

MINUTES

DATE: TUESDAY, FEBRUARY 7, 2023

TIME: 7:00 PM

PLACE: 345 West St, Arena, WI 53503

PURPOSE: REGULAR MONTHLY BOARD MEETING WITH THE FOLLOWING AGENDA:

1. **Call to Order** at 7 p.m. by Village President Kate Reimann
2. **Roll Call:** Kate Reimann, Kathy Stoltz, Tami Erspamer, Brittany Carney, Jim Doerflinger, Kristen Shea, Melissa Bandell
3. **Pledge of Allegiance**
4. Motion made by Bandell to **Approve February 7, 2023 agenda**. Seconded by Shea. Motion carried.
5. **Consent Agenda: *Items listed under consent agenda will be approved in one motion without discussion unless any Board member requests that an item be removed for individual discussion.***
 - a. **Approval of minutes from the January 3, 2023 Regular Board Meeting**
 - b. **Approval of monthly invoices and biweekly payroll**

Motion made by Stoltz to approve above consent agenda. Seconded by Erspamer. Motion carried.
6. **Public Comment – Please be advised per State Statue section 19.84(2), information will be received from the public; be further advised that there may limited discussion on the information received; however, no action will be taken under public comments. It is the policy of the Village that there is a two-minute time limit per person. Time extensions may be granted by the President. Please register your name on the sign-in sheet prior to the start of the meeting.**
7. **SPEAKERS: MSA, Andy Zimmer – Update on projects**
 - Review bids and award Wellhouse#2 contractor:**

Received two bids: CCJ Construction \$2,250,450.00
Olympic Builders General Contractors \$2,514,450.00.

Estimate: In Sept. 2021 estimated 1.8 – 2.0 M (included Drilling well, wellhouse#2 and engineering). Total costs estimated at \$2.86M. Noted it has been challenging keeping up with the industry in pricing.

Contractor Review: MSA has not worked with CCJ Construction so checked references and received positive reviews, subcontractors are notable/good team.

Funding: Ehlers conducted an analysis and it is still affordable with utilizing Safe Drinking Water and TIF funds. Extra costs coming from TIF with a proposed 3% water rate increase in 2024 – to be discussed further with Ehlers once DNR approves the Financing Agreement.

Recommendation to Award: Sees no reason not to approve.

Construction Schedule: Will begin as soon as the well is complete – next couple of months.

Motion made by Bandell to approve CCJ Construction bid for the Wellhouse#2 in the amount of \$2,250,450.00. Seconded by Stoltz. Motion carried 4-3 with Shea, Doerflinger and Carney opposed.
 - Review bids and award Sewer & Lift Station Project contractor:**

Received three bids: JI Construction LLC, Livingston - \$1,979,895
Fischer Excavating Inc., Brookfield - \$2,215,790.50
Super Excavators Inc., Menomonee Falls - \$3,675,080.00.

Noted it is a difficult project and the further away you get the increased cost. Andy Zimmer reviewed why the project was needed and this was the best alternative. Rehabbing the existing lift station would

be close to the existing estimate of this project. Public Works Sup Bauer indicated would need to upgrade both lift stations within the next five years if don't do it know.

Estimate: Facility plan estimated a cost of 1.2 million includes the lift station upgrade (\$900,000) and baseline sewer lining (\$290,000). Increased estimate to 1.5M in Dec 2022. Concerns were noted with why such an increase in cost. JI Construction was present and noted material costs have increased 100-150%. Fuel, steel, and equipment costs have all increased. Interest is going up and have to pay for these upfront before municipality pays so need to take out loan to cover. Have to pass these carry costs to the consumer. If the TIF increment continues to climb and can lock into first quarter interest, the TIF could possibly cover the costs of the loan. On the conservative side, would be short \$118,400. Ehlers is proposing a 5% increase every three years to help with loan and O&M. (Bandell calculated 5% of base rate = \$30.74 to \$32.28/month or \$18.45 annually per resident). To be discussed further with Ehlers. With the continual sewer lining and decrease in clear water entering the sewer system to Dane-Iowa WW, will continue to keep costs down.

Contractor Review: Has not worked with JI Construction. Checked two references which indicated they have dealt with wet sewers in the past, consistent with vision and favorable reports.

Recommendation to Award: Yes

Construction Schedule: Planned to start in March

Motion made by Bandell to award Interceptor Sewer and Lift Station Upgrades to JI Construction LLC in the amount of \$1,979,895. Seconded by Stoltz. Motion carried 7-0.

-Review bids and award Village Edge Road contractor:

Received two bids: S&L Underground, Inc. - \$254,210.40 (includes \$31,583.90 coming from Water Utility, \$222,626.50 General Fund)

Meise Construction Inc. -\$309,781.00.

Estimate: In Aug 2022 estimated \$222,500 - \$240,000 including engineering fees.

