

# VILLAGE OF EPHRAIM

FOUNDED 1853



## VILLAGE OF EPHRAIM BOARD MEETING MINUTES TUESDAY, JUNE 5, 2018, 7:00 P.M.

**Present:** Mike McCutcheon- President, Tim Nelson, Cindy Nelson, Paul Roppuld, Jim Stollenwerk

**Staff:** Brent Bristol- Administrator, Andrea Collak- Clerk, Sue Shallow- Deputy Clerk

**Guests:** Various Audience Members – See Sign in Sheets

1. **Call to Order:** Meeting called to order by President McCutcheon at 7:00 P.M.
2. **Quorum:** A quorum is present for this meeting
3. **Changes in Agenda:** None
4. **President's Comments:** President McCutcheon stated that tonight's meeting is intended to be informational to provide an update concerning the potential project for the residents. McCutcheon provided a detailed history of this project to date. McCutcheon mentioned that the petition concerning Streetscape project was filed with the Village Clerk-Andrea Collak. McCutcheon read from Wisconsin's Direct Legislature Statutes 9.20. McCutcheon then introduced Ken Nelson (Chair - Streetscape AD Hoc Committee) and provided information regarding his credentials, Mr. Nelson will be providing information concerning the project.
5. **Administration:**
  - a. **Status and update of previously approved plans and prices for reconstruction area between Village Beach and Firehouse Marina:** Ken Nelson- Chair of the Streetscape AD Hoc Committee provided this overview.

The overall project is on schedule and on budget. K. Nelson thinks that AECOM has continued to do a good job. In anticipation of the WisDOT repaving in the fall, we intend to construct the new culvert crossings under 42 and repair our sanitary sewer manholes along 42 before the resurfacing. We may also want to construct the street light foundations assuming the Village decides to proceed with street lighting on additional streets, and also portions of the new drainage system.

### 1/2 mile Reconstruction Project

Limits: Ephraim Beach to Firehouse Museum. Cross section will include two 12' travel lanes, a 2' shoulder along the bay side, a 6" high curb and gutter and a 6' wide sidewalk along the land side. Total width will be 33 1/2'

This total pavement width is very close to the pavement width currently in place. There will be a main drain down the center of the road to collect the storm water, and 4 new culverts under 42 to deliver storm water to Bay.

The curb and gutter along with the main drain and new culverts are required to have a positive drainage system that can carry the water in large storms. Once a curb and gutter is determined, pedestrians can no longer walk along or on the road as there will be no shoulder.

Therefore, a 6' sidewalk is required for the safety of pedestrians. This will be safer than our current situation where pedestrians walk along the shoulder with no positive separation from the road. The 6" high curb will provide the positive separation, creating a safer environment for the pedestrians.

Draft Soils Boring Report submitted to Village April 19. Good news is very little bedrock (except along Moravia which is good). However, the water table is quite high and will impact pavement design.

Draft Pavement Design Report submitted to the Village April 24. Looking at stronger pavement alternative (deep strength pavement) due to shallow ground water and longer pavement life. This design has less overall thickness and will leave more room for utilities below pavement. The increase in cost is small. So far, impacts of new road cross section appear to be rather minor. Design of new sidewalk will be at the same approximate location as the existing land side shoulder pavement. Preliminary plans with updated cost estimate due June 15. Current Estimated Cost for 1/2 mile Reconstruction: **\$1,700,000**

### **Moravia Street Intersection**

The intersection with 42 is an integral part of the pavement reconstruction. The work will be sensitive to minimizing the impact to the private driveways intersecting Moravia north of 42. The throat of the intersection will be narrowed to make it easier for pedestrians to cross. Also, the intersection will be realigned to improve the sight distance for vehicles turning on to 42. Evaluating option of a low, non-structural retaining wall along 42 north of Moravia point to Firehouse Museum to accommodate both the sidewalk and new parking spaces. Preliminary Plans and updated cost estimate due June 15. Total Estimated Cost for Intersection Improvements: **\$250,000.**

### **Drainage**

In addition to the drainage improvements along the 1/2 mile reconstruction section, drainage improvements are recommended along Village streets and crossing 42. AECOM with Baudhuin prepared cost estimates for drainage work outside of reconstruction project. There will be new drainage pipes along 4 Village streets (Hidden Springs Road, German Road, Cherry Street & Anderson Lane). These storm drainage pipes will have stubs so property owners can hook into the drainage pipe and use a sump pump for their basement or crawl space. In addition, there will be 3 culvert replacements under 42 at Harborside Park, Church Street and Ephraim Yacht Harbor. WisDOT will also replace 2 culverts under 42 as part of their 42 resurfacing project at Pioneer Lane and Anderson Lane. Total of 9 culvert replacements under 42, including 4 in reconstruction area. Main drain along 42 will be in center of road to leave room for potential power line burial along land side and under new sidewalk. Carefully evaluating drainage needs for yard drains along 42 and for connections for basement sump pumps. Drainage systems on Village streets will have stubs for residents to use to connect basement sump pumps. Total Estimated Cost for Drainage System: **\$550,000**

**Subtotal Cost for Reconstruction, Moravia St. & Related Drainage: \$2,500,000**

### **Street Lighting**

Ken Nelson- 4 Committees met (Plan, Historic Preservation, Physical Facilities & Streetscape AD Hoc on April 13 and June 4 to review various street lighting options. Committee's selected a traditional pole with an LED fixture mounted on the top. Overall pole and fixture approx. 16' tall. Pole material will be concrete with a long life (up to 100 years). Pole spacing is approx. 100', requiring approx. 67 poles. The system can be expanded to light Village streets in the future. All lighting fixtures are down lighting. The LED light is in the top of the fixture so all the light is directed down and none toward adjacent buildings or the sky!

Total Estimated Cost for Street Lighting: **\$600,000** (\$76,000 for final design,

\$14,000 for ROW documents and \$510,000 for construction). **Subtotal for Base Project plus Street Lighting: \$3,100,000.**

- b. **Discussion and presentation of supplemental streetscape project plans and prices with breakdown of forecasted project impact to village taxes.** Supplemental plans for consideration include: Ken Nelson introduced this item.

1. **Streetlighting** – Trustee Cindy Nelson introduced this item, she feels this is a need for our Village and not a want. The Physical Facilities Committee has been working on Street Lights to replace existing ones that are falling into disrepair. The limits for new street lights will be from Brookside Lane to Anderson Lane, approximately 1.2 miles. All of the new lights will be on Village power, negating the need to hook up to resident meters which will save us about \$5,000 per year in refunds to residents for meter usage.

2. **Additional stormwater infrastructure** – Ken Nelson stated that 9 of the Highway 42 cross culverts would be replaced during this project and Village Street drainage systems. **Cost \$550,000.00**

3. **Burial of overhead utilities** – Ken Nelson presented this information. WPS provided cost estimate for the worse case condition (having to cut through bedrock). Based on their review of our Soils Boring Report, the trench will most likely be less expensive to dig, reducing the cost. However, they will not provide the reduced cost until the work is done. We currently have estimates for the other 3 communication companies on the WPS poles (Frontier, Charter, and N-Sight) to place their cables in the underground ducts.

Those costs total **\$450,000** (\$175,000 for Frontier, \$225,000 for Charter, and \$50,000 for N-Sight). Action Electric (who did similar work for Sister Bay) provided a cost estimate for connections to adjacent homes and businesses: **\$55,000**. Total cost to bury power and communication lines: **\$1,750,000!**

**Total for Base Project plus Street Lighting & Utility Burial: \$4,850,000**



**Village of Ephraim**  
**Streetscape Project**  
**Cost Breakdown of Plan Elements**

Individual Element	Cost
<b>Roadway Reconstruction from Public Beach to Old Firehouse</b> (Includes pavement removal, excavation, base, new asphalt pavement, curb and gutter, concrete walk, storm sewer, plus contingency , mobilization, and construction engineering)	<b>\$ 1,700,000.00</b>
<b>Moravia Intersection and Retaining Wall</b> <i>(to facilitate parking)</i> (Nonstructural retaining wall)	<b>\$ 250,000.00</b>
<b>Additional Stormwater</b> (Hwy 42 cross culverts and village street drainage systems)	<b>\$ 550,000.00</b>
<b>Streetlight Replacement</b> (Brookside Ln to Anderson Ln)	<b>\$ 600,000.00</b>
<b>Burying of Utility Lines from Wetlands to German</b> (WPS, Frontier, Charter, Nsight, Electrical Hookups)	<b>\$ 1,750,000.00</b>

Project Selection for Cost Consideration	Cost Totals:
<b>Base Project (Road Reconstruction, Moravia Work, Additional Stormwater)</b>	<b>\$ 2,500,000.00</b>
<b>Base Project plus Streetlighting</b>	<b>\$ 3,100,000.00</b>
<b>Base Project plus Streetlighting and Utility Burial</b>	<b>\$ 4,850,000.00</b>

**Brent Bristol provided the following review with data concerning the possible impact on property taxes for this project.**

The estimated financial impact report that follows is intended to provide a look into the impact on the individual taxpayers of the Village of Ephraim associated with the streetscape project. It takes into account only the estimated costs of this project. Prior to project letting, bond issuance, or loan procurement the Village Board will be looking at these costs in addition to the Village's capital reserve savings accounts and the possible financial liabilities of the 20 year plan.

Our current general obligation debt and special taxes associated with our 2009 debt issue will be retired in 2019 which will leave the village with approximately \$195,000 in current annual principal and interest payments that could be applied to new debt by way of the streetscape project. Assuming an interest rate at this time of 4% with a 20 year term the village could undertake a project of approximately \$2.7 Million and maintain this annual payment. Projects in excess of \$2.7 Million will result in tax increases.

The forecast below offers a financial snapshot of the tax impact of undertaking the base streetscape project, the base project plus streetlighting, and the base project plus streetlighting and utility burial.

Approval of the base project which includes highway reconstruction from the Village Beach to the Firehouse Museum, Moravia point and Moravia intersection work, and additional stormwater buildout would result in a total cost of \$2,500,000 and could be undertaken with no increase to village taxes. The impact to an individual's property tax bill would be an approximate **\$3.33 decrease** for every \$100,000 of assessed value.

Approval of the base project plus construction of new Village streetlighting would result in a total cost of \$3,100,000. This would result in principal & interest payments in excess of the current amount. The impact to an individual's property tax bill would be an approximate **\$9.36 increase** for every \$100,000 of assessed value.

Approval of the base project plus construction of new Village streetlighting and burial of overhead utilities from the Wetland Preserve to German Rd would result in a total cost of \$4,850,000. This would result in principal and interest payments in excess of the current amount. The impact to an individual's property tax bill would be an approximate **\$46.37 increase** for every \$100,000 of assessed value.

**6. New Business for Next Meeting:** Next Monday Board Meeting at the Village Hall 7 P.M.

**7. Adjournment**

**Motion per Stollenwerk to adjourn this meeting of the Ephraim Board of Trustees, seconded by, C. Nelson, all ayes and motion carried.**

Recorded by,  
Andrea Collak-Clerk, Susan Shallow- Deputy Clerk