptable performance
Question #6	Beth English	Walt Nocito
What is your stance on sustainability and green	The town supervisors have to be forward thinking to see the long term gains of sustainability. Technology has	Everything that will make the facilities less energy dependent serves the best interests of the town whether

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infrastructure as it relates to improvements such as new fleet vehicles, street lighting, and building modifications?	gotten more efficient and the price has become more competitive, but benefits to the planet must also be considered.	it is in building modifications - HVAC for example - or just replacing older less efficient street lights with more energy efficient units. With respect to vehicles, The use of more efficient internal combustion engines when a vehicle is to be replaced is appropriate. Vehicles used in the town fleet that would use batteries are still very early in their development stage with long term reliability being an issue.
Question #7	Beth English	Walt Nocito
Can you talk about the development of the Town center area and your strategic vision for Grand Chute in the next decade and beyond?	The Town Center can be a big draw for residents. I see it as a mix of shops and gathering space. I would like to see the area being given an identity where people can live, play and celebrate together.	The development of our Grand Chute Town Center will provide a sense of identity for our Town. The planning of this area is being directed by our Community Development staff and seems to be moving along in a very good way. I know that input has been sought by staff from residents and there will be future review chances as the design process moves forward. Residents have appeared before the Board on this matter. It is a great chance for these residents to be very involved in the design process. Strategic vision - With Grand Chute being 70% built out and a comprehensive plan for the future in place, the issues that the Town will have are less to do with development but more so with utility infrastructure and quality of life. Parks and recreational opportunities with the matters that residents will want to see the board address.
Question #8	Beth English	Walt Nocito
The Wisconsin Supreme Court recently ruled in favor of Delavan in their case over the "dark stores" issue. How	Grand Chute has more dark stores than some surrounding communities. The affect of the ruling on property taxes is exciting. If the loophole is corrected potentially fewer empty spaces may remain, enhancing the look of the town.	The issue in this case concerned how the Lowes store was appraised. What was the store's actual market value. The court concluded that the comparisons used by the assessors for Lowes were not adequate for assessing the value of the property. That a wide range of values for the

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could this ruling benefit Grand Chute taxpayers?		<p>Lowes property were determined by different assessors gets to the heart of the issue; That is, what are the standards for assessing these type of properties? Without a statutory standard to go by, the court correctly used its collective common sense in arriving at their decision. To the extent that Grand Chute would face such an issue, this courts decision effectively establishes a standard. However, the Dark Store theory also has a policy side to it that should be considered.</p> <p>Lowes maintained that their store was in a declining retail area with several defunct stores nearby. If a municipality is seeing a declining retail area, it may want to keep it from declining further and live with the dark store assessment while they work on rehabilitating that retail area as opposed to having another important store close. When an anchor store is lost, the future cost is significantly greater to rehabilitate that retail area. This is a valid consideration since the property tax rate is uniform. It becomes a matter of which direction is the least cost to the municipality.</p>
Question #9	Beth English	Walt Nocito
What creative and innovative ideas do you have for residents to <i>Experience Better</i> in the Town of Grand Chute?	I really like the idea of creating a special town center. It could be a place where small businesses, perhaps minority owned, could locate. Residents and visitors of all ages would all be drawn to this neighborhood.	<p>As times change, the way we live, work and interact with one another also changes. Organizations, including municipalities need to adapt to those changes. The Fox River Mall has been, and continues to be a marvelous asset for our Town and our region. We need to work with mall officials to see that campus change to meet our changing times.</p> <p>We also need to ensure that our young people are equipped to lead our community, our state and our nation into the future. They are the ones who will be</p>

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		driving the creative and innovative ideas that will help us to experience better. Our job is to make sure those young people receive quality educational opportunities, be it through public, private or non-traditional educational systems. That doesn't mean we throw money at educational solutions. It means that we need to find teachers who are able to work together as a team with parents and students to inspire young people to learn.
Question #10	Beth English	Walt Nocito
Why should Grand Chute voters choose you to serve on the Town Board?	I am running for Grand Chute Town Board because I believe Grand Chute is a wonderful place to live and work. I will bring a positive energy to the job. I believe my skills as a reasonable, thoughtful person who can work well with others is key. I hope you will not only support my candidacy, but will vote for me in the Spring 2023 election on April 4.	The issues for the Town that exist now and will in the future confront the Town Board, are more complex because the Town is more metropolitan than its rural past and the level of regulation both state and federal require supervisors to have analytical skill sets that match these new challenges. While in the past it has been adequate to simply rely on staff or a consultant, board decisions on matters now affect a more diverse population of residents and commercial enterprises. It is to these types of issues that I bring my MBA education, CPA, and my 55 years of financial background and the analytical skill sets that these matters require. The Town is going to face complex issues not only for roads, but also for water and sewer projects. It will require the board to understand the nature of the information that they are presented with by the staff and consultants in evaluating project recommendations.