

GREEN LAKE SANITARY DISTRICT MINUTES
PUBLIC INFORMATIONAL MEETING FOR AREA 9
SEWER EXTENSION

A Public Informational Meeting for Area 9 (The Hickories) Sewer Extension was held by the Green Lake Sanitary District regarding the. The meeting was called to order by President Bates on Monday March 16, 2026, at 6:00 pm via Zoom only, due to the previous day's snowstorm.

Present: Nick Vandervelde, Ken Bates, and Justin Ellis.

Others Present: Lisa Reas, Administrator, Paulette Z Janssen Administrative Assistant, Thad Majkowski, Matt Dorow, representatives for Cedar Corp and Vanessa Wishart representative for Stafford. 35 people signed in.

Written notice of this meeting was given to the Green Lake Reporter and The Ripon Commonwealth. The News Release was posted at Fortifi Bank, the Green Lake Post Office and the GLSD Office and the GLSD website.

The following agenda will be discussed:

CALL TO ORDER

A. Public Information Meeting Potential Area 9 (The Hickory's) Sewer Extension

A Power point presentation was given by Ken Bates, Lisa Reas, Thad Majkowski and Vanessa Wishart (see attached).

Public Comments

Mark Santacrose asked:

What are the considerations when deciding on a connection location?

Thad commented that the considerations that we look at are things like trees in the way, buildings that you maybe have to go around, are you putting it in your lawn where all you have to do to restore it is landscaping, driveways that you're going to be crossing, etc. Some of these contractors can do the same thing as we're doing as directional boring from the connection point to the house and minimize a lot of those disruptions of driveways, landscaping, trees, and so forth. So that's why we recommend that you talk with a local plumber excavator and get their feel for where they think is the most cost-effective place to locate it.

Mark also asked: if anything is going to be visible above ground after connection is made?

The manholes will be cast an iron 24-inch diameter at grade. The curb stops go down to the turn the valve on and off on the laterals will be at grade. The only other things manhole markers that are above ground that flag the proposed manholes though we worked to put them out of the way. Manholes provide the district employees access if they must come out and do maintenance.

If you have a gravity lateral, you'll have something similar to the curb stop, but it'll be colored green. That will be a tracer wire, access box. Also, during your lateral construction, if you have it directionally bored, the lateral coming into your property might have a pipe exposed out of the ground for a short amount of time until your connection's made.

Lisa Contact information.

ljreas@glakesd.com or 920-291-7787 or 920-295-4488.

Karin Jones asked if residents will get a copy of the Power Point?

The Power Point will be posted on our website.

David Armstrong asked about the phasing of the project.

Thad responded that the plan is to move from west by Hickory Road to Belle Mapps Court, so from west to east. The one thing that could delay or change the scheduled phasing is if the easements take longer to secure, we may move Hickory Road to the end of the project after Labor Day.

David Carter asked if it is known where the final locations of the manholes will be.

Thad listed the locations of the manholes throughout the project.

John & Jane Chapman asked about the location of the proposed manhole on their property and what it is.

Thad explained the location is about 20 feet off the road. Thad showed a picture of the manhole and explained that is below ground and the cover is at grade.

They asked if the location could be moved. Thad explained that it could be moved.

They also asked about the air release valve smelly.

No, it will not smell.

Peter Kearney asked if there are only a couple of hold outs on the easements?

Reas responded that yes, there are just a couple of holdouts.

Peter asked about the project being delayed a year or potentially longer because of a couple of holdouts.

District and Cedar Corp staff along with Attorney Wishart confirmed that's the case. Reas clarified that for the clean water fund loan, District legal counsel has to provide a legal opinion on the district's legal right to put the sewer in the places that we have planned it to be. And to that end, we need to have all the easements. Hickory Road is a communally owned road. There were some ownership questions on that. But we've gotten to the point now where we just need easements from the properties around the road, and once we have it, then we have the ability to put the sewer under the road.

Wishart commented that this project's a little bit heavier on easements than some of the district's other sewer projects and that the district tries to use public rights of way, where it can place the infrastructure, because that's just an easier process than securing lots of easement rights. We're very appreciative of property owners who have already provided easements, and given the number of easements in this area, I think it's really, commendable, how many easements the district has in hand, but there are just a couple remaining properties that the district needs to

secure easements from for that Hickory Road area. Without the easements, the district can't proceed with the project, particularly given clean water fund financing has obligations the district has to meet with the Department of Natural Resources, to receive that funding, with respect to certifying that all easements are in hand. A delay does not eliminate the ability to use clean water fund financing in the future. But again, this is currently a very favorable funding opportunity.

