

GREEN LAKE SANITARY DISTRICT
MEETING MINUTES OF THE BOARD OF COMMISSIONERS

A Regular Meeting of the Board of Commissioners of the Green Lake Sanitary District was called to order by Commissioner Bates on Wednesday March 18, 2026, at 8:00 am at the Green Lake Sanitary District Office N5295 County Road TT, Princeton WI 54968 and via zoom.

Present: Ken Bates and Justin Ellis and Nick Vandervelde.

Others Present: Lisa Reas, Administrator, Paulette Z Janssen Administrative Assistant, Dallas Lewallen, Plant Operators, Hannah Niewoehner, Watershed Coordinator, Thad Majkowski, and Matt Dorow, representatives for Cedar Corp. 8 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, the GLSD Office and the GLSD website.

SECRETARY'S REPORT

M/S (Bates/Vandervelde) approve the minutes of February 10, 2026, Regular Meeting, February 17, 2026, Beyers Cove Rd PIM minutes, February 18, 2026, Beyers Cove Rd Public Hearing and Special Meeting minutes. Motion Carried 3-0.

PUBLIC COMMENT

Melanie Cody submitted a list of concerns to the board regarding her hesitation in supplying the needed easements for the Area 9 sewer project. Her written comments are attached.

Peter Kearney commented that he can't understand why Mrs. Cody would hold up the project without a logical reason. He also commented that Cody's shouldn't get special treatment when it comes to hooking up to the sewer that no one else will get.

TREASURER'S REPORT

M/S (Bates/Vandervelde) approve February 2026, Treasurer's Reports. Roll call vote: Ellis=yes, Bates=yes, Vandervelde=yes. Motion Carried 3-0.

WASTEWATER MANAGEMENT

Plant Operator's Report

The plant operator's report was discussed (see attached).

Discussion Area 9 Sewer Extension Update Area 9

Reas explained we opened bids and the lowest and only bid was \$1,663,000.00 from Egbert Excavating. With legal and engineering cost the final project cost should be around \$2,349,034.00.

Cedar redesigned the project so there will be no open cut of any blacktop on Town roads.

Reas updated the board that we are still waiting on a few easements for Hickory Road. if we do not receive all the easements, District legal counsel has stated that the only recourse we have in order to move the sewer project forward would be to condemn the roadway. We think this could be particularly challenging as that is likely to bring up questions again regarding true ownership of the roadway. The

Affidavit the Town of Brooklyn signed may not be adequate to resolve the issue. Cedar has provided the District with more specific information from a condemnation specialist on the condemnation process that may come into play for Hickory Road. Reas provided the rough timeline for this process, cost estimates, as well as estimated District engineering & legal costs to shepherd us through it, plus the costs for the land itself as we will have to pay for the area being condemned. Reas further explained that right now, this easement/possible condemnation issue is all that is stopping us from moving the Area 9 Sewering Project forward.

Reas explained that the next 2 items on the agenda were requested by the Cody's regarding the easements we would like them to sign. Similar motions were made last year for all parcels in the project last year.

Discussion/possible action: Motion to affirm that parcels CSM 205 Lot 2, 004-00723-0100 (known as the easement parcel) and CSM 205 Lot 1, 004-00723-0000 (a.k.a., the tennis court parcel) will not be provided with sewer service as part of the 2025-2027 Area 9 sewer extension project and will therefore not be assessed costs for the sewer extension work.

M/S (Bates/Vandervelde) motion to affirm that parcels CSM 205 Lot 2, 004-00723-0100 (known as the easement parcel) and CSM 205 Lot 1, 004-00723-0000 (a.k.a., the tennis court parcel) will not be provided with sewer service as part of the 2025-2027 Area 9 sewer extension project and will therefore not be assessed costs for the sewer extension work. Roll call vote: Ellis=yes, Bates=yes, Vandervelde=yes. Motion Carried 3-0.

Discussion/possible action: Motion to affirm that the Green Lake Sanitary District shall not record and shall destroy any Easements related to the 2025-2027 Area 9 Sewer Extension Project executed between the Property Owners and the District if construction on the Project does not commence by July 31, 2030.

M/S (Vandervelde/Bates) Motion to affirm that the Green Lake Sanitary District shall not record and shall destroy any Easements related to the 2025-2027 Area 9 Sewer Extension Project executed between the Property Owners and the District if construction on the Project does not commence by July 31, 2030. Roll call vote: Ellis=yes, Bates=yes, Vandervelde=yes. Motion Carried 3-0.

Discussion: Possible Condemnation in the Area 9 Sewer Extension

Reas reiterated that if we don't get all of the easements for Hickory Road, we may need to consider condemnation of the road. Condemnation could take several years and cost tens of thousands of dollars that would be paid for by the project. We could also lose the Clean Water Fund Financing interest rate of 2.475%.

