

# LAKE WAPOGASSET & BEAR TRAP LAKE SANITARY DISTRICT

## MEETING MINUTES—August 21, 2017

The August meeting of the LWBT Sanitary District was called to order by President Dave Erspamer at 7:00 in the District Office.

Commissioners present: Dave Erspamer, Commissioner-President; Mark Tryggestad, Commissioner-Treasurer; Paul Elbing, Commissioner-Secretary; Dennis Badman, Commissioner.

Employees present: Chad Ruff, Ken Baillargeon and Heidi Erspamer

Guests present: Brad Anderson, Greg Anderson, Joyle Anderson, Teri Anderson-Hoyer, Tracy Anderson, Steve Bauman, Wendy Bauman, David Beebe, Martha Beebe, Paul Crogen, Dennis Gille, Ryan Hanson, Jay Hoyer, Barb Johnson, Brad Johnson, Bob Mahre, Les Mateffy, Greg Ryan, Laurie Riek, Ron Riek

Minutes of the June meeting were approved as distributed. Open meeting notice was acknowledged.

### **TREASURER'S REPORT**

Income for the month of July was \$24, 756 and expenses were \$19,673. Net Income for the month was \$5,212.

### **OPERATIONS REPORT: Maintenance**

The new pump for Lift Station #1 has been installed. We will be working with our engineer, Les Mateffy, to get the flow recalibrated. Our blower has not been repaired yet. We are still operating on 1 ½ blowers. Hopefully by the end of next month we will have all of the servicing done and the harvester put into storage.

Commissioner Tryggestad thanked the staff for a great job done on this year's harvest.

### **OPERATIONS REPORT: Office**

On a motion by Commissioner Tryggestad and a second by Commissioner Elbing, the board unanimously approved an edit to our Ordinance amendment (May, 2017 meeting) related to variance requests. The amendment now reads: Variance requests, including those related to building and plumbing permits, will be assessed a \$200 non-refundable fee at the time of application. Approval of our 2016 CMAR was put on record in a motion by Commissioner Elbing and seconded by Commissioner Badman. Heidi reported that we reached a record \$13,000 in donations for our fireworks display this year. The District received many compliments! The harvester naming contest is about to wrap-up, with 123 entries. The winner will be announced soon.

### **OLD BUSINESS**

Harvesting. Neil provided a written report on this year's harvesting operations. In summary, we hauled 101 loads totaling 293 tons this year. This is compared to 46 loads and 133 tons in 2016.

Ryan Backlot Development. Les Mateffy from Lake Superior Consulting attended the meeting, as did Mr. Ryan, on behalf of this development. They were requesting that the Sanitary District take on ownership of the

Ryan development sewer extension. The Sanitary District board consensus is that we do not want to take on maintenance responsibility for this lift station. Commissioner Tryggestad reminded everyone that we already have 18 lift stations, and as they age they are becoming greater work for us in terms of maintenance. A motion was made by Commissioner Erspamer and seconded by Commissioner Badman to reject the request by Ryan Development for the Sanitary District to take ownership of this sewer extension/lift station; confirming, however, that the Ryan Development will be connecting to the LWBT sewer system. Motion passed unanimously. Ryan Development will assume ownership of this sewer collection system and additional lift station. A homeowners' association will need to be put in place to take over lift station maintenance responsibility and information on this association will need to be provided to the District. Commissioner Tryggestad inquired as to whether the development would be crossing anyone's property, and Mr. Mateffy responded that the property the sewer will be crossing is also owned by the Ryan's.

Gregg/Hanson Lot Connections. Commissioner Erspamer summarized the issue as follows: The Gregg's recently purchased a lot on Bear Trap Lake which does not have a service unit connection (stub). At the District's June 5<sup>th</sup> District meeting, Dennis Gille represented the Greggs and requested that they be allowed to connect to the sewer by sharing their neighbor's (Ryan Hanson) service unit through a "Y" connection. Based on advice from our engineer, Les Mateffy, the board denied this request. Upon further review and a site visit to the Gregg/Hanson properties, Mr. Mateffy revised his recommendation to the board. Mr. Mateffy attended the Sanitary District meeting this evening and reported that he was not aware of the high elevation between the two lots. Mr. Mateffy now believes that the "Y" connection would be a feasible option in this situation, provided that the property owners put in an alarm system with floats. Mr. Mateffy would take on the responsibility for designing this system, as it would need to meet the District's specs. The two homeowners agreed that they would take responsibility for any liability resulting from a back-up, and would sign a waiver agreeing to such. Commissioner Elbing made a motion, seconded by Commissioner Badman that we allow a "Y" connection to be installed, subject to Mr. Mateffy's recommendations and subject to a signed waiver from both homeowners absolving the Sanitary District from any liability. Motion passed. This legal agreement will be recorded in the deeds with the property and filed with Polk County Register of Deeds.

## **NEW BUSINESS**

South Shore Drive Sewer Connection. Dennis Gille notified the board that there is a sewer extension being planned for backlots along South Shore Drive. There are 6 possible lots, with 3 platted lots planning to hook-up to the sewer. The extension would run through the south end of the backlots, including 3 unplatted lots owned by Joyle Anderson. Mr. Anderson and family attended the District meeting to inquire about fees, as they have no plans to connect any of these 3 lots to the sewer at this time. Commissioner Tryggestad explained that at the time the sewer line goes across one's property, that is when the owner has *potential access* to the sewer and as such that is when an availability fee would be assessed. An annual non-user fee (assuming no hook up) would also be assessed. This would be true even if a service connection (stub) has not been installed on the property. However, as it is the District's understanding that this property is currently considered agricultural and if the Anderson's can get documentation from Polk County Zoning that these lots are non-buildable, then no availability fees or no sewer fees would be assessed by the District. After much discussion regarding fees, Commissioner Erspamer made a motion, seconded by Commissioner Tryggestad to request that Mr. Anderson obtain a letter from Polk County Zoning confirming that these lots are currently unbuildable, and as such they would not be subject to Sanitary District availability fees or non-user fees until

such a time as they are rezoned into buildable lots. Contingent upon receiving this letter from Polk County Zoning, the Sanitary District will waive the availability fees and non-user fees for these three lots owned by Mr. Anderson. Motion carried.

Building Permits. Heidi prepared a list of 2017 building permits to date. She plans to periodically share this information at District meetings in order to keep the board and staff up-to-date on construction projects on our lakes. It has also come to District's attention that there are building and plumbing permit violations (disconnect and two hook-ups) at 906 Sunrise Beach Drive. A permit violation letter will be sent, with a request that an explanation be made to the board in writing or in person at our next meeting.

The next Sanitary District meeting was scheduled for September 11 at 7:00 p.m. in the District Office. The meeting was adjourned at 8:00.

Respectfully Submitted, Heidi Erspamer, Recording Secretary