

Special Meeting of the Utility Commission
Municipal Complex - Assembly Room - Monday, January 16, 2006

Minutes

1. CALL TO ORDER

President Tews called the meeting to order at 5:00 p.m. Other Elected Officials present were Supervisors Jay Schroeder, Barbara Hanson, Jerry Jurgensen, and John Zaborsky.

Also Present: James Archambo, Admin.; Myra Piergrossi, Fin. Dir.; George Dearborn, Com. Dev. Dir.; Karen Tweedie, Dep. Clerk; Brad Werner, Town Engineer; Roger Clark, Town Atty.; Paula Pagel, Accts. Mgr. /Dep. Treas.; Steve Laabs, Wastewater Supt.; Jeff Roth, Water Supt.; Richard Eiberger, Assessor; Lucas Telfer, Asst. Assessor; Pam Mueller; Jeff Ogden; Max Ogden; Claude & Christine Foster; Guy Hegg

2. DISCUSSION REGARDING THE NORTHWEST INTERCEPTOR PROJECT

Adm. Archambo began by stating the Town must minimize the risk so that this development pays for itself, that the cost to the Utility District for water and sewer extensions is paid by the developable property and the Town gets the benefit of positive cost of service ratio. CDD Dearborn then presented a PowerPoint presentation to the people illustrating the cost benefit analysis on the project and how the project significantly increases the land values.

Supv. Schroeder stated he felt it unfair eliminating the ESAs (environmental sensitive areas), from the calculations. Attorney Roger Clark stated ESAs were 'undeterminable' according to parcel, and only when the DNR came out to survey the parcel, could a determination made. Doing that on a parcel basis would be time-consuming and costly.

President Tews stated some property buyers may choose to purchase this land just for the water aesthetics which could be desirable to some owners, even though it might be unusable, using Green Valley Ditch as a prime example.

Town Board members discussed various assessment payment options for the residents living in the area who would be financially impacted. Attorney Clark stated there was a State Statute that would defer payment for certain farmland, but it did not include parcels under 35 acres.

Res. Claude & Christine Foster, 2195 Irish Rd., worried that their 15-acre parcel being subjected to this assessment without deferral, may be too costly for them to stay there.

Finance Dir. Piergrossi stated debt payments have to be met. If assessments are deferred, the Utility District would have to increase sewer and water rates.

Pres. Tews requested Calnin & Goss be contacted to ask whether they intend to immediately extend the water and sewer through their property. Assessor Richard Eiberger stated they had already been contacted, although Pres. Tews stressed another attempt should be made to verify their intentions.

Pres. Tews and Adm. Archambo concluded that staff shall decide whether the assessments shall be payable upon improvement over 10 years, or subsidized from the Utility bills, and will come back to the next Regular Utility District Meeting Jan. 23 with several options of payment for the project.

3. RESCIND RESOLUTION #051219-4:UD - SET PUBLIC HEARING DATE

No action was taken due to adjournment and will be resubmitted at the Jan. 23 U. D. meeting.

4. SET PUBLIC HEARING DATE

No action was taken due to adjournment and will be resubmitted at the Jan. 23 U. D. meeting.

5. ADJOURN

At 6:58 p.m., President Tews adjourned the special meeting.

Respectfully submitted,

Karen J. Tweedie, Deputy Clerk