

Feb. 23, 2022

Harmony Grove- Okee Jt Minutes

Commissioners Present at role call; Tatro, Benson, Pickle, Seaton, Henry

Employees Present; Connie Sears, Josh Brodeur

Engineer Present; Lukasz Lyzwa and Kent Fish

Citizens; Ingrid Flemming HG, Gene Flemming HG, Roger Wetzel Okee

1. Called to order by President Seaton at 6:02 p.m. Proper notice given in compliance with Wisconsin State Statute # 19.84. Roll call was taken.
2. **Public input-** Ingrid Flemming expressed her concerns on the cost effectiveness of the Town of Lodi wanting to merge the Sanitary District's into a Town Utility. Benson suggested she contact the Town of Lodi with her concerns. Seaton stated he does not know what the Town is thinking and Henry stated he did not think it would be cost effective. Ms. Flemming went on to say, "why fix something that's not broken?" Gene Flemming stated they have lived here since 1995 and have never had a problem, except once with some fill used when the water district changed out a hydrant near our property, and it was fixed without incident. Lukasz from General Engineering stated there is more transparency with separation in his experience. Seaton suggested they take their concerns to the Town to see what their intentions are.
3. **Jan. 26, 2022 Meeting Minutes-** Henry/Benson motioned to approve the Jan. 26, 2022 meeting minutes as presented. Motion carried.
4. **SBR Building Replacement** – Lukasz Lyzwa our engineer presented the Commission with preliminary plans and costs for 3 different Building upgrade plans. Kent Fish a structural engineer with General Engineering, suggested going with the soft corner design with higher peaks. The process of replacement, once the design is agreed on will next be submitting the design plans to the State of WI. DNR for approval. The time frame would be in April 2022 send the projects out for bids with late summer for the project to be completed. Some discussion was had. Henry motioned to move forward on General Engineering's recommendation on the plant rebuild. Pickle seconded. Motion carried.
5. **Sludge Removal** – Lukasz Lyzwa reported United Liquid Waste is looking for possible local fields that we can spread our sludge in. We have some leads that may be viable. Fields need to be approved by the DNR and permitted also through the DNR. There is a process to sludge spreading. The age of the lining in our lagoons will dictate how much sludge will remain in the lagoon. Potency of the sludge is also a factor and how it will be applied to the fields. Sludge testing is expensive and will need to be done closer to the start date of the removal. The results of the testing need to be less than 90 days old from the start of the project. ( Clerks note; Atty. Bill Cole arrived- 6:50 pm)
6. **Superintendent Report-** Josh reported everything is going good. He has been working on future projects. He will be taking vacation from Feb. 28 – March 3, 2022.
7. **Clerk Report-** Clerk reported everything is going good.
8. **Treasurer Report-**
  - a. Motion by Henry/Benson to accept the Operating Income / Budget Statement ending Jan. 31, 2022 as presented. Motion carried.
  - b. Motion by Benson/Henry to accept General Ledger dated Jan. 1- Jan. 31, 2022. Motion carried.
  - c. Motion by Wolter/Pickle to approve Feb. 2022 check register with check #'s 10,756-10,776, and A20998-A21002, for a total of \$99,712.35. Motion carried.
9. **Citizen input and discussion of the purchase of property located at W10901 Lake Point Dr. –** Ingrid Flemming stated she thinks it's a great idea. It's centrally located and within the Sanitary District and the building is a sound structure. Henry stated there are two fire proof rooms for our records and historical mapping. Gene Flemming likes the fact that is ADA compliant. Henry stated he believes the employees need more space for working, he stated Josh our Sewer Superintendent needs an area to conduct meetings. Seaton went on to say the minimum amount of space we need for our office is 850 sq. ft. (Clerks note 7:15pm Chad Wolter arrived) Seaton had a building design of the space at the Town Hall he presented. He went on to say the Town Hall is not viable for our needs. Seaton also explained the

chain of events with Hometown Bank contacting our office on selling of the property. Pickle stated we need more space than the Town has available, he continued by saying, the space we are looking at is a marketable piece of property and is a good investment and he feels it is good for the Harmony Grove Community and the Okee Community. Henry went on to say that purchasing this property has the potential to house the Town employees if anything happens to the Town Hall. He also stated we need to provide a better work area for our current employees. Wolter stated he feels it would be foolish to buy the building. He feels the market could crash. Wolter went on to say he thinks we should move into the Town Hall. Wolter stated that the Administrator could sit in the same office with the current Town Staff. Administrator Sears asked about the Water Operators. She stated that they all work closely together out of this office and have many duties that they conduct out of this location, moving farther from the water district they serve may have a negative effect on their emergency service. Ingrid Flemming stated she doesn't think it would be a good idea to go to the Town Hall location. Gene Flemming stated he knows there is not enough room at the Town Hall. Wolter stated that the Commission didn't look at any other options; he went on to say that we could look to rent something in the City of Lodi. Seaton stated we need to look at this in long term and this building allows us to continue running effectively and efficiently and buying is better than renting. Seaton went on to say, this is the right thing to do for our community and there are benefits of equity in owning land. Roger Wetzel stated buying the property is the logical thing to do, and if you have not gotten any concerns from your constituents on buying this property, Wetzel feels it's the right thing to do. He stated the purchase will be at a shared cost between HG and Okee at an approximate 60/40 split and is handicap assessable.

10. **Closed Session-** Henry/Benson motioned to go into closed session pursuant to Wis. State Stat. 19.85 (1) (e) for deliberating or negotiating purchasing of public properties. (acquisition of property located at W10901 Laker Point Dr. Lodi WI. 53555) Pickle- yes, Wolter- yes, Tatro- yes, Henry- yes, Benson- yes, Seaton- yes. Motion carried.

11. 8:29 pm Benson/Wolter motioned to go back into open session. Motion carried.

12. **Action regarding acquisition of property located at W10901 Lake Point Dr. Lodi WI. 53555.**

Seaton motioned to approve the purchase the property at W10901 Lake Point Dr. Lodi WI. 53555 as proposed by the Seller, with the following terms to be stated in a counter-offer:

- a. Seller to provide a real estate condition report and the sale contingent upon District approval of same;
- b. Seller to provide the Frontier lease and the sale contingent upon District approval of same;
- c. Seller to deliver an estoppel letter re: the Frontier lease;
- d. Seller shall be liable for all damages during the post-occupancy period; and
- e. Seller to maintain insurance during the post-occupancy period naming the District as an additional insured.

and to direct staff and counsel to take the action necessary to acquire the property pursuant to those terms. Henry seconded the motion. Pickle- yes, Wolter- no, Tatro- yes, Henry- yes, Benson- yes, Seaton- yes. Motion carried.

13. Funding for 2022 projects – No action taken.

14. **Future Agenda-** Funding for future projects

15. **Next regular meeting-** March 23, 2022

16. **Adjourn-** Benson/Pickle motioned to adjourn meeting at 8:45 pm. Motion carried unanimously.

Submitted by:

Connie R. Sears

Joint District Administrator

Clerk/Treasurer

March 23, 2022