

TOWN OF SHELBY

Sanitary District #2



APPROVED

Boma Road Public Meeting Minutes

Date: Tuesday, August 17, 2021

Time: 6:30 p.m.

Location: All Star Lanes, 4735 Mormon Coulee Road, La Crosse, WI 54601

OFFICIALS PRESENT: Commissioners: Kurt Knutson, Steve Lundsten, and Tim Ehler. Town Chairman Tim Candahl, Supervisors Renee Knutson and Marlene Heal. Administrator Christina Peterson, Clerk Fortune Weaver, Public Works Director Terry Wright, and Water Operator Dan Odeen, Steve Opatik and Matt Patterson of Becher-Hoppe.

ATTENDANCE LIST: James Paulus (W5219 Birchwood Lane), Carmen Hass and Jeremy Michel (W5229 Boma Road), George Carmona (N2216 Pammel Pass E), Dave and Patricia Gebhart (W5374 Boma Road), Kyle Sullivan (W5461 Boma Road), Paul and Leslie Ambrose (W5441 Boma Road), Kristen Reiersen and Aaron Schut (W5457 Boma Road), Tim Betlach (W5736 Sherwood Drive), Jim and Nancy Bradley (W5405 Boma Road), Derek Canady (W5427 Boma Road), Sandra Perpich (W5313 Boma Road), Dave Guggenbuehl (W5341 Boma Road), John and Catherine Pederson (W5237 Boma Road), Jeremy and Meredith Tomesh (W5245 Boma Road), Byron and Suzann Annis (N2207 Pammel Pass W), Gerald Reinke (W5373 Boma Road), Albert Trussoni (W5528 Southdale Drive), Darrell Dickinson (W5220 Boma Road) and via Zoom, Amie Kish (W5289 Boma Road).

1. Call to Order at 6:34 p.m. by Administrator Christina Peterson.
2. Introductions of Staff, Board Members and Engineering Team from Becher-Hoppe.
3. Wright noted information about funding and what the project entails. Due to the storms in recent years, the Town is reviewing the drainage portion of the project. The Town is currently working with utility companies and considering options for expansion of the drainage. Wright explained the difference between concrete and metal culverts and explained the basics of the plan to allow for the larger culverts and where the water will ultimately go. Wright noted that some residents have inquired about water and other utilities being expanded into the area, so this meeting is to allow for everyone to voice their opinion. Wright explained the road rebuild and what it entails in relation to the drainage issue as well as addressing problems with the current road's condition. Curb and gutter will be constructed for certain areas to assist with this drainage. This will allow for the water to be controlled and moved properly. Peterson clarified that grant funds and Town funds will pay for the road rebuild with the drainage. If there is an assessment it would be only for the water extension.
4. Steve Opatik from Becher-Hoppe gave overview of information about Becher-Hoppe and their history with the Town of Shelby. Opatik provided clarification about what potential costs would exist if water was extended to Boma Road. The project would be broken into three phases in correlation with the road work that would occur in the same three phases. The phases are detailed on the map (see attached).
5. Becher-Hoppe recommends keeping an 8-inch pipe for watermain in this area. Opatik stated that this information is based on very preliminary or "planning level" estimates and research. The area has not been formally surveyed at this point. Preliminary estimates tend to be calculated at a higher amount to allow for "worst case scenario" cost estimates from the start of a project. Opatik explained that construction costs, supplies costs and other factors can move the price around as well. Opatik gave information about fire protection and fire hydrants. Opatik noted total project cost

of \$750,000.00, to be broken up between all parcels along the road. Opatik explained the survey can provide more information about where different homes need additional booster pumps due to higher elevation. Peterson explained that the Town needs general feedback before spending the money to get a more detailed plan. Wright gave additional information on the utility lines that exist in the area and what would need to be done to relocate them. Opatik explained footage of each phase, phase one is 3,900 feet, phase two is 935 feet, and phase three is 1,100 feet for a total of approximately 5,935 feet for the entire project. Approximate cost of \$52.00 per foot. Wright noted Fluoride and Chlorine are added to the water and every year the Town needs to test for an extensive number of things. It would eventually become necessary to connect if water was put in the area. Different agreements could be put in place to allow for timeframes to be determined for this requirement.

