

# **MINUTES OF A MEETING OF THE WATER UTILITY COMMISSION OF THE CITY OF CUDAHY, WISCONSIN HELD AT CITY HALL 5050 S. LAKE DRIVE ON THURSDAY APRIL 28, 2016**

The meeting was called to order at 4:30 P.M. by Chairman Miller with the following members in attendance: Mr. O'Connell, Mr. Hanson and Mr. Kramer. Mr. Kober absent and excused. Superintendent Miller and Director of Public Works Lange also present.

## **APPROVE MINUTES OF THE FEBRUARY 25, 2016 MEETING**

Moved by Mr. O'Connell, second by Mr. Hanson to approve the minutes of the February 25, 2016 meeting.  
All voting in favor.

## **AT&T CONTRACT EXTENSION PROPOSAL**

Superintendent Miller reviewed an extension proposal from AT&T for the cell equipment lease on the water tower. The proposal would lower the rent for the first five years from the current rent. It would lower the rate of increase from 5% annually to 2% annually and would give AT&T much more control over the site. The proposal was reviewed by the City Attorney and he would not recommend approval based on the access and control language in the contract.

There was some discussion on the current state of the cell industry and what the long term outlook is and what terms neighboring utilities are seeing when leases are renewed.

Moved by Mr. Hanson, second by Mr. O'Connell to reject the AT&T proposal as presented. Staff was directed to continue negotiations.  
All voting in favor.

## **CITY OF CUDAHY DEBT PAYMENT SCHEDULE**

Superintendent Miller explained an issue that came up during the audit in March. At the July 16, 2015 meeting the Commission approved a payback schedule for funds the utility owes the City. During the 2015 audit a typo was discovered in the document the Commission approved. Both the auditors and the City Attorney recommended that the Commission approve the corrected schedule. Superintendent Miller noted that it will not affect the 2016 budget, the correct amount is budgeted, this is a technical correction.

Moved by Mr. Kramer, second by Mr. Hanson to approve the amended agreement as written.  
All voting in favor.

## **SUPERINTENDENT UPDATES**

The WIDNR just sent out a press release announcing a program to assist homeowners with the cost to replace their lead service. There are no details available on how the program will work, it is possible the details may be worked out in time to use these funds on the Packard Ave project.

DPW Lange notified the Commission that the 128<sup>th</sup> Air Reserve Unit has received funding to expand on to vacant land on Grange Ave just west of Pennsylvania Ave. The City would have to extend water and sewer lines west on Grange to accommodate this project. Ms. Lange explained that the City has to present construction estimates to the Air Force so they can allocate funds. If the actual costs exceed the estimates the Utilities will be responsible to pay the difference.

There was some discussion on how much revenue the base would bring in as a new customer and what the benefit to the utility is to take this risk.

Mr. Hanson suggested that the utility ensures the estimates are conservative in order to protect the utility.

## **ADJOURNMENT**

There being no further business, it was moved by Mr. O'Connell, second by Mr. Kramer. to adjourn.  
All voting in favor (5:08 PM)

Ken Kramer - Secretary,

Attest: Bill Miller