

DOVER EYOTA ST. CHARLES AREA SANITARY DISTRICT
Minutes of Board of Directors Regular Meeting

April 15, 2014

Members Present:

Bill Spitzer
Ray Schuchard
Angela Ihrke
Wayne Getz
Bruce Christie
Matt Elder
Tyrel Clark

Staff:

Paul Ihrke

Guests:

Nick Koverman, City of St. Charles
Dan Pearson
Nancy Heim
Dale Gathje

1. Call to Order:

Chairman Bill Spitzer called the meeting to order at 7:00 p.m.

2. Set Agenda:

Motion made by Ray Schuchard to set agenda. Seconded by Matt Elder. All voted in favor. Motion carried.

3. Approve Minutes of the March 18, 2014 Regular Meeting:

Motion made by Bruce Christie, seconded by Angela Ihrke to approve the regular meeting minutes of March 18, 2014. All voted in favor. Motion carried.

4. Approval of Receipts and Disbursement/Summary of Assets:

Motion by Wayne Getz to approve the Receipts & Disbursements/Summary of Assets as presented. Seconded by Bruce Christie. All voted in favor. Motion carried. There was no discussion on the 2014 budget.

5. Plant Update:

- a) rebuilding outriggers on the new truck, when completed it will be painted.
- b) would like to have an intern, Lindsay Zeitler, for the summer. Operators could use some help with manhole inspections. The Board doesn't feel that she needs to be paid since it is an internship. Need to check the workman's comp insurance to see if she would be covered if it is an unpaid internship.
- c) need to purchase a new laptop computer. Windows will no longer load on the current computer and the computer is needed to recalibrate the meters. It makes more sense to purchase a new computer due to the cost of repairing the old computer. Solution Builders provided a quote of \$535.16 for an HP Probook which is the same price that Best Buy lists on its website for the same computer. Motion made by Tyrel Clark to authorize the computer purchase from Solution Builders. Seconded by Wayne Getz. All voted in favor. Motion carried.

6. SAC fee, discussion on waiving the SAC fee paid to the District by Dover, Eyota and St. Charles:

Regarding the City of Dover's opinion on waiving the SAC fee, Matt Elder missed the last city council meeting and does not know what discussion took place. The City of Eyota is split on their decision to ask the District to waive the fee. The City of

St. Charles has passed a resolution requesting that the District waive the SAC fee for 2014 and 2015 for new home construction. Bill Spitzer commented that it's hard to depend on the SAC fee money when you don't have a steady stream of the money. Ray Schuchard commented that the District should keep the SAC fees so for future projects the District won't have to borrow and then raise the rates to make the loan payments. Several builders/developers and St. Charles City Administrator are in attendance tonight to ask that the SAC fee the District charges be waived to help promote new home construction in the communities served by the District.

Nick Koverman, City Administrator, City of St. Charles attended the meeting. He handed out information from the St. Charles EDA that compares the fees for building a new home in various communities around the area. He pointed out that the city of Byron had 53 new homes constructed in 2013 compared with 9 new homes in St. Charles. The City of St. Charles has waived their SAC fee since 2008 and is now going to waive the building fee.

Dan Pearson, builder/developer, St. Charles, also in attendance. For the last couple of years Winona's building permit package was cheaper than St. Charles. He has lots to sell but no one wants to build in St. Charles.

Nancy Heim, local builder/developer. She feels that some relief in the District's SAC fee of \$2,640.00 would help. Don't need to entirely dismiss the fee but can it be reduced?

Dale Gathje, builds spec homes in town. He has 18 developed lots and hasn't sold one since 2008. Nothing is being built in St. Charles and developers could move out of town. Last year he lowered all of his lots by \$10,000.00 and that did not help.

Matt Elder stated that he would not have any problem with not charging a SAC fee in 2014-2015 since we are not getting any right now. If the builders leave right now someone else would come in.

Cities need to try themselves to make communities more appealing.

Wayne Getz feels that builders need a shot in the arm, they need help.

Tyrel Clark suggests waiving the SAC fee for the rest of the year and don't necessarily have to do it also for 2015.

Ray Schuchard thinks building is slow because the banks are tight, it's not the fees charged by the builders.

SAC fees are not something the district can bank on, developers have no way of knowing how many houses they will build.

Motion made by Wayne Getz to waive the District's SAC fee of \$2,640.00 for 2014 and 2015 for new home construction. Seconded by Matt Elder. Voting aye: Wayne Getz, Angela Ihrke, Bill Spitzer, Bruce Christie, Tyrel Clark, Matt Elder. Voting nay: Ray Schuchard. Motion carried.

There being no further business a motion was made by Angela Ihrke, seconded by Matt Elder, to adjourn the meeting at 7:56 pm. All voted in favor. Motion carried.

Respectfully Submitted,

Cathy Kennedy

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