6. Candahl gave a history of Boma Road and the project information. Noted the Town and Sanitary District are trying to be proactive. Peterson noted that they would like to receive comments about the project and if there is a disagreement on the assessment, the Town would like to know what price residents would be willing to pay to allow for the project to be completed.
7. Comments made and questions raised, and their responses are as follows:

Questions

- **What is the cost of construction?** Cost of construction is \$730,000.00. Estimate includes pipe, installation, leads, hydrants, and components that go from the water main to the property line, repairs to yards, ditches, and culverts. Additional contractors required by the state are also included in that preliminary estimate. Peterson noted that a large part of phase one goes under the highway and the town may cover that cost to relieve the residents of some of the assessment costs. Final assessment is based off the final bid. Peterson explained the full process of assessment. Candahl noted that if the Town were to put money forward for the project, then it would benefit each resident equally.
- **What is the difference between the cost of this project and the cost of the project on Highway 33?** How much construction will cost is different with each project. The factors that contribute include amount of frontage that exists, the number of years the assessment will last, cost of labor and materials. Candahl also noted that the Town and Sanitary District do everything they can to bring down the cost of the assessment by contributing funds to help lower the cost of the assessment.
- **Have the rest of the town residents paid the amount that they're being asked to pay?** Peterson explained the assessment information again.
- **What is the cost of re-constructing the road to put in water later? Would the residents be responsible for the cost of the road in addition to the water later?** Opatik explained that the road would need to be rebuilt and the costs would be addressed at that time, and it would be wise to do the water while the road is being rebuilt in 2022/2023.
- **Project and meeting notice said \$20,000.00-25,000.00, but the project won't start for a few years, will the assessment be affected by inflation?** Peterson explained that the amount noted in the letter was a larger amount, because we don't know what will happen with materials and construction costs and we cannot give a final estimate this early in the project.
- **What would the difference be if the Arbor Hills Well was connected down to Boma Road?** Opatik explained that the route that makes more sense would be to connect from Southdale/Wedgewood Well.

- ***Is there any correlation between ground water not being used and causing problems because the municipal water is being used instead?*** Ground water will not cause issues. Wedgewood wells would be the source, noted that the water is tested regularly, and the quality is good.
- ***Was the 8-inch pipe feasible for water extension? What is the cost of a 10-inch pipe?*** The 8-inch pipe would be feasible for extending water to the lower areas, for higher areas, that would need to be researched further. Wright noted the 10-inch would require existing utility lines to be moved/relocated to allow for space for the 10-inch pipe.
- ***If the 10-inch line is put in who pays for the gas line/ other utility lines to be moved?*** Wright answered it's the owner of the utility (i.e., the gas company).
- ***What would the estimate be to hook up from the road to the house?*** Approximately \$5,000.00. Someone would also need to come decommission the well and that would be an additional cost to the resident. Peterson explained the difference between mobile homes and full lots and homes.
- ***Why do the wells need to be shut off?*** The well needs to be shut off from the house to avoid contaminating the Town system. Once the well breaks, then the resident shuts it down. Private wells can be kept for irrigation, DNR permit required.
- ***Where would booster pumps become necessary? What other options exist?*** Peterson clarified that the first three phases would only affect Boma Road, and surrounding streets would be part of a later phase, but Boma is the road being redone, so that's the only road that would be receiving water currently, higher elevations on other roads would be investigated later for booster pumps and alternatives to booster pumps.
- ***Why are we not looking at the entire coulee? Would it lower the assessment?*** It may not drastically lower the cost, but more likely it could bring the costs up. Shelby has five wells and would like to loop the systems together.
- ***Is there an ability to negotiate the price of services with contractors?*** Opatik explained the main project would be negotiated by the town and specific hookups would be negotiated by residents.
- ***Birchwood Ln- where would this resident land in this project. Would he be included in any of these phases?*** Peterson explained if the water extended up to Pammel Pass and Willow Way would Birchwood Ln would be included? Questions about the road and comments about the condition.
- ***How many households are included in phases 1, 2 and 3?*** Peterson explained the cost is not by the number of homes.
- ***How many people on the Town Board/Sanitary District Board live on Boma Rd?*** None, they are elected/appointed by the residents/Town Board to make decisions on projects like these.
- ***Can the board override residents' objections to put water out in that area?*** Yes, but that is not likely to happen.
- ***Are they required to hookup once the line is put in?*** It depends on the agreement put into place IF water is extended.
- ***Can the assessment be deferred until someone needs to hookup?*** No, the assessment would need to begin when the project ends to cover the costs related to the project.
- ***Why would the board strongly encourage residents to hookup to water?*** Because the operating budget would be larger and easier to manage.
- ***Why are the water and sewer rates increasing?*** Kurt Knutson answered, sewer and water are separate. Sewer fees are based off what the city charges the Town to discharge into their system. Water rates increase as costs to maintain the water system increase.
- ***Are phases 1, 2, and 3 for the road construction or water extension?*** The Phases reflect the Road Project. Funding for the road project has only happened for phase one. Phases 2 and 3 are going to be applied for. The funding needs to be applied for in phases.

