

**MINUTES****REGULAR MEETING****September 16, 2014**

The Regular Meeting of the Lake Pewaukee Sanitary District (LPSD) was duly convened at the Administration Building on the 16th day of September. This meeting was properly noticed. Chairman Richard Nowacki and Commissioners Krause and Ruf were present. Also in attendance: Attorney James Ward; Accountant James O'Brien; Superintendent Thomas Koepp; Recording Secretary, Rita Michaelson. Also in attendance was Cory O'Donnell & Matt Neumann, Neumann Companies; John Siepmann and Jim Siepmann, Siepmann Realty; Bill Ohm & Tony DeRosa, HIS Fiduciary Real Estate Development; and Mike Clark of H & S Engineering.

**Call to Order**—Commissioner Richard Nowacki called the meeting to order at 6:30 P.M.

**Citizens Request** –None

**Approval of Minutes** – Richard Nowacki entered a Motion to approve the Minutes as submitted from the August 19, 2014 Meeting. John Ruf seconded. All said aye.

**New Business**-Bill Ohm, Fiduciary Real Estate Development presented the sewer plans for the “Orthopedic Association of Wisconsin (Delafield Office Park) and Tony De Rosa presented the schematic design package. The plans will have to be reviewed by the District’s Engineer and Attorney prior to approval.

-Following a discussion, Richard Nowacki made a Motion to approve the Developers Agreement with Lake Country Land LLC for Summerhill-West Addition I, subject to a Storm Water Review and approval from the DNR. Seconded by Larry Krause. All said aye.

Jim Siepmann presented to the Board for signature, the Sanitary Sewer Easement for the extension of sewer to the Woodridge Estates Development. Upon review, Richard

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Nowacki requested a Motion to approve the Easement. Larry Krause so moved. John Ruf seconded. Motion approved.

**Unfinished Business-** A discussion was held on the Developers Agreement for Woodridge Estates–Phase I (DELT0763983 on Franciscan Road & KE). Matt Neumann asked if there was any opportunity to review the Cost Share to others calculations in (Section II #2) and have it verified. Richard Nowacki made a Motion (upon recommendation of Attorney Ward) that the District would accept the Developers Agreement if the following contingencies were met. Neumann Companies would post the full amount, and upon review and approval based on the Districts Engineer’s review of the Cost Share to others, if they are correct, Neumann Companies agree to pay. John Ruf so moved. Larry Krause seconded. Motion approved.

-Following a report by Thomas Koepp, Superintendent regarding The Developers Agreement from the F & M Bank (DELT0777996.001 & 0777996.002)(W300 N2885 Maple Ave) and the Cost Share to others. Richard Nowacki suggested that we get an opinion from Chuck Anderson, Engineer for the District and also have it reviewed by our Attorney.

**Financial Report** – James O’Brien presented the financial report for August. He highlighted various costs that affected the reports. Following the above report, Richard Nowacki requested a Motion to approve the statements as presented. John Ruf so moved. Larry Krause seconded. All said aye.

Chairman Richard Nowacki made a motion to approve the vouchers for payment. Lake (\$31,279.54) Sewer (\$64,163.79). Larry Krause seconded. The motion passed unanimously.

The accountant presented the preliminary Budget assumptions for 2015. Discussion was held regarding anticipated increases in maintenance cost due to the age of system and increase for the sewer replacement fund. The quarterly sewer charge is anticipated to increase from \$100.00 to \$103.00.

**Legal Report** –The Developers Agreement was reviewed along with the attorney, by the superintendent and District Engineer.

**Unfinished Business cont'd–**

-Discussion and possible action on the Wetland property – At this time there is nothing to report.

-Thomas Koepp reported that he met with the surveyor of the property and discussed what may be built on property and possible removal or capping of excess sewer connections, and the easements for DELT0780068 & 780068.001. (Maple Ave)  
*(formerly known as Lloyds Never Inn)*

-Thomas Koepp reported that the sewer easement plans for the Zhang Property (DELT0780082.004) *(formerly Maple Bluff Estates)* are currently being reviewed by the District's Engineer.

**Superintendent Report-**

*Lake Report* –At this time, we need additional lake crew. Will put a help wanted ad in the newspaper to help with cutting and shore line cleanup.

-A Lake Planning meeting will be held on October 7<sup>th</sup> with SEWRPAC and the DNR. They have started moving dirt on the Aquatic Plant Management Site today.

*Sewer Report* – Will be fixing a leak on Lakeview Drive and one at Lloyds Never Inn.

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The City of Pewaukee is not putting in sewer at Oak Springs Court due to taking on ground water.

-Thomas Koepp requested the Brookfield Treatment Plant to forward a copy of the plans for new treatment facility

**Next Meeting**-The next meeting is October 21, 2014 at 6:15 P.M. There being no further business brought before the board, Richard Nowacki made a Motion to adjourn at 9.00 P.M., Larry Krause seconded, and all said Aye.

\_\_\_\_\_ John Ruf, Secretary

\_\_\_\_\_ Richard Nowacki, President

