

## **MINUTES OF THE WATER COMMISSION MEETING – JUNE 21, 2011**

### **Call to Order**

Water Commission meeting was called to order at 6:00 P.M. by Larry Van Lankvelt, Chair Pro Tem

### **Roll Call**

PRESENT: Larry Van Lankvelt, Chair Pro Tem

Mike Bevers

Tim Bevers

Tim Wegand

Village President Michael Vanden Berg

EXCUSED: Kevin Coffey Chair, MCO Rep. Jerry Verstegen

ALSO PRESENT: Director of Finance Dale Haug, Director of Public Works Roy Van Gheem,  
Village Administrator Charles Kell, Village Clerk Vicki Schneider

### **Public Appearance for Items Not on the Agenda**

None

### **Approval of Minutes**

#### **Water Commission Minutes of May 17, 2011**

*Moved by Commissioner M. Bevers, seconded by Commissioner T. Bevers to approve the minutes of May 17, 2011 as presented.*

All Ayes – Motion Carried

### **Discussion on Water Tower Lease Agreement Changes Requested by AT&T**

C. Kell noted that the original lease was with Cingular Wireless Co., and they were purchased by AT&T. AT&T is requesting modifications to the lease agreement they have with the Village for the space they lease on the Village's water tower. They are claiming their operating costs are escalating and they are proposing a reduction in their rent which would be \$1,000 less per quarter and also a reduction in the percentage of the rent acceleration. C. Kell stated that in his conversations with their lease consultant the items they are asking for are negotiable. It was also pointed out that the current lease can be canceled by either party with a 30 day notice and if the Village agrees with the new lease amount, they will guarantee the rental income for 36 months. The original lease was a 10 year lease that originated in 2007. C. Kell stated that staff objects with their requests to be able to sublease the space and to have 24/7 access without having to contact a Village representative. R. Van Gheem stated that the way the lease is now, they are not allowed to access the site without a Village representative and that is required by Homeland Security and EPA. AT&T would also like the right of first refusal if another company wants to buy up space on the towers. Discussion took place. R. Van Gheem stated while the rent income is nice, everyone needs to remember this is a water tower. Commissioners agreed that they do not agree with the 24/7 access request to access the site without a Village representative present and the Commissioners also do not agree with the request to sublease the space. C. Kell stated that he will check with his colleagues through the administrator's network on how they are handling the requests to modify the contracts with their municipalities and he will contact the AT&T representative to let him know some things are off the table. The Commission will be updated at the July Meeting.

### **Progress Reports**

#### ***MCO Operations Update***

R. Van Gheem reported that VFD startup at Well #3 went well and MCO is also working on hydrant flushing at Kraft. R. Van Gheem stated there are sites throughout the Village where water samples are taken from and these sites are approved by the DNR.

**Director of Public Works**

R. Van Gheem reported that due to the weather the water main work on Kelbe Drive has been pushed back a few days and staff is also working on the Polk Pond design, water main project on Rosehill Rd., Village North subdivision, and construction on Holland. R. Van Gheem stated the public informational meeting on the Rosehill Rd., Holland Rd., and Elm Dr. projects is taking place next week.

**Finance Director**

D. Haug reviewed the letter that was sent to the Village's largest utility users to inform them of the sanitary rate increases and the PSC study and the possible water rate increase of 15%. D. Haug noted that the letter also commented on the article that will appear in the Village's newsletter on the Combined Local Cost of Municipal Services and the Village's rank as the lowest amongst the seven. D. Haug also reviewed the water budget status. D. Haug reported on the Senior Apartment Complex back billing issue noting that they are paying their current charges but nothing has been paid on the back charges. D. Haug noted that the State's budget bill will not allow for delinquent charges to be placed on the landlord's tax bill and the Commission will likely have to decide in the future if they are going to consider disconnecting water services for delinquencies.

**Approval of Vouchers**

*Moved by Commissioner M. Bevers, seconded by Commissioner Wegand to approve and authorize payment of the vouchers from their respective funds as presented.*

All Ayes – Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

Staff noted that the date for the Water Works convention is September 20 to 23<sup>rd</sup> in the Wisconsin Dells. C. Kell alerted the Commission to a situation that had previously been brought to the Commissioner attention about a home on W. Main Street and the property owner's claim that water continues to run to his house because his sump pump continues to run and he believes this is because of a service break that occurred near his home. C. Kell stated that he has asked J. Versteegen to write up a report on this situation. R. Van Gheem stated that the Village has done due diligence with this property owner as they have been out there several times and they cannot find a leak and it is likely due to a the very wet spring that we have had.

**Adjournment**

*Moved by Commissioner Wegand, seconded by Commissioner M. Bevers to adjourn the meeting at 7:02 p.m.*

All Ayes - Motion Carried

**VILLAGE OF LITTLE CHUTE**

---

Attest: Vicki Schneider, Village Clerk

---

By: Larry Van Lankvelt, Chair Pro Tem