- **Will improving ditches along Boma Road fix the problems with flooding in residents' backyards?** It will likely help alleviate some of the issues, but the area is in a flood plain and there is no way to fully guarantee all problems will disappear. The 100-year flood was not a concern when the funding was applied for. We want to complete the entire project to make it flow.
- **Resident asked if we could do all three phases at the same exact time?** Ideally, but the funding needs to be established.
- **How will construction traffic flow be handled?** Specifics will be determined when construction begins on the road. One lane of traffic will remain open.
- **Can we/will we just bring this to a neighborhood vote?** SSD #2 and Town Board are elected and appointed to make these decisions. Right now this is a hearing to collect feedback about the project. There is not anything for the neighborhood to "vote on" currently.
- **If there is a water problem 5-10 years from now, why would the road need to be redone to construct water?** There is no room on either side of the road for the pipes necessary to extend water to this area, so the Road would need to be dug up to put the pipes in. Peterson also explained that the road construction could potentially be included in the assessment at that time.

Comments

- The assessment amount would be acceptable around \$10,000.00-\$12,000.00.
 - Candahl touched on drainage improvements needed within the Town.
 - Clarification the whole road will be completed.
 - Resident noted that water gets tested in the Spring. The County has said the residents in that area of Shelby have some of the best water in the county.
 - Candahl noted that new wells are about \$35,000.00 each.
 - Ehler noted that concerns do exist in other areas of Shelby.
 - Peterson can get information about the difference in depths of wells.
 - 7 residents present have filters on their systems.
 - Peterson gave the overview of infrastructure cost and the benefits of urban utilities.
 - Resident noted they are more than happy with the quality of their water; another noted the same and added there are no issues with the water.
 - Odeen gave more information on the inspection and testing process for the municipal wells. Costs associated with the water cost of how much it costs to run the system.
 - A few residents agreed that should a problem arise in the future; they would be more willing to discuss an assessment for water extension at that time. They also noted no interest in streetlights or sidewalks in their neighborhood.
 - Odeen noted that majority of HWY 33 has not hooked up to the system yet. They have it connected to their home, and it's capped off so if/when their well fails they can connect to municipal.
 - Suggestion on extend the assessment time frame to make it more affordable.
 - Opatik reminded us that comment sheets should reflect their opinion of the water quality, when/if they would like to hookup, general feedback about the assessment.
 - Resident looking at this cost as an insurance policy, if his well fails, he won't have to dig a new one.
 - Resident is on board if he doesn't have to hookup if he doesn't have to, thinks it could help him sell his house when it comes time.
 - Resident noted bright orange-red silt comes out of some of their tap.
8. Meeting adjourned at 8:33 p.m.

