

## **MINUTES OF THE WATER COMMISSION MEETING – FEBRUARY 21, 2012**

### **Call to Order**

The Water Commission meeting was called to order at 6:00 P.M. by Kevin Coffey, Chair

### **Roll Call**

PRESENT: Kevin Coffey, Chair  
Mike Bevers  
Tim Bevers  
Larry Van Lankvelt

EXCUSED: Tim Wegand  
Vicki Schneider, Village Clerk

ALSO PRESENT: Director of Public Works Roy Van Gheem, MCO Rep. Jerry Verstegen, Village Administrator Charles Kell, Finance Director Teri Matheny

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

None

### **Approval of Minutes**

#### **Water Commission Minutes of December 20, 2011**

*Moved by Commissioner M. Bevers, seconded by Commissioner T. Bevers to approve the minutes of December 20, 2011 as presented.*

All Ayes – Motion Carried

### **Review/Possible Action- Lease Agreement with T-Mobile for Cell Facilities on the Stephen Street Water Tower**

C. Kell stated that he is recommending that the Commission recommend approval of the Lease Agreement to the Village Board. C. Kell stated that he was contacted by T-Mobile regarding his concerns over the provision that allows the ability to sublease the property and that it is being taken out of the Lease Agreement. C. Kell stated that the agreement is ready to go and that T-Mobile has offered an extra one hundred dollars a month in rent. Commission was in agreement that lease amount should be increased to \$1,500 a month.

*Moved by Chair Coffey, seconded by Commissioner Bevers to Recommend to the Village Board Approval of the Lease Agreement with T-Mobile for Cell Facilities on the Stephen Street Water Tower as Negotiated by Village Administrator.*

All Ayes – Motion Carried

### **Update on Open Range Equipment Removal from Jefferson Street Water Tower**

C. Kell stated that through a court authorized auction process, Netwurx LLC bid on the remainder of the Open Range equipment. Jerry Verstegen stated that he was waiting to hear back from someone at Netwurx LLC regarding the removal of the equipment.

### **Update on Proposed Lease Changes Requested by AT&T for the Stephen Street Water Tower Lease**

C. Kell stated that Md7, LLC is a company that is negotiating the lease for AT&T and he recommends that some modifications need to be made before accepting the lease. C. Kell stated that he will report back to the Commission when he hears back from Md7 regarding the modifications. T. Matheny stated that for the lump sum amount of \$300,000, a few extra years could be put on the lease but it should not be perpetual.

### **Discussion/Possible Action – Potential Refinancing of Water Utility Debt**

T. Matheny stated that she is looking at refinancing the Water Utility Debt and would like the Commission to look at future project needs that could be included in the refinancing to take advantage of the current low interest rates.

### **Update on Public Service Commission Investigating PILOTs Paid by Municipal Water and Electric Utilities**

T. Matheny informed the Commission of the investigation that the Public Service Commission is performing on PILOTs (Payment in Lieu of Taxes) and that they have opened a generic docket for reference. T. Matheny stated that the Village is not required to report anything at this time and she will keep an eye on the progression of this investigation and report information to the commission.

T. Matheny stated that the Public Service Commission sent her a packet of new final rules and she plans to update the Commission on the new rules on an annual basis.

### **Progress Reports**

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

J. Verstegen reported that there were three water main breaks in January two of them on Sanitorium Road and one on Lincoln Avenue and there were three breaks in February. J. Verstegen reported that most of the 1.5 to 2 inch commercial meters had been replaced and the Department has started on the replacement of residential meters. J. Verstegen reported that a complaint was received from Miller Masonry about water left behind from workers and the issue was taken care of. J. Verstegen stated that Vincent Lamers reported a chlorine taste to his water at his home and that after flushing it was improved but the problem came back in two weeks. J. Verstegen stated that he plans to monitor the situation and possibly put in a flush box at a later date if needed. J. Verstegen reported that the Aquamatic valves at Doyle Park are developing pin holes and that replacement of some is necessary and he is looking into corrective action from the manufacturer of the valves. J. Verstegen reported that the #4 Booster Pump Project is finished and came in under budget and that he will put together a final report on the project for the March meeting. J. Verstegen reported that he received a sanitary survey from the DNR and everything was fine but the DNR Rep had to write up three things that needed improvement.

#### ***Director of Public Works***

R. Van Gheem reported that his department has finished another phase of the private sewer laterals and that there will be another thirty or forty replacements required on Buchanan St. R. Van Gheem reported that he hopes to look at the plans for utilities for Buchanan St. and Sanitorium Rd. in the near future so work can begin in early May.

#### ***Finance Director***

T. Matheny reported that 40% of the customers that had private sewer lateral assessments paid their bill within the 60 day period. T. Matheny reported that she is not able to provide a final 2011 year to date expense report until next month.

### **Approval of Vouchers**

Commissioners reviewed the bills list.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner M. Bevers to approve and authorize payment of the vouchers as presented in the amount of \$146,997.55 and draw from their respective funds.*

All Ayes – Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner T. Bevers, seconded by Commissioner Van Lankvelt to adjourn the meeting at 7:10 p.m.* All Ayes - Motion Carried

**VILLAGE OF LITTLE CHUTE**

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By: Kevin Coffey, Chair

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Attest: Vicki Schneider, Village Clerk