



Freedom Sanitary District No. 1

MINUTES

MARCH 21, 2018

Present: Dan Vanden Berg, Chris Evers, Eugene Klister

Others Present: Terri Romitti, FSD; Dean Zanon, Cedar Corp; Steve Brueggeman, Town of Freedom

Meeting called to order at 6:30 a.m. at the Freedom Sanitary District Office

Verification of posting as indicated on the bottom of the agenda.

Motion by Chris Evers to adopt the agenda. Second by Eugene Klister. Motion Carried (3-0).

Open Floor Session – Chris gave an update concerning the Planning Commission’s agenda. There was an item referring to a lot split for the Chad and Mark Properties. Cedar is going to verify that this doesn’t affect the easement that is in place. Steve Brueggemann stated that it simply moving a lot line.

Motion by Chris Evers to approve vouchers 17282 – 17303 for a total of \$18,354.86 (Water \$7,100.35 and Sewer \$11,254.51) Second by Dan Vanden Berg. Motion Carried (3-0).

Reviewed 2017 Financial Statements and Audit with Ginny Hinz from Schenck. The Audit went well. Ginny commended Terri on a job well done again. There was discussion on debt structure. Ginny made mention that the District should think about restructuring debt in 2020. She also recommended that the District move forward with the simplified rate increase for water and mirror that increase for Sewer. Again, it was mentioned that with the \$4 million Wastewater Treatment Facility upgrade should not cause a rate increase. She did mention that with the other projects, Bell Court / Elk Lane Sewer Replacement and Hwy 55 Sewer Replacement due to DOT project, a larger sewer increase may need to be done. She will continue to monitor with cash flow statements.

Update on TID #1 – There are a few punch list items remaining. Reviewed the partial pay request. Final pay request should be in May or June. This pay request for \$115,562.51

Motion by Eugene Klister to approve payment of Pay Request #1 to PTS Contractors, Inc. in the amount of \$115,562.51 for Contract A-17, TID No. 1 – Phase 1 Chad and Mark Properties, LLC Sanitary Sewer and Water Main Extension. Second by Chris. Motion Carried (3-0).

Reviewed the bids for TID No. 2 – Freedom West Industrial Park Sanitary Sewer and Water Main Extension. There was a total of three bidders. Commissioners discussed with Steve Brueggeman the alternates in the bid items. This would include native backfill in the current farmland area. Steve asked that we use the alternate because the Town will not be blacktopping the road this year so that should help with settlement. We also discussed relocating where the Sewer Main will be located. Original design was to locate it in the road causing the price to increase due to the depth and the need for select backfill. Typically, the District

would like to have sewer main installed in roadways for maintenance and infiltration reasons. The bids were as follows:

Contractor	Bid Amount	Alternate Bid Amount
DeGroot, Inc.	\$971,111.42	\$854,599.96
Dorner, Inc.	\$1,158,376.58	\$1,158,376.58
Carl Bowers & Sons	\$2,194,040.00	\$2,072,430.00

Motion by Chris Evers to Award DeGroot, Inc the contract for TID No. 2 – Freedom West Industrial Park Sanitary Sewer and Water Main Extension, Contract A-18 for the alternate bid amount of \$854,599.96 based on the recommendation from Town of Freedom. Second by Dan Vanden Berg. Motion Carried (3-0).

Motion by Chris Evers to move forward with the relocation of the 10” sewer main to the west witch for a deduct in Change Order #1, Contract A-18, for \$47,174.30 from the Alternate bid amount of \$854,599.96 pending agreement from the Town of Freedom for payment arrangements. Second by Eugene Klister. Motion Carried (3-0).

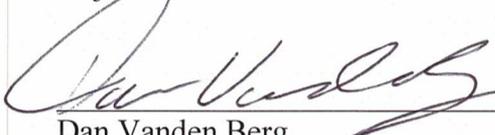
Update was given on Wastewater Treatment Facility Upgrade. A memo from Cedar was shared that gave some details on the changes that have been made throughout the process to make sure that we stay within the budget of \$4 million. Further discussion will happen regarding the Septage Receiving Station.

Other Business Before the Board –

- The Schaetz requested that they would like water and sewer laterals installed to the two properties that they have for sale, one residential and one commercial. Carl Bowers & Sons Construction will be completing that work.

Motion by Eugene Klister to adjourn. Second by Chris Evers. Motion Carried (3-0).

Adjourned at 8:30 a.m.


Date: 4-4-18


Date: 4-4-18