

MINUTES**REGULAR MEETING****November 25, 2025**

The Regular Meeting of the Lake Pewaukee Sanitary District (LPSD) was duly convened on the 25th day of November. This meeting was properly noticed. Chairman John Ruf and Commissioners Joseph Boland and Jennifer Barker were present. Also in attendance: Attorney Erick Fabyan, CPA Kelli Belt, Thomas Koepp Manager, Recording Secretary Rita Michaelson, Carl Spencer, WIN Technology; Atty. Michael Samuels, Ken Kozickowski, Jared Simon, Dan Anbar CEO, Ben Ganther, for the Andev Group Senior Housing Project (CBRF Golf Road).

Call to Order – Commissioner John Ruf called the meeting to order at 6:00 P.M.

Unfinished Business –

- A discussion was held regarding the Developers Agreement with the City of Pewaukee (that includes Lake Pewaukee Sanitary District under Sanitary Sewer Section B), and the CBRF of Pewaukee (Assisted Living & Memory Care- 78 residential units) on Golf Road and Hwy G. Approximate completion by September of 2027. Following the discussion of the Developers Agreement, J. Boland made a Motion to approve signing the Model Developers Agreement for The Courtyard at Pewaukee (Pewaukee Golf Road, LLC) that would limit occupancy as discussed. No more than twenty (20) units by the end of October 2027, and five (5) per month thereafter, plus a \$500.00/day clause if they go over the occupancy limit until LPSD's project to update PS 13 is completed. J. Barker seconded. All Aye, Motion passed. T. Koepp presented the letter received from Ruekert-Mielke with their recommendations following their review of the plans for the CBRF Development.
- Carl Spencer, WIN Technology, presented a quote for a new phone system along with updating our internet. Following discussion, J. Boland