

I. Call to order.

Chairman Ziegler called the meeting to order at 6:06 p.m.

In attendance were Jon Ziegler, Mark Porlier, and John Jensen. Colin Hintz was absent. Also in attendance were DPW Keith Donner, Michael Wodalski, Donna Van Swol and seven property owners.

II. Public Hearing – Camp Phillips Road.

A. Open Public Hearing: Special Assessments for Water and Sewer Improvements.

1. Review Project and Special Assessment Report. Donner read the public hearing notice. Staff and Committee members introduced themselves.

Donner reported Marathon County has been planning the reconstruction of Camp Phillips Road for more than 10 years.

The Village of Weston has been on the “lookout” for future well sites in this area. About 14 years ago we had completed exploration at the Scout Center and found a suitable well site that we have not taken steps to develop.

More recently we had hoped to get permission to do some additional exploration on the former Fred Dehnel property. Dehnel was not interested unless the Village wanted to buy the entire parcel. The Village was not in the position to purchase the entire parcel at the price he was asking. The new owner allowed the Village to perform a well site investigation. The result of the well site investigation indicates a suitable site for at least one, possibly two, sites that could be developed for a well(s). With additional discussions with the Boy Scout Council we could have as many as three well sites in that vicinity. The village is moving forward with the purchase of the north 40 acres of the former Dehnel property.

Along with the work being proposed by the Marathon County Highway Department to reconstruct Camp Phillips Road we have also included in the plans extension of water main to about 1,000 feet south of the Eau Claire River. Also included are plans for a sewer force main or force mains. This will be decided with staff after the meeting. Potentially we could be installing a six inch force main to ultimately serve a greater area north of the Eau Claire River. That force main would likely not serve anyone for a number of years depending on how well existing wells and septic systems function. We are likely looking at also including a two inch force main to serve properties on the immediate route. The properties on this route are low density, large lots, and very large setbacks. Donner added he was mindful of this when he put together the assessment report.

The public hearing was being conducted as a procedural matter. Included in the assessment report is a summary of the purpose of the project and to determine any benefits provided to the adjoining properties. Due to the nature of the project we are proposing the improvements be done primarily for providing a transmission main from the new well site to the existing water distribution system. The Village

feels it is prudent to install the other facilities at this time. Donner added we are not aware of any properties along the route that are in need of sanitary sewer or water service at this time. We will not require property owners to connect to water and sewer. In the special assessment report it states property owners with existing private facilities may connect when they desire. Donner commented that the Village has held meetings with neighborhoods that are not served with public water and sewer within the last couple of years. At more recent meetings it was pointed out that Marathon County, through the State of Wisconsin, has been directed to do assessments of existing septic systems that are not on the permit system. Donner stated he was not sure it applied to any of the systems on Camp Phillips Road. Donner thought it was for septic systems that pre-dated 1982, or that vicinity, whose owners would not have received a regular notice from the County Zoning Department to provide a record of having pumped their private septic systems. These properties with septic systems pre-dating 1982, or thereabout, will start getting a notice from the County to begin that process and if a system was found to be unsuitable it would need to be replaced. Donner did not have the septic system records and was not sure it applied to any of the properties in the assessment district. In the event a private septic system would fail the County would contact the Village to find out if sewer service is available. At that point in time our response would be that sewer service is available and therefore the requirement would be to connect. Not included in the report or the letter to the property owners was with new development or new construction that may be proposed whether we should require connection.

What we are recommending in lieu of special assessments is to handle future connections in accordance with our ordinance as an access fee. The ordinance states with assessments not being levied at the time of project construction and when that connection is made in the future there would be an equivalent assessment collected by the Village which would be determined at the time of connection. The report reflects how the fee is determined using a historical inflation factor applied to the current costs or an estimate made using costs at the time of connection. The lower of the two calculations would be charged as the access fee.

Donner briefly summarized the highlights; we are not requiring lateral connections, we are not levying assessments unless a connection is desired, any connections made with the 2011 construction would be treated as a special assessment. In the Engineer's report are included rates for 2011 construction for lateral installations in the right-of-way. Sanitary sewer service is proposed to be provided anywhere north of Eau Claire Avenue using a pressure sewer system concept which requires every homeowner to install their own grinder lift pump. This is thought to be the most practical way rather installing a gravity sewer system with a large lift station for the low density development. The basis of determining the access fees for residential zoned properties will be the minimum lot frontage for the zoning or the actual frontage, whichever is less. The report made consideration if any of the properties divided to be subject to the access fee on the same basis. For the parcels with Business Park or Manufacturing zoning there is not a minimum frontage requirement and those would be charged an access fee based on actual frontage.

2. Testimony/Questions & Answers. Donner opened up the public hearing for questions.

Rod Bender clarified the assessment report does not include the cost of a grinder pump. Donner told him that was correct. The cost of the grinder pump is the responsibility of the property owner.

Donner briefly described the function of a grinder pump. A grinder pump is something they would have on their sewer lateral. Donner showed a picture of what a grinder pump looks like. A grinder pump can be installed inside or outside the building. It is more economical to be placed on the interior. An estimate from the one vendor was \$3,600 per unit for an interior setting. This vendor indicated an exterior installed system cost would be between \$8,000 and \$10,000.

Mary Radke, representing the Girl Scout Center, asked when we would need to know if they wanted a lateral installed. Donner thought we would need to know by the end of May. Donner said he would get a confirmation as soon as we get a schedule from the contractor.

Porlier stated because they are tearing up the road anyway the longevity for water and sewer mains is 80 – 100 years and for roadway it is 20 – 25 years. We are taking advantage of the opportunity while they are doing the road now to install these facilities at a lower cost. Donner added this is what he means by economy of scale to include this work with the county's project. We will not have to pay for all the restoration work on the surface, i.e. new pavement, traffic control, etc. all of these costs are handled through the county or the state. The street reconstruction is a federally funded contract. The utility costs are locally funded.

The project is between the State DOT and Marathon County. The bridge will be closed to normal traffic as of June 6 and June 20 to emergency vehicles. Jim Griesbach of Marathon County said there will be message boards in place one week prior to the start of construction. They will be crushing gravel on site at the former Dehnel property to be used on the project. There will be gravel trucks hauling from this location that people will need to watch for. We have been told the project is projected to be completed by the end of October.

Donner explained as a matter of record, a repayment plan and interest rate must be established at the public hearing. It is recommended to allow a 10-year repayment plan with an interest rate not to exceed 4.8%.

****M/S/P Porlier/Jensen: to approve a 10 year repayment plan with interest at a rate not to exceed 4.8%.***

Donner asked the committee in the event that a private septic were to fail and were required to be replaced if they would require connection to municipal sewer. The County is required through state statutes to update their permit system. Donner added he did not address this in the report. Donner asked the committee in the case for new construction whether we would consider conventional systems or would we require new construction to connect to public water and sewer at that

time. Donner recommended that new development be required to connect to public water and sewer.

****M/S/P Porlier/Jensen: to require new development to connect to the public water and sewer system.***

B. Close Public Hearing: Special Assessments for Water and Sewer Improvements.

Ziegler closed the public hearing at 6:50 p.m.

C. Discussion and Possible Action on Matters Discussed at the Public Hearing.

Donner reported the next step would be to prepare a resolution to accept the engineer's report as amended clarifying the condition for connection to the system on new construction.

Donner stated he would stay after the public hearing to discuss any specific construction requirements anyone might need.

III. Adjourn.

****M/S/P Jensen/Porlier: to adjourn at 6:52.***

Submitted by,

Donna Van Swol
Utility Clerk