Comments from Residents After the Meeting

- “We have had no problems with our well water over the 25 years and have no need of township water. Just as benefits should occur to all town residents so should taxes. This assessment is a tax and a large one only on the residents of Boma Road. Therefore, I would oppose the water system.”
- “Thank you for hosting the informational meeting on August 17th re the proposed water project during the Boma Road Resurfacing Project. Our water quality is excellent; we do not plan to hook up to the water system, should you decide to put it in; we do not want or need streetlights or sidewalks; and we most emphatically do not need/want a parking lot in Smyth Park. We maintain our well and pump responsibly, having invested in it as needed during the 26 years we have lived here. Furthermore, as I look at the map you distributed, it looks as though routing water through/under our street creates a way for town to get water up the bluff to promote development. I do not feel obligated to pay for a system I do not plan to use that will ultimately benefit others who have not made such a financial commitment. You ask the resident of Boma Road to foot a costly bill without providing incentives to justify the expense. Why not just fix the road? That is all we need. We chose to live here, rather than in La Crosse proper, for many reasons, including the tax burden. If people up top need water, they should dig and maintain their own wells. Please, just fix the road!”
- “My family does not want or need city water. We will not hook into this service. We do not want to see streetlights, or the park paved.”
- “1) Our water is exceptional- clear, crisp, and refreshing. 2) We have zero desire to convert to municipal water. 3) We have lived in our home for 36 years. 4) Our home is sixty-one years old, and our well was recently inspected and tested- no problems. 5) The estimated cost per home is prohibitive. 6) Forcing the majority of the Boma Road residents to hook up against their will or desire is wrong.”
- “Current water quality is good, would consider water service for \$10,000.00. I would prefer to have hookup as OPTIONAL. Cost of hydrants should be considered from Sanitary District No.2. All phases should be constructed together.”
- “We believe our well is adequate for our needs, and we’re happy with the water it produces. We see no reason to hook up to the planned water main on Boma Road. And are to in favor of it being implemented in the budget. Additionally, it would impose a prohibitive financial burden that would be difficult to meet for us. Very much so. The assessment should not be imposed on those who don’t need it or want it. Thanks.”
- “First want to say thank you for hearing our comments. I would like to say I am not in favor of adding sidewalks or streetlamps to the road project. One of the many reasons I bought this house was because there isn’t a lot of artificial light that disrupt the beauty of the nature that comes with this area especially at night, I don’t want to live where there are lights that interfere with looking at the stars and creates light pollution. I also purchased this house as I didn’t want to make time in my very busy schedule to shovel sidewalks prior to going to work or worry if I went out of town that I would be fined by the city for taking too long to clear my sidewalk, or incur the expense of hiring someone to clear my sidewalks while I was away.
As far as the water project is concerned, I just wanted to say our water quality is great and our well is about 6 years old. It was also a consideration when purchasing this home that there wouldn’t be a “planned” large water expenses for at least 5 to 10 years when deciding if this was an affordable option or not. (As we could save up for a larger expense 5-10years down the line) Adding a 20000, to 25,000 cost to our home over 10 years would put a significant unplanned

financial burden on my household and I'm unsure that I would be able to afford that assessment let alone the burden of hook up expenses.

I completely understand wanting to put in a waterline as to not tear up a large road project later on as it would be more costly, however a 20,000 expense even over 10 years to solve a problem we don't yet have is very hard to swallow especially as that wouldn't be the only cost associated with this as we would have a hook up expense and likely decommissioned well expenses.

If this would be forced on me, I would expect it to cost me a minimum of 30,000(based on the cost per foot of pipe to my water entry which is on the side of my house furthest from the road of and your ballpark assessment) which is 13% of my total home value. This large expense will not increase the value of my home or let me get any of the money I spend back out of this. I could do a lot to my house with 30,000 which could/would give me a better return on investment than this water project. I understand not all investments in a home would get a great ROI, however this is a cost that solves a problem I don't even have at this time.

All of that being said, I do understand the trouble and expense that would go into tearing up new road if we had a well or aquifer problem which required city water to be put in, being proactive makes a lot of sense. So, I think if the costs could be around 8000 to 10,000 per person for the assessment and no mandate to hookup unless there was a new well was required, AND the rest of my neighbors were in support. I could be on board with adding the water line in with the road. I would absolutely oppose any statute that it would be required for the sale of a house to have it be hooked up to city water as I think that should be the choice of the buyer and seller."

Respectfully Submitted,
Fortune M. Weaver