

Delafield-Hartland
Water Pollution Control Commission
416 Butler Drive, Delafield WI 53018-1871
Phone: 262-646-4364/Fax: 262-646-5187

Commission Meeting Minutes for February 19, 2008
Delafield-Hartland WPCC Treatment Plant Board Room

Time: 7:00 p.m.

CALL MEETING TO ORDER

R. Landwehr called the meeting to order at 7:00 p.m.

ROLL CALL

City of Delafield

Paul Craig
Michele DeYoe
Beth Leonard
Ed McAleer

Village of Hartland

Karen Compton
Richard Landwehr
Michael Meyers
Rick Stevens

Also Present

Rose Frick
Bob Hyde

Guests

Tom Hafner – City of Delafield DPW Director
Marilyn Czubkowski – City of Delafield Administrator

APPROVE MINUTES OF JANUARY 15, 2008 COMMISSION MEETING – ACTION THEREON

M. MEYERS MOTIONED TO APPROVE THE MINUTES FROM THE JANUARY 15, 2008 MEETING. E. MC ALEER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. SEVEN WERE IN FAVOR. M. DE YOE ABSTAINED. MOTION CARRIED.

GENERAL MANAGER'S REPORT

LEASING OF DEL-HART PROPERTY BY THE CITY OF DELAFIELD – ACTION THEREON

Two appraisals were received and forwarded to the Del-Hart Commissioners. An email received from W. Thiel from the Village of Hartland expressed his concerns due to the wide discrepancy of values in the two appraisals received. He recommended that a third appraiser be retained to review the two appraisals and to possibly get a third appraisal.

T. Hafner stated that the biggest issue for discussion tonight was not the price, but whether Del-Hart was interested in pursuing an arrangement with the City. The City was willing to get another appraisal if the Commission was interested. The City is in need of space. If the City's space needs referendum is successful, expansion of the DPW would take place. This

expansion would create a need for DPW storage space of approximately 3 acres to be located elsewhere.

R. Landwehr stated that he originally met with G. Mac Dougall this past summer to look at the property. He is not presently in favor of the project because the scope has expanded considerably since this initial meeting. R. Stevens stated that originally one acre was requested, then six acres, and now three acres. He felt that the City of Delafield would need more and would soon be requesting more property. T. Hafner responded that his communication regarding this project has been consistent. The real need is two acres, but three acres would provide flexibility. The actual proposed property provides a gross 3.4 acres with net usable area of 2.7 acres. He asked what the concerns were regarding outdoor storage. Del-Hart expressed concern regarding the appearance of the area if the City were to occupy it. T. Hafner stated that one or two donated cars that would be used for the fire department training practice could be stored on the property but the cars would not be unsightly. The DPW crew takes pride in the site appearance; the premises would be kept clean. This property is a compatible use. M. DeYoe stated that there had to be a way to create a shield so that it does not look disorderly and to satisfy the need to look reasonable. T. Hafner stated that the initial site plan called for screening through the use of trees. M. DeYoe stated that the Commissioners needed to be assured that this would be put into practice. T. Hafner stated that adjoining property owners would be consulted and their ideas considered. The City of Delafield Plan Commission would ultimately address the screening aspect. M. DeYoe stated that this was her district and she would pay strict attention to make sure that this area would not look unsatisfactory. It was stated that salt and sand would not be stored at this location; however asphalt would be. M. Meyers was concerned about the leaching of contaminants from the asphalt into the soil. M. DeYoe stated that there must be a way to contain the asphalt that would satisfy everyone. B. Hyde stated that he was positive that this land would not be needed by Del-Hart in the future. E. McAleer stated that this is worth pursuing in order to generate income for Del-Hart. He was upset that Del-Hart would sell land to a private developer but when the City of Delafield has a real need, Del-Hart hesitates. The City does not have any other place to go. If the referendum passes tonight, a place is needed for this type of storage. P. Craig was pleased to see this group express interest in the concept. K. Compton thought that the Delafield DPW belonged on one site and if she was on the City of Delafield Common Council she would not vote in favor of this. B. Leonard thought that this would be a win-win situation. General discussion took place on the possibility of selling the land. After further discussion, it was the non-binding consensus of the committee that Del-Hart should move forward with allowing Delafield to use the land either through a lease arrangement or sale of the land. R. Stevens requested investigation as to whether it would be possible to sell the property. M. Czubkowski, City of Delafield Administrator, was pleased that this was being discussed. She suggested that since the first two appraisals had been arranged by the City, that Del-Hart choose a third appraiser and the City of Delafield would pay for it. If a letter is needed to this effect, she would be happy to provide one. E. McAleer suggested contacting Attorney Fenner for a recommendation of an appraiser. B. Hyde will contact Attorney Fenner tomorrow to ask him for one. Documents will be researched to determine whether there are deed restrictions (or any other restrictions) on the land. An email had been received from Attorney Fenner regarding the lease matter and this memo was distributed to the Commissioners at the meeting. K. Compton thought that the best route for the Commission should be considered – whether it would be better to lease or sell the land.