Discussion: Reevaluation for Area 9 Financing

Reas explained that she will be meeting with the Clean Water Fund DNR people later today to discuss what will happen if we can't get the easements we need.

If we don't use the CWF funding, we may have to go to the State Trust Fund Loan program which currently has a rate of 6.5% for 20 years or Local Banks for financing at a much higher interest rate.

Discussion/Possible Action: Consider Amending Ordinance 2025-01 Regarding Lateral Connection Timeline

Reas explained to the board that District staff and Cedar Corp have been discussing concerns for the past year regarding the unlikelihood of getting the 74 Area 9 sewer extension connections made to the GLSD sewer within the current 2 year required timeline. The board discussed at length the challenges

we may have, this done considering the struggle in getting the 45 Sugar Loaf properties connected within 2 years. The board discussed increasing Ordinance 2025-01 sewer lateral hookup timeline. Reas suggested a graduated connection scale based on the number of connections that will be made. For example, 1 to 30 connections would have 2 years to connect, 31 to 45 would have 3 years, 46 to 60 would have 4 years, etc. Reas also suggested that if a property owner has an older system they will have 3 years to connect, but if they want to extend that to 5 years, they will need to have a functionality inspection done at the property owner's expense. There was also discussion that just ensuring these properties are eventually going to connect within 5 years would meet the goals of sewerage the area.

Reas and Bates explained that Cody's also requested that they be exempt from hooking up to the sewer line until their current Holding tanks fail or they build a new home.

Attorney Wishart explained that the GLSD cannot make an exemption for one property owner. However, Wishart explained that the board can reevaluate the ordinance and make changes to the required hookup timeline for all.

M/S (Bates/Vandervelde) directed staff to work with legal counsel to create a graduated connection period timeline and change Ordinance 2025-01 to reflect the change. Roll call vote: Ellis-yes, Bates-yes, Vandervelde-yes. Motion Carried 3-0.

WPDES New Permit Project Work / Land Application Update

Construction continues at the GLSD wastewater parcels as well as the service and administration buildings.

Discussion/Possible Action: Approve Pay Request #7 for August Winter

Reas reported that the seventh pay request from August Winter has been submitted (see attached).

M/S (Bates/Ellis) to approve Pay request #7 for August Winter in an amount not to exceed \$249,243.24. Roll call vote: Ellis-yes, Bates-yes, Vandervelde-yes. Motion Carried 3-0.

Discussion/Possible Action: Approve Change Order #3

Reas reported that the third change order for the Land Application project was submitted (see attached).

M/S (Bates/Vandervelde) to approve change order #3 in an amount not to exceed \$16,083.00. Roll call vote: Ellis-yes, Bates-yes, Vandervelde-yes. Motion Carried 3-0.

Beyers Cove Road Sewer Extension Update

Reas explained that construction continues at the County Shop. Egbert Excavating will start the sewer extension work March 30, 2026 the work should take 3 weeks.

NON-POINT

Discussion: Watershed Coordinator Report – Hannah Niewoehner

Niewoehner reviewed the watershed coordinator report (see attached).

Discussion/Possible Action: Approve Resolution 2026-04 for Submitting TRM Grant Application

Niewoehner explained that she and Reas are working on a TRM Grant application that is due April 15, 2026. The board needs to approve a resolution so the grant application may be submitted.

M/S (Bates/Vandervelde) to approve Resolution 2026-04 for Submitting TRM Grant Application. Roll call vote: Ellis-yes, Bates-yes, Vandervelde-yes. Motion Carried 3-0.

Properties Update

Reas explained that Scott, Dallas and Stu worked on Tichora property to get it ready for the Moonlight walk that was held 2/28/26. The event was very successful with approximately 150 people attending.

NEW BUSINESS

Discussion/Possible Action: Award or Reject Carp Barrier Bids

The carp barrier replacement project has been rebid, and Egbert Excavating was the low bid at \$289,050.00.

M/S (Vandervelde/Ellis) to award the carp barrier bid to Egbert Excavating in an amount not to exceed \$289,050.00 and to authorize Reas to sign the contract. Roll call vote: Ellis-yes, Bates-yes, Vandervelde-yes. Motion Carried 3-0.

GLA Appearance

Stephanie Prellwitz from GLA informed the board about several of the projects they are currently working on.

Adjourned 10:27 am

Respectfully submitted:

Mike Streit
Secretary of the Commission

Approved April 14, 2026

Prepared by Paulette Z Janssen
Green Lake Sanitary District Administrative Assistant