

The Commissioners of Ledgeview Sanitary District #2 held their monthly meeting on Wednesday, **September 2, 2015** at the Municipal Building located at 3700 Dickinson Road.

1. **Call the meeting to order:** Steve Jauquet called the meeting to order at 6:00 p.m.
2. **Roll call:** Present were Steve Jauquet, Ken Geurts and Dennis Watermolen. Also present were engineer Scott Brosteau, systems operator Mark Pansier and clerk/treasurer Luann Pansier.
3. **Approve or amend the agenda:** Motion was made by Watermolen, seconded by Geurts, to approve the agenda as is. All aye – motion carried.
4. **Act on minutes:** Motion was made by Watermolen, seconded by Geurts to approve the minutes of August 5, 2015. All aye – motion carried.
5. **Public comment:** None.
6. **Information & Discussion with the Dollar Ln / Dollar Rd Area Property Owners Regarding Municipal Sewer and Water:**

Notices were mailed to the property owners who abut this proposed project, and approximately twelve attended. Brosteau informed them that the Leanna parcel to the north of Dollar Road was sold and there's an approved plat to subdivide the property. Therefore, as we discussed over the last few years, now is the time to install the services along Dollar Road and Dollar Lane. He said the sewer would be located on the west side of Dollar Lane and water on the east side. Construction of the subdivision will begin this fall until the weather freezes and continue again in spring. Hopefully we can get a lower bid to do this project by tacking on to the contract for the subdivision. Brosteau then handed out a list showing estimated special assessments to each parcel and a list of proposed policies for this project. It was noticed that the proposed numbers have gone up in the last 2-3 years. He then told them the trees within the right of way will be taken out and some near the property line may also need to be moved or removed if the roots are in the way, but we'll work with the property owners in each instance. With all this construction, Dollar Lane will probably need to be restored. The Town Board will determine what is needed at that time.

Some questions from the property owners were, and answers given:

- Is the road going to be widened with sidewalks? The Town Board will decide.
- Can the Town assess a parcel if it is listed as conservancy in the Northeast Wisconsin Land Trust? Not sure, we'll check into that.
- Do we get to vote? No, this is a board decision to do what's best for the area. With the large development now occurring and probably doing damage to the road that was not built for this traffic, it only makes sense for the sewer and water installation before the road is upgraded. However, this meeting is to find out whether any of the property owners feel there's a compelling reason to not put in these services.
- Is there a corner lot credit given? Not on large, unplatted parcels.
- When will the services be ready to connect? Summer, 2016.

When no one had further questions or comments, Jauquet moved the meeting to the next item.

7. **Dollar Lane / Dollar Road – Take action on proposed sewer and water extension project:**  
Motion was made by Jauquet, seconded by Watermolen, to move ahead and authorize Mead & Hunt, Inc. to design and take bids for the installation of sewer and water mains and laterals along Dollar Lane and Dollar Road. All aye – motion carried.
8. **Belle Isle Meadows – request for amendment to Developers Agreement adjusting from 5 yr term to 2 yr:** L Pansier said this request from the developers is due to the fact that they're selling the lots much faster than expected. They've closed on 32 of the 48 lots in less than a year and are willing to guarantee payment in full to the Town by October 1, 2016 – three years in advance of the original agreement. Because of the quick return of these funds, we can still use those dollars toward the Bower Creek Road and GV reconstruction and not have to borrow additional funds, so it makes sense to not hold the developer accountable for the interest due after October 1, 2016.  
Motion was made by Jauquet, seconded by Watermolen, to agree and make recommendation to the Town Board to amend the Belle Isle Meadows Developers Agreement to a 2-year term guaranteeing all principal repaid to the Town with interest due on the funds through October 1, 2016. All aye – motion carried.
9. **Mead & Hunt, Inc. – award projects, pay requests, project updates, change orders:**
- a. Crossing at Dollar Creek subdivision  
Town Board is working through this.
- b. Dollar Road – sewer extension to Seville's four lots  
This is a corrected agreement, formerly approved last month to be with Radue Homes.  
Motion was made by Geurts, seconded by Jauquet, to void the previous agreement with Radue Homes, Inc. and approve the corrected Developer's Agreement with Seville Properties LLC for the installation of sewer main/laterals and water laterals along their four lots on Dollar Road.  
All aye – motion carried.
- c. CTH GV10  
*\*Change Order #3, Contract C-2014, to PTS in the amount of \$22,715.96*  
Brosteau said this includes six items – relay a 12" water main on CTH X, dig up connection at CTH GV and Ledgeview Road and replace hardware due to deterioration, lost production due to additional utilities not shown on plan parallel to trench excavation, replace a manhole cone on CTH X, move a hydrant on Oak Ridge Circle and verify watermain depth on Ledgeview Road at pipe crossing.  
Motion was made by Jauquet, seconded by Watermolen, to approve Change Order #2 of Contract C-2014 to PTS. All aye – motion carried.
- \*Pay Request #5 FINAL to PTS for Contract C-2014 in the amount of \$39,049.87*  
Motion was made by Geurts, seconded by Watermolen to approve. All aye – motion carried.
- \*Approve Substantial Completion of Contract C-2014 – July 24, 2015*

Motion was made by Watermolen, seconded by Jauquet, to approve Contract C-2014 substantial completion date of July 24, 2015 thus the starting date of the 2-year warranty. All aye – motion carried.

d. Glenmore Road – sewer and water extensions north of I-43

The developers have submitted their request for the extensions and currently going through the re-zone process for multi-family. Once that issue is taken care of, we can work on these extensions.

e. Jossart / WEL Access Road – Amendment #2 to Developer’s Agreement

The amendment allows Jossart to cover the cost of this project directly to the Town instead of providing an irrevocable letter of credit for the Town to draw on.

Motion was made by Jauquet, seconded by Watermolen, to approve Amendment #2 to the Developer’s Agreement for the Jossart / WEL Access Road. All aye – motion carried.

f. Misc. updates – Brosteau showed a conceptual plan brought in by a developer for the property located off Cottonwood Lane and Heritage Road. This area is included as part of the revision to the Brown County Sewer Service Area currently in progress.

10. **Staff Reports:**

a. Systems Operator

M Pansier said the manholes within B-318 between CTH GV and Bower Creek Road were raised and the mains were cleaned and televised. All looked okay.

The reservoirs being constructed by the CBCWA will be done by mid-October. Pansier is requesting they clean up and restore several areas and fencing for the use of our site as a staging area. The board agreed.

b. Clerk/Treasurer

L Pansier said the 2015 levy is projected up about \$3,000 but the increase in assessed value will bring the mil down possibly ½ cent. She said NewWater is projecting a 9.7% increase in their overall sewer rate which is about \$.28. Their budget won’t be finalized until December 2<sup>nd</sup>.

And, the CBCWA is projecting a 3% increase of \$.13.

She will provide a draft sewer and water budget for the October 7<sup>th</sup> meeting.

The Budget Hearing was then set for Wednesday, October 28, 2015.

11. **Act on vouchers – payments made since August 5, 2015:**

Motion was made by Geurts, seconded by Watermolen, to approve the vouchers itemizing payments made August 5, 2015 through today. All aye – motion carried.

12. **Adjourn:** Motion was made by Watermolen, seconded by Geurts, to adjourn this meeting at 7:16 p.m. All aye – motion carried.

*Luann M. Pansier, Clerk/Treasurer*