HYDROGEN SULFIDE (H₂S) MITIGATION PROJECT – ACTION THEREON

Due to poor weather conditions, the project has been stalled. Three basements off of Highway C in the Copperfield neighborhood were backed up and two basements off of Garner Ridge. The contractor is dealing with his insurance company and is trying to keep everyone happy. B. Hyde explained why this may have happened and how it was rectified. He has requested an extended warranty and televising of the line by the contractor in a time frame determined by Del-Hart and at no cost to Del-Hart. Before Del-Hart releases any final retainage funds, the owners of the properties affected will be contacted to assure their satisfaction with the contractor's remedies. B. Leonard stated that Garner Ridge was her district and she had not received any calls on the matter. R. Frick has been very active in the public relations aspect of this problem and reported that all of the families have been very cooperative and all of the property owners seemed satisfied with the response from Del-Hart and the contractor. B. Hyde has received a request from one of the residents for assurances from Del-Hart that the sewer did not cause the back-up, but that it was due to an accidental incident related to the installation of the liner. A letter was read by B. Hyde that he composed for the resident. The Commissioners felt that the letter was well written, but that Attorney Fenner should be contacted for his legal opinion.

Areas that will be worked on were reviewed. It was expected that the lining project will be done by March 8th. Notification of all affected residents has taken place throughout the project. P. Craig stated that the recent press releases from Del-Hart have done a good job of notifying the public about this project.

A report from Strand dated January 7, 2008 was received; the Commissioners had received a copy of it for their information.

NON-POTABLE WATER LINE LEAK – ACTION THEREON

A leak has been detected at the Del-Hart facility and B. Hyde told the Commission that it needs to be repaired.

P. CRAIG MOTIONED TO REPAIR THE WATER LINE LEAK. R. STEVENS SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

THE TRIAD GROUP UPDATE

Triad may be on line by mid-March.

FINANCE DIRECTOR'S REPORT

VISU-SEWER CLEAN & SEAL INVOICE – ACTION THEREON

P. CRAIG MOTIONED TO APPROVE THE VISU-SEWER INVOICE DATED FEBRUARY 1, 2008 IN THE AMOUNT OF \$470,258.93. M. MEYERS SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

STRAND INVOICE – ACTION THEREON

E. MC ALEER MOTIONED TO APPROVE THE STRAND INVOICE DATED FEBRUARY 11, 2008 IN THE AMOUNT OF \$1,716.85. M. MEYERS SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

FINANCIAL STATEMENTS

The January financials are still in process with beginning of year changes. R. Frick is in the process of redoing the Budget Comparison report and therefore financial statements were not handed out at the meeting.

APPROVE EXPENSES & DISBURSEMENTS – ACTION THEREON

B. LEONARD MOTIONED TO APPROVE. M. DE YOE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. SEVEN WERE IN FAVOR. M. MEYERS ABSTAINED. MOTION CARRIED.

ADJOURN

M. DE YOE MOTIONED TO ADJOURN FROM THE MEETING. R. STEVENS SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:57 P.M.

Respectfully submitted:

Minutes prepared by:

Rosemary Frick, CPA
Finance Director

Accurate Business Communications, Inc.