

# TOWN OF SHELBY

LA CROSSE COUNTY, WISCONSIN



**APPROVED**

## Meeting Minutes

**Date:** Thursday, March 16, 2023

**Time:** 4:30 p.m.

**Location:** 2800 Ward Ave, La Crosse, WI 54601

**OFFICIALS PRESENT:** Commissioners Kurt Knutson, Robert Lynn, and Tim Ehler, Town Administrator Christina Peterson, Treasurer Sara Jarr, Public Works Foreman Terry Wright, Water Operator Dan Odeen, Town Chairperson Tim Candahl

**ATTENDANCE LIST:** Bernie Lenz, CBS Squared, Paul Ambrose, Dave Gebhart, Jim Buchner

Call to Order at 4:32 p.m. by Chairperson Kurt Knutson.

### Minutes from 02/23/2023

Motion by Lynn to approve meeting minutes from 02/23/2023, second by Ehler. Motion carried unanimously.

### Review and Approve Bills Payable

Motion by Lynn to approve open invoices in the amount of \$8,132.87 and paid invoices in the amount of \$43,782.40, second by Ehler. Motion carried unanimously.

### Citizens' Concerns

1. Ambrose explained that he reviewed the assessment he would have to pay and feels it would be an unreasonable expense. He also submitted a letter expressing his point of view. Knutson thanked Ambrose for his comments and understands the financial burden the Boma Road water extension would put on residents. Ambrose stressed that it would be more efficient and fiscally responsible for him to manage his own well. Knutson pointed out that all the residents along Boma Road currently benefit from having sewer service from the Sanitary District. He also made it clear that he does not take the decision ahead of them lightly.
2. Gebhart summarized his experience building two new homes on Boma Road. He said, five years ago, the previous Town Administrator promised water service. After waiting, he gave up, and installed wells. In speaking to his neighbors, he has not encountered five neighbors that want water service or have poor water quality. Gebhart also remarked on the sewer and water budgets and the Arbor Hills project. In addition, his opinion is that previous mistakes of the Town Board are in the past and irrelevant to decisions now. Gebhart would be one of two residents assessed the most for the project and has serious reservations why the water extension is needed and how it would be engineered.
3. Buchner does not feel that the Boma Road water extension would be economically feasible to any Boma Road resident. He further commented that he believes waiting has an advantage. Technology will improve making the project more cost effective. Buchner also stated that the neighborhood does not want water service and does not have the density to support the project. He would prefer that his tax money go to other areas that would be better served.

### Old Business

#### **Boma Road Water Extension Feasibility - Review Boma Road Public Meeting**

Peterson reviewed the discussion and estimated assessments presented at the 03/15/2023 public meeting held at Allstar Lanes. She also read aloud all written comments received at the meeting, by email and at Town Hall. Most of the comments were against the project, a few were in favor. Peterson reminded meeting attendees that a formal Sanitary Meeting was in progress and that the time to make public comment was on 03/15/2023. Peterson further emphasized that the main objective for the Commissioners was to consider how the potential Boma Road water extension would benefit the Sanitary District as a whole. After reviewing the information presented, the Commissioners would decide to move forward or not with the project, or request that Lenz and Peterson further research grant opportunities and/or other creative ways to raise funds that would lower assessments. For example, Sanitary District #2 could impose its own tax or deferring assessments.



Ehler commented that the ideal time to do the water extension project seems to be the road rebuild. He questioned if in five years residents or the Sanitary District regret not adding water service now, he also remarked that the cost to extend water later will likely be much more.

Wright pointed out another potential option would be to extend the water later. A main could be laid along Boma Road in the Town right-of-way instead of under the road. Lenz agreed that this could work, but the costs would still be high later. At this point, Peterson reminded the Commissioners they must consider the Sanitary District as a whole, not just Boma Road. In fact, the infrastructure not only on Boma Road, but if Southdale Drive or Hagen Road should be added.

Lenz also explained the advantages of the project for the Town and Sanitary District to consider. The number of customers does not benefit variable costs (usage, chemicals). However, fixed costs (wells, reservoirs, pipe) benefit greatly by the expansion of customers. The downfall is the burden of assessing customers. Lynn asked Lenz the approximate cost of adding the water main later. Lenz stated that waiting on a project is the costliest part of a project. Without calculating exactly, he believed an additional 50 % or even double the cost was not out of the question. Lenz introduced the idea of possible funding through the safe water drinking loan. Should high amounts of Iron be found in 40% or more of wells, the Sanitary District could apply for a WI-DNR Safe Drinking Grant and/or Loan.

Candahl noted despite not being a Sanitary District customer, he is alright with his tax dollars going to the Boma Road project. He thinks his tax dollars should always benefit the Town as a whole. He reminded all that the Town once had the opportunity to install its own Sewer system but did not. The Town must now be tied to the City's system. Candahl further stated that he thought the Town Board should have been more proactive when the Highway 33 water extension was put in by adding additional lines and customers.

Odeen commented that based on his experience with the water extension along Highway 33, depending on the number of users should Bomas be added, flushing may have to happen more often.

After hearing further comments from meeting attendees, the Commissioners concluded that they were not ready to decide how to proceed. The Boma Road Water Extension was tabled until the next meeting. The matter will also be reviewed at the next Town Board meeting. Ehler summarized that the Sanitary District should consider a tax on the entire Sanitary District, relook at adding water on the ridge and other areas and explore another Safe Drinking Water Loan from the WI-DNR.

## **Reports**

### **Public Works**

- a. Home Inspections. 133 remain to be inspected, fifteen have failed. Knutson commented that it is time to explore acting on the failures so the Sanitary District can complete a I & I inspection.
- b. GIS update. Water is complete; sewer GIS data will begin to be inputted next.
- c. Sewer bids are out for bid and are due 1:00 PM on 03/31/2023
- d. WI-DNR Well inspection to take place on 03/20/2023.

## **Adjournment**

Motion by Ehler, second by Lynn to adjourn the meeting at 6:12 p.m.

Next Meeting – Thursday, April 13<sup>th</sup>, 2023, at 4:30 p.m.

Respectfully submitted,  
Sara Jarr, Town of Shelby