

The Commissioners of Ledgeview Sanitary District #2 held their monthly meeting on Wednesday, **October 7, 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 and Dennis Watermolen. Ken Geurts was excused. Also present were Scott Brosteau, engineer and Luann Pansier, clerk/treasurer.
3. **Approve or amend the agenda:** Motion was made by Watermolen, seconded by Jauquet, to approve the agenda as is. All aye – motion carried.
4. **Act on minutes:** Motion was made by Watermolen, seconded by Jauquet, to approve the minutes of September 2, 2015. All aye – motion carried.
5. **Public comment:** None.
6. **Mead & Hunt, Inc. – award projects, pay requests, project updates, change orders:**
 - a. **Crossing at Dollar Creek Subdivision and Dollar Road / Dollar Lane sewer/water extension**

**Award Contract E-2015 to Jossart Brothers in the amount of \$1,329,226.25*
Motion was made by Jauquet, seconded by Watermolen, to award Contract E-2015 to Jossart Brothers in the amount of \$1,329,226.25. All aye – motion carried.

**Financing / Developers Agreement*
Motion was made by Jauquet, seconded by Watermolen, to approve the developer’s agreement with Seville Properties LLC for the development known as Crossing at Dollar Creek. All aye – motion carried.

**Discussion of service to Parcel D-224*
Brosteau said Ryan Radue has an accepted offer to purchase the large parcel located on the southwest corner of Dollar Road and Dollar Lane. He will be subdividing that parcel and is wondering if the assessments can be paid as each lot is sold or if he will be expected to pay the entire amount up front when the first piece is sold. The Commissioners reaffirmed that the assessments won’t be levied until next summer when the installation of services are complete and available so he may have the plat approved by then, therefore each lot would be due at closing. If he does not have an approved plat when assessments are finalized they will work something out with him for payments.
 - b. **Dollar Road – sewer extension to Seville’s four lots**

Brosteau said it’s been determined to bore the sewer instead of open cutting to install it. This will give it better grade, not so flat, and won’t require us to shut the water down to the surrounding homes during the sewer installation.
 - c. **Belle Isle Meadows**

**Pay Request #6 FINAL for Contract A-2014 to Jossart Brothers for \$84,080.24*
Motion was made by Jauquet, seconded by Watermolen, to approve Contract A-2014 Final Pay Request #6 to Jossart Brothers in the amount of \$84,080.24. All aye – motion carried.

d. Misc. updates

The developer of the former Zelten property located off Cottonwood, south of Heritage Road, will be going through the platting and bidding process this winter in anticipation of constructing Phase 1 in spring. If approved, services will need to be extended along Cottonwood, meaning the District will incur costs that may need to be held as deferred assessments for the west side of Cottonwood due to the land being farmed at this time. Once the Town has a probable layout of the subdivision and estimates for services can be determined, the Commissioners can contact the surrounding property owners to hold an informational meeting.

7. **Staff reports:**

a. Systems operator: None.

b. Clerk/treasurer:

**Preliminary Budget Review*

Pansier gave an updated proposed budget and discussed the changes she recently received from NewWater and the CBCWA. The proposed sewer and water budgets reflect the increases we'll incur from those two entities with no uptick in the District's rates. She said the Met (NewWater) is looking at an increase of \$0.18/1,000 however they've lowered our fixed rate so we'll need to study how the net result affects our sewer rates. The Central Brown County Water Authority did a 3% rate increase during the middle of 2015 and is planning on another 3% hike next year to offset their new debt issue incorporating their new facilities on Scray Hill Road. As seen by this budget, if we qualify by falling below the PSC's rate of return benchmark, we will need to file a Simplified Rate Case again next year to offset the negative net budget.

Pansier said there's nothing new or unusual in the budget other than one computer replacement. She said Mark Pansier has been looking into an upgrade to connect the intake stations to the SCADA system. If done, the SCADA would automatically record the intake reads eliminating staff time to do weekend and morning reads. He's waiting for a written cost estimate to do this upgrade, but believes it will come in around \$3,000. If so, this would be well worth cost because it would save about \$4,000 each year in weekend reads alone.

**The Budget Hearing date has been amended to October 21, 2015.*

8. **Act on vouchers:** Motion was made by Watermolen, seconded by Jauquet, to approve the vouchers itemizing payments made since September 2, 2015. All aye – motion carried.

9. **Adjourn:** Motion was made by Jauquet, seconded by Watermolen, to adjourn this meeting at 6:23 p.m. All aye – motion carried.

Luann M. Pansier
Clerk/Treasurer