

LAKELAND SANITARY DISTRICT NO. 1

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NOTICE OF MEETING

TITLE OF GROUP MEETING: LAKELAND SANITARY DISTRICT NO. 1

PLACE: LAKELAND SANITARY DISTRICT NO. 1 OFFICE
8780 MORGAN RD.
MINOCQUA, WI 54548

DATE: MAY 27, 2021

PURPOSE: REGULAR MEETING

TIME: 3:00 P.M.

AGENDA:

1. CALL MEETING TO ORDER.
2. APPROVAL OF 5-27-21 AGENDA
3. APPROVAL OF 5-11-21 MEETING MINUTES
4. BETHANY RYERS/ BAKER TILLY – REVIEW OF 2020 AUDIT
5. KYLE HOWARD – HOWARD BROS. – PRESENT PROPOSAL FOR NEW TINY HOMES W/S SERVICE AT THE WATERS, SOUTH MINOCQUA
6. APPROVAL OF IB INSURANCE BUSINESS INSURANCE RENEWAL COVERAGE
7. APPROVAL OF MAY CHECKS AND CREDIT CARD STATEMENT
8. SIGN CHECKS/PAY BILLS
9. INFORMATION/CORRESPONDENCE

TIME OF POSTING: MAY 25, 2021

NAME AND TITLE OF PERSON DIRECTING THAT THIS NOTICE BE POSTED: TOM WIPPERFURTH
PRESIDENT

Upon reasonable notice, efforts will be made to accommodate the needs of the disabled individuals through appropriate aids and service. Contact the Lakeland Sanitary District @ 715-356-4454.

NOTICE OF MEETING.doc

LAKELAND SANITARY DISTRICT NO. 1
Regular Meeting
May 27, 2021

Present: R. LaPlante, T. Wipperfurth, M. Killian

Absent:

Others: W. Peters, J. Benson, Kyle Howard – Howard Bros., Tamra Anderson, Gary Gessler and Dave Hooten from the The Waters, Bethany Ryers – Baker Tilley (via phone conference)

The meeting was called to order by President T. Wipperfurth on May 27, 2021 at 3:00 P.M. All public notices have been posted to meet with the open meeting law and the building is accessible for the handicapped.

Approval of Agenda 5-27-21: M. Killian made a motion to approve 5-27-21 agenda with moving Agenda Item #4 - Bethany Ryers/ Baker Tilly – Review of 2020 Audit to Item #7, moving all other agenda items forward. R. LaPlante seconded the motion. All in favor, motion carried.

Approval of Minutes 5-11-21 Meeting: R. LaPlante made a motion to approve the minutes for the 5-11-21 meeting; M. Killian seconded the motion. All in favor, motion carried.

Agenda Item #4: Kyle Howard – Howard Bros. – Present Proposal for New Tiny Homes W/S Service at The Waters, South Minocqua: K. Howard presented hand-outs to the board outlining his proposal for water and sewer service connections for the proposed 22 new “tiny homes” on the north side of The Waters property. He stated that 20 of the cabins would be 2 bedrooms with 1 bath and 2 units would be 4 bedrooms with 2 baths. He presented in detail the proposed water connections and sewer connections that they would like to install for services to each of the units. He explained that he had contacted W. Peters and J. Benson and had discussed the connection fees that the District charges. It was discussed that the District would charge 1 EDU per unit, connection fees being \$2500 total for water and sewer for each unit. Total connection cost would be \$55,000. He stated that he and the owner of The Waters felt that the connection fees are excessive because they feel that the units would not have much usage based on a single-family home, which the District would also charge 1 EDU for a connection fee. K. Howard stated that most single-family homes have 20 drainage units and 20 water units, the proposed tiny homes would only have half that, 10 drainage and water units each. He is proposing the District only charge The Waters ½ EDU for each of the 20 units and 1 EDU for the 2 larger units, which would be a total of \$30,000. There was discussion if the District had any other similar types of connections in the past, W. Peters stated that we have nothing comparable. M. Killian inquired about the original connection fees for The Waters, J. Benson stated that they were charged 1 EDU per room for the hotel with a pool, as stated in the District’s connection fees.

D. Hooten told the commissioners that he currently has other properties that have these tiny homes in Mercer, WI. He stated that they have noticed that many people renting the units do not use the kitchen facilities while on vacation, so usage here is low. M. Killian stated that he understands the questions about the connection fees but he is questioning the continuity of making an exception to the District's connection fees for this particular project and not others. Being The Waters is a for profit business and that the project is not for a type of community service, e.i. low income housing, etc. he felt that there would have to be more reasons to cut the connection fees in half. D. Hooten stated that they are looking at breaking ground for these tiny homes by July 1, 2021. He is submitting all the proposed plans to Oneida county shortly. He also told the board that next year they are looking at adding on to the South end of the property as well. They want to add on to the water park area and add more hotel rooms. There was a discussion about the additional connection fees The Waters would be paying in the future for more proposed additions. M. Killian suggested that W. Peters gather more information from K. Howard and obtain the unit building plans. There was a discussion about the District connection fees and W. Peters stated that the board would need to figure out the verbiage for the proposed tiny homes – if we call them rooms/ cabins/ homes/ etc. in order to figure out the EDU connection fee. It was decided that more information would be gathered and the board will discuss and have a decision for the matter at the next board meeting June 8, 2021.

Agenda Item #5: Approval of ib Insurance – Business Insurance Renewal

Proposal: M. Killian made a motion to approve the District's business insurance renewal with ib Insurance group, with the new coverage with The Cincinnati Group for the 3 year rate lock term. R. LaPlante seconded the motion. All in favor, motion carried.

Agenda Item #6: Approval of May Checks and Credit Card Statement: M. Killian made a motion to approve the checks and credit card statement for May; R. LaPlante seconded the motion. All in favor, motion carried.

Agenda Item #7: Bethany Ryers/ Baker Tilly – Review of 2020 Audit: Bethany Ryers was placed on a conference speaker phone call to present to the board the 2020 audit done by Baker Tilly. B. Ryers went over the audit report in detail and explained to the board their work and findings. She explained the financial reports in detail, stating the District's rate of returns is down slightly from last year, 1.6% for 2020 and 1.8% for 2019. She stated that the District is eligible for a simplified rate case increase. She explained that the sewer expenses are higher than revenues because sewer includes depreciation. Water expenses and revenues are pretty even. The District has over 22 months of unrestricted cash which is above the recommendations, so the District is in good standing financially. The District has strong revenues and she suggested that we look at 5 to 10 year large capital projects that need to be done. W. Peters stated that the District is doing a plant feasibility study with MSA and is planning on going forward with a plant upgrade in the near future.

Agenda Item #8: Sign Checks/ Pay Bills

Agenda Item #9: Informational/Correspondence: W. Peters told the board that the new combo vac/jetter truck should be here in about 2 weeks. He also informed the board about correspondence with the Town of Arbor Vitae in regards to the American Rescue Plan. He stated that it sounded positive in an initial conversation and that the town wanted to share some of the funds with the District for improvements. However, at the Town of Arbor Vitae's last board meeting there was opposition, W. Peters showed the commissioners the news article. T. Wipperfurth asked about applicants for the part time office position, J. Benson stated that there has been no applicants. Next board meeting will be held June 8, 2021. There being no further business, the meeting was adjourned at 4:03 P.M., on a motion by T. Wipperfurth, seconded by R. LaPlante.

Clerk: *Rick A. LaPlante*