Peter asked what the likelihood is that these holdouts are going to execute in the next few weeks?

Wishart explained that it's hard to say but that we're continuing to do our best to work with the landowners and answer their questions. It's hard to give a likelihood at this point.

Brett Fichte commented that none of the group are disagreeing. He feels the District is doing its best, however he agrees with Peter. That the last few holdouts have been out there for a few months, and he continues to hear we are getting close but now we are at the point of no return.

Reas commented that it isn't considered the point of no return. That the district has put a lot of time and effort into the project and that a delay of the project is not an end of the project. There are avenues that we can go down to get the ability to put the sewer where we want to. What we're trying to do right now is answer questions and concerns that these landowners have. We're trying very hard to respect their opinions and their concerns and keep communication going. We are in continuous contact with the landowners so we are hopeful that we can get this done in the next couple of weeks. We will be very transparent with you, and you will know very soon if we cannot secure those easements, and if the project is going to be delayed. We have no desire to try and keep that quiet, if it's going to be delayed and we cannot accept the bid that's on the table, you will know very shortly.

Mark Santacrose asked can the project proceed without Hickory Road. Could Hickory Road be skipped?

Thad responded to say no, Hickory Rd is right in the middle of where we're getting started and we must have the sewer going through that area to go forward. We need to move the wastewater to the existing sewer infrastructure in the Green Lake Conference Center.

Lisa reiterated that all the wastewater from Belle Mapps Court area and the Irving Park area has to flow through Hickory Road to the Conference Center via Chestnut Court, where we have the existing infrastructure.

Peter Kearney asked, can you give an estimate as to what the impact of delaying this could be for a couple of holdouts?

Lisa responded that there are several big concerns. We could lose the clean water fund loan of 2.475%, though that gets reevaluated by the DNR quarterly, so it can go up or down slightly. If the project were to undergo a significant delay, we would reapply for the funding, but we were the last project on the current funding list. So, most of the clean water fund loan money is going to wastewater facilities that are meeting phosphorus compliance for what we're putting into rivers. So, the sewer extension projects were very low priority, but we made the list. However, we would reapply. We're hopeful because the state has state legislature authorized additional clean water fund money. But we would be unlikely to get such a low construction bid in the future. That is a significant concern. There's a lot of instability in the world right now. We are

likely to see cost increases for materials and labor. There is potential that the project cost could go up significantly if it's delayed.

Peter asked about eminent domain and if the District can condemn the area needed to put the sewer in.

Reas explained that it is currently being discussed. She reiterated that the ownership of Hickory Road has always been a bit unclear and the District has been working through some very complicated and unique legal questions with that issue.

Peter further stated whoever the holdouts are, that he hoped their concerns would be addressed, and they move forward. It would be foolish to delay this project. He further stated that the District had the opportunity to sewer the area back in the '90s, and it was voted down, though the cost probably was a million dollars back then and now it's \$2.6million.

Attorney Wishart reiterated that the District does have the authority to use condemnation and that, the reality with the condemnation procedure is that it takes time. So, it would not be something the district could fully implement and meet the timeline for this current bid that's out there right now. So while condemnation is absolutely a tool in the district's toolbox, it will take some time to go through that process.

Justin Ellis, District Commissioner asked Attorney Wishart to let everyone on the call know how that cost is shared then upon the entire assessed area.

Wishart responded that the condemnation costs go back into the special assessments. That's part of this pot of money that is assessed across properties in the project area.

Peter Kearney asked if everyone shares that cost for a couple of holdouts.

Wishart clarified that, yes that's a cost that would go into the full special assessment.

Peter Kearney reiterated that he hopes that a couple of holdouts can have some sense of community on this and that the overwhelming percentage of residents want the project.

Lisa followed up his comment to say that those landowners have some concerns and that the District isn't doing our best to take appropriate board action to alleviate the concerns that they have and try and work with them. We appreciate that they are at the table with us.

ADJOURN 7:21 pm

Respectfully submitted

Mike Streit
Secretary of the Commission

Approved 04/18/2026

Prepared by Paulette Z Janssen
Green Lake Sanitary District
Administrative Assistant