

Minutes

Ledgeview Sanitary District #2 Commission

June 1, 2016

1. The meeting was called to order at 6:00pm by Ken Geurts.
2. Members Present: Ken Geurts and Dennis Watermolen. Steve Jauquet was excused.

Support Staff Present: Luann Pansier (Clerk/ Treasurer), Renae Peters (Clerk/ Treasurer), Scott Brosteau (Town Engineer) and Mark Pansier (Public Works Operator)
3. Approve/ Amend Agenda: Watermolen made a motion to approve the agenda as posted. Geurts seconded the motion. Motion carried unanimously.
4. Minutes: Watermolen made a motion to approve the May 4, 2016 minutes as written. Geurts seconded the motion. Motion carried unanimously.
5. Public Comment: None
6. Public Hearing: **Geurts opened the public hearing regarding Dollar Road/ Dollar Lane sewer and water policies and special assessments at 6:02pm.** Brosteau stated that the special assessment draft policy is standard and accurate measurements, footages and costs are included. The proposed special assessment costs are less than original estimates. Property owners will have the option to pay the assessment in full or in ten equal installments with interest. **Richard Monfils, 4085 Dollar Ln.,** asked what recourse could be taken if the restoration of the ditch area on his property was not up to his standards. Brosteau replied that he would inspect the area in question. **Lou Le Calsey, 4125 Dollar Ln.,** asked when the final paving would be done. Brosteau answered the contractor was aiming for late June, early July and the property would be restored to original condition. L.Pansier stated that the final special assessment packets would be mailed as soon as possible with connection and payment information included. Geurts asked three times if there was any further comment which there was not. **Watermolen made a motion to close the public hearing at 6:11pm. Geurts seconded the motion. Motion carried unanimously.**
7. Watermolen made a motion to approve Final Resolution 2016-001, Authorizing Improvements and Levying Special Assessments against benefited property for sanitary sewer and water main installation including engineering and administration on Dollar Lane and on Dollar Road 750 feet west of Dollar Lane, proceeding easterly

along Dollar Road approximately 1380 feet in the Town of Ledgeview, Brown County, Wisconsin. Geurts seconded the motion. Motion carried unanimously.

8. The Commission briefly reviewed the Compliance Maintenance Report for 2015 which received an “A” grade in both the Financial Management and Collection Systems sections. **Geurts made a motion approve Resolution 2016-002, NR-208 Compliance Maintenance Report for 2015. Watermolen seconded the motion. Motion carried unanimously.**

9. Mead & Hunt, Inc.
 - a. Crossing at Dollar Creek Subdivision and Dollar Rd./ Dollar Ln. sewer/ water extension.
 - Jossart Brothers pay request #6, Contract E-2015 in the amount of \$71,872.94. Brosteau stated that the grading contractor is progressing slower than expected and may go over the contracted date of completion of July 1, 2016. Damages may be charged if they are not finished by the contracted date. **Watermolen made a motion to approve Jossart Bros. Pay request #6. Geurts seconded the motion. Motion carried unanimously.**
 - b. Heritage Heights Subdivision
 - Developer’s Agreement- Brosteau informed the Commission that the developer will present two agreement options to the Town Board at the June 6, 2016 meeting. Option 1 is for Phase 1 and 2, including multi-family and 69 lots, to be constructed with any additional lots to be approved by the town Board. Option 2 includes multi-family and 89 lots with no further Town Board approval required. Geurts asked L.Pansier to gather information on how much deferred special assessments and interest would be charged to the water fund if this project is approved. The Sanitary District is interested in receiving monetary help for water debt interest payments from the Town for deferred assessments on agricultural properties. **Geurts made a motion to approve either Option 1 or Option 2 based on Town Board approval. Watermolen seconded the motion. Motion carried unanimously.**
 - c. Preliminary Resolution declaring intent to exercise special assessment powers under section 66.703 on Cottonwood Lane. This resolution is required if the Sanitary District is intending to assess properties along Cottonwood Lane regarding service to Heritage Heights Subdivision. Brosteau informed the Commission that the home owner on parcel D-395-5 does not want municipal service and construction of the water and sewer lines will end to the north of his home. The property will eventually be required to connect to services when future phases of Heritage Heights Subdivision are constructed. **Watermolen made a motion to approve Preliminary Resolution 2016-004, Declaring Intent to Exercise Special Assessment Powers Under Section 66.703 for sanitary sewer**

and water main installation including engineering and administration on Cottonwood Lane from the intersection of Heritage Road and proceeding south a distance of 1800 feet in the Town of Ledgeview, Brown County, Wisconsin. Geurts seconded the motion. Motion carried unanimously.

d. Misc. Updates: None

10. Staff Reports:

- a. Systems operator: M. Pansier notified the Commission that during a routine check it was discovered that the lift station pump at 2300 Old Plank Rd. was over-cycling. Pump repairs were made by Usemco. Electric relay repairs will be made on June 2. The total cost of the repairs is estimated at \$7000.00. M.Pansier noted the other lift station on Old Plank Rd. is starting to have the same kind of problem and preventative maintenance will be done later this summer. Eventually these lift stations could be phased out with laterals run from Old Plank Rd. to Beau Rivage. M. Pansier also reminded the Commission that the water tower will need to be sand blasted and painted in 2020.
- b. Clerk/ Treasurer: L.Pansier discussed water rates with the Commission who thought it would be best to wait a year to apply for a rate case.

11. Act On Vouchers: Watermolen made a motion to approve payments made since May 4, 2016. Geurts seconded the motion. Motion carried unanimously.

12. Adjourn: Geurts made a motion to adjourn at 7:01pm. Watermolen seconded the motion. Motion carried unanimously.

Minutes prepared and signed on June 2, 2016 by:

Rena Peters
Clerk/ Treasurer