

DEHAVAN LAKE SANITARY DISTRICT

MINUTES

Public Hearing
February 18, 2023
9:30 A.M.

CALL TO ORDER

Commissioner O’Keefe called the Public Hearing to order at 9:30 A.M. at the Delavan Lake Sanitary District located at 2990 County Rd F South, Delavan, Wisconsin.

ROLL CALL Present: Kim O’Keefe, Commissioner
David Reider, Commissioner
Richard Beers, Commissioner
Ted Kasch, Commissioner

Absent: Thomas Miller President

Other: Administrator Jim DeLuca
Ray Seitz
Doug Snyder (Engineer)

Visitors: Chuck Saul (Habitat For Humanity)
Lisa Bunne (Habitat For Humanity)
Gordon Loepke
Lisa Loepke
Mary Kay Russin
Kevin Russin
Janet Mohr
Ed Bromeland
Janelle DeLeon
Daniel DeLeon
Mark Matuszewski

DECLARATION OF A QUORUM

Commissioner O’Keefe declared a quorum present for doing business.

MOTION TO APPOINT COMMISSIONER O’KEEFE AS ACTING PRESIDENT

Commissioner Beers made a motion to appoint Commissioner O'Keefe as Acting President for the meeting. Commissioner Kasch seconded the motion which carried unanimously.

MOTION TO APPOINT COMMISSIONER BEERS AS ACTING SECRETARY

Commissioner O'Keefe made a motion to appoint Commissioner Beers as Acting Secretary for the meeting. Commissioner Reider seconded the motion which carried unanimously.

PRESENTATION OF PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE POLICE POWER AND AUTHORITY FOR SPECIAL ASSESSMENT – BROAD STREET AND WOOD AVENUE SANITARY SEWER EXTENSION

Commissioner Beers made a motion to approve a resolution declaring intent to exercise police power and authority for special assessment on Broad Street and Wood Avenue Sanitary Sewer Extension. Commissioner Reider seconded the motion which passed unanimously.

Administrator DeLuca shared we have had several inquiries from people looking to buy vacant lots to see if they could put in a POWTS (privately owned wastewater treatment system) or a holding tank if they build a home on the lot. As these lots are in our District and we do not allow POWTS, the Commission would have to approve a holding tank agreement or consider a sewer extension. As several inquiries have been made, we are at the point where a sewer extension should be considered.

ENGINEER'S PRELIMINARY ASSESSMENT REPORT – BROAD STREET AND WOOD AVENUE SANITARY SEWER EXTENSION

Doug Snyder shared the sewer project would extend the sewer that already exists on Broad Street south to Wood Avenue and then west on Wood Avenue. This extension would provide sewer service to those properties in the proposed extension path that do not have access to sewer at the present time. This would add approximately 2,035 feet of sanitary sewer and approximately 6 new manholes. The entire project cost is estimated at \$913,000. The cost for the extension would be split by the properties benefiting from the extension based upon the property owner's length of frontage along the sewer pipe. This would result in the owners of 21 parcels splitting the cost of the \$913,000 extension based on the length of their frontage.

**PUBLIC HEARING FOR SPECIAL ASSESSMENT OF SEWER EXTENSION –
BROAD STREET AND WOOD AVENUE AND RECEIVE PUBLIC COMMENTS**

Commissioner O’Keefe made a motion to open the Public Hearing for Special Assessment of Sewer Extension – Broad Street and Wood Avenue and Receive Public Comments. Commissioner Reider seconded the motion which passed unanimously.

Chuck Saul, representing Habitat for Humanity, asked how the people benefiting from the sewer extension were to pay for it. Doug Snyder shared there are a lot of options from paying up front to financing over a specified period of years. Administrator DeLuca shared that ultimately, the Commission will decide on the payment options if the proposed extension is approved. The timeline of the project, should it move forward, was also discussed. Habitat for Humanity would like to build a home on this property and may be open to this extension to be able to build. Commissioner O’Keefe shared if the project does not move forward and they want to build, they need to petition the Sanitary District with a request for options.

Ed Bromeland of N2395 Broad Street stated he is opposed to the sewer extension. He is retired and based on the cost presented, the project would cost him \$81,000. Not only can he not afford it, he questions how he would receive \$81,000 worth of benefit at this stage of his life.

Janelle DeLeon of W6830 Wood Avenue shared they just put their mound system in 5 years ago at a cost of \$16,000 and now if this project moves forward, they will have to pay an additional \$57,000 just for the piping to be put in. After that they are billed for the use of the sewer. She stated she is also opposed to the extension. She would also like the District to investigate grants and other federal money that might offset the cost of the extension as well as grants for offsetting the lake operations expenses.

Daniel DeLeon of W6830 Wood Avenue wondered if they could petition to be removed from the Sanitary District if all the property owners agreed that they did not want to be part of the District sanitary sewer. Doug Snyder shared the property owners would need to petition the Town of Walworth to be removed from the Sanitary District. Administrator DeLuca shared that the Town of Delavan and Town of Walworth have authority over the Sanitary District boundary.

Lisa Leopke of W6864 Wood Avenue wanted to know who showed interest in having sewer extended to this area as everyone in the room was opposed to the extension. Commissioner O’Keefe shared the Administrator has had calls from

developers inquiring if sewer is and/or would be available to homes and lots in this area.

Gordon Leopke of W6864 Wood Avenue wondered why they would be required to hook up to the sanitary sewer when property owners on Wood Avenue own the road. It is a private road that the property owners paid for and maintain. Commissioner Beers shared that he also lives on a private road and the Sanitary District has the authority to install necessary equipment and sewer piping. If the extension were to move forward, the road would be repaired to the condition it was in prior to the start of construction.

Janet Mohr of N2406 Broad Street shared she is opposed to the extension. Mark Matuszewski of W6844 Wood Avenue shared he is also opposed to the extension based on the cost.

Mary Kay and Kevin Russin bought 3 lots at the end of Broad Street and they would have to pay \$95,000 if this extension does go in. They are opposed to this extension.

Doug Snyder shared that if they wanted to break the project up, depending on who wanted it, the project could be broken up into phases. The fact that Broad Street is absorbing the bulk of the cost as both sides of the road are in the District verses just one side of Wood Street being in the District was also discussed. Should the project move forward, this is something the Commission could take into consideration.

Commissioner O'Keefe shared that while most everyone in attendance is opposed and the project may not move forward at this time, that does not mean it will not move forward in the future. We did have inquiries about sewer availability however, those that showed interest did not come to the meeting. We will be taking comments for the next 30 days.

CLOSING OF THE PUBLIC HEARING

Commissioner Beers made a motion to close the Public Hearing. Commissioner Kasch seconded the motion which carried unanimously.

ADJOURNMENT

There being no further items to discuss, Commissioner Beers made a motion to adjourn the meeting. Commissioner Reider seconded the motion which passed unanimously. The meeting adjourned at 10:45 a.m.

Richard Beers, Secretary

Date Approved: March 15, 2023