Contractor Review: MSA has worked with S&L Underground and are qualified to do the work.

Funding: Is coming from the loan taken out with The Peoples Community Bank (total \$250,000). Will need to use small amount of capital or cash on hand to complete the project.

Schedule: Is dependent on Alliant Energy. Poles are in the path of the trail, planning on relocated underground.

Materials ordered but there has been a delay in receiving them. Anticipated start time in July to be completed by October. This will need to be changed but the contractor has agreed to hold the contract price thru the winter as long as it is completed by May 2024 due to union rates increases.

Question asked if grants have been applied for this project – yes and have been denied the past two years. Costs and interest continue to increase, and the road continues to get worse. Combined projects to get a better pricing. Discussed in length if there would be savings going from asphalt to cement and making the path 5 ft vs 8 ft wide. MSA noted they would be competitive in price. Could request a change order once bid has been approved. Clerk noted that changing it to a sidewalk, falls under village ordinance for the adjoining owners will now have to maintain it vs the path the Village is responsible for.

Motion made by Bandell to approve S&L Underground bid of \$254,210.40 for the Village Edge Road project.

Seconded by Stoltz. Motion carried 7-0.

8. President's Report:

A. Motion made by Stoltz to **Appointment of Deanna Grimes to Plan Commission, term expires 4/2023.**

Seconded by Erspamer. Motion carried.

9. Monthly Maintenance Report

10. Clerk/Treasurer Report

11. OLD BUSINESS:

12. NEW BUSINESS:

A. **Melissa Bandell – Discuss little league plans this year, fees and budgeted funds by Village.** Bandell indicated she was the representative of Arena for the RV Little League. Asked how much the field cost -

\$25/day/field included dragging but coaches lined. Has charged \$200 annually for Little League – donated past couple of years. Would like to use the concession stand – cost \$25/day. Unsure how many teams and games will be played in Arena. Would like the small diamond lines and bases extended to 70 feet (10 ft). RV LL willing to pay for the cost to complete. This allows the diamond to be used for different age groups. Would like to see an agreement with RV LL so ensure the project gets completed and paid for. To bring back at next board meeting. Motion made by Stoltz to postpone until March 7, 2023, board meeting. Seconded by Carney. Motion carried.

- B. Motion made by Shea to approve **Resolution 2023-03 Declaring Village Edge Road is a street and the Village owns and will maintain the path.** Seconded by Bandell. Motion carried unanimously via roll call vote.

Discussion and possible action regarding reports from the following Committees:

13. Public Works

- A. Motion made by Bandell to approve **Midwest Meter – replacement of Badger Galaxy Gateway** for \$12,671.00. Seconded by Erspamer. Motion carried. Galaxy Gateway stopped working end of December. Attempted to repair and is not possible. Satellite transmitters – currently have 30 installed and read off the AT&T tower vs the Gateway. Once all meters are updated with the transmitters, will no longer need the Galaxy but that will be several years. Can only estimate meters for six months. Would need access to inside homes to read meters if want to wait several years to get everyone switched over to the transmitters. Also a delay in getting enough transmitters due to production delays – only budget for 24 transmitters/year, have roughly 400 meters.

14. Finance, Technology, Licensing

- A. Motion made by Stoltz to approve **Resolution 2023-01 Budget Resolution.** Seconded by Bandell. Motion carried unanimously via roll call vote.
- B. Motion made by Stoltz to approve **Resolution 2023-02 Set Reserves.** Seconded by Bandell. Motion carried unanimously via roll call vote.

15. Dane-Iowa/Wastewater

16. Emergency Response

- 17. **Fire/EMS** – Approved resignation of EMT Stephanie Benisch. Interviewed two for EMT positions. Offered to both, to start in June. Fire Dept gun raffle Feb 12th. Recruiting volunteers.

18. Personnel

19. Plan Commission

- A. Motion made by Shea to approve **Ordinance #2023-0206 Approve CSM and Rezoning of Parcel #101-0200.C, 101-0200.H7, 101-0200.H14 from Ag to R-1** contingent on easements and bank approvals. Seconded by Bandell. Motion carried unanimously via roll call vote.
- B. Motion made by Shea to approve **Ordinance #2023-0207 to Amend Chapter 18.105, 10.20, 18.25, 18.30, 18.35 of the Municipal Code of the Village of Arena, Iowa County, Wisconsin Relating to Zoning – Mobile/Manufacturing Homes and District Specifications Requirements.** Seconded by Stoltz. Motion carried unanimously via roll call vote.

20. Police – Report

- 21. **Informational/Education:** Kate Reimann reported that Todd Pinkham, Fire Chief would like to thank the Public Works Department for turning on the pump for adequate water for the house fire.

- 22. Motion made by Stoltz to **Adjourn.** Seconded by Carney. Motion carried at 9:03 p.m.