



**MINUTES  
JANUARY 5, 2022  
MEETING**

Present: Dan Vanden Berg, Eugene Klister, Chris Evers

Others Present: Terri Romitti, FSD; Dean Zanon, Cedar Corporation

Meeting called to order at 6:35 a.m. at the Freedom Sanitary District Office.

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

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

Open Floor Session – None

Motion by Chris Evers to approve vouchers 19100-19131 including four auto draws for a total of \$58,275.63 (Water \$21,254.49 and Sewer \$37,021.14) Second by Eugene Klister. Motion Carried (3-0).

Motion by Chris Evers to approve the December 8, 2021 minutes as written. Second Dan Vanden Berg. Motion Carried (3-0).

Update on elevated storage tank repainting Contract A-21. Reviewed the punch list. Many of the items have been completed. They will complete the remaining work in 2022. No change orders or pay requests to review.

Update on STH 55 and Ludwig Street Sanitary Sewer Relay – Contract B-21. Discussed some of the settlement issues. Cedar did verify the field inspection reports and select backfill was used and compaction was completed. The contract will stay open until spring so there are no warranty issues in the future.

Motion by Chris Evers to approve pay application #2 in the amount of \$183,708.50 contingent upon receiving the lien waivers from the previous pay application. This will leave a balance of \$13,239.60 Second by Eugene Klister. Motion Carried (3-0).

Discuss repairs to Finnigan's Ridge Well. Well is currently pumping at 360 gpm. Water Well Solutions is hoping to complete in January.

Update on additional developments. –

Discussion on TID#1 Development. The Town has now signed a developers agreement with the developer. Dan said that Jason Vanden Berg and Tom Dercks were requesting a meeting with the three commissioners and Jason would be sending over that request later today to give a detail on the discussion they were wanting to have.

Jeff Kussow is going to become the main contact for developers within the Town. Terri explained that she talked with Ginny Hinz on what the District can do for developers. The District can offer to pay up front for the cost of water and sewer infrastructure extensions for the development and then enter into a developers agreement where the cost and any interest incurred on the financing would be come due as the lots sell. It is important to incorporate a sunset date and have the financing mirror that date. She recommended just a short term bank note for this type of financing. Attorney VanLieshout also noted that there is no issue with offering a deferred assessment plus interest option and recommended the developer agreement approach. The Town would like to have a closed session with the Sanitary District to discuss development. The Town has not confirmed a time on this meeting yet. Terri will be in touch with Commissioners once confirmed.

Engineers Report – Reviewed the advisory agreement. There was no change in scope of services from previous years.

Motion by Eugene Klister to approve the advisory agreement with Cedar Corporation for 2022 & 2023 for \$9,000 annually. Second by Chris Evers. Motion Carried (3-0).

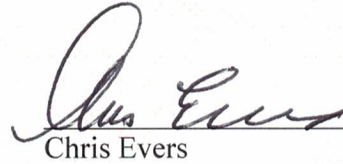
Other Business Before the Board –

- Reviewed the email from Jeff Kussow regarding a neighbor to the District and their fence request. There is nothing the District needs to respond to right now.

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

Adjourned at 7:55 a.m.

  
Dan Vanden Berg      Date: 1-19-22

  
Chris Evers      Date: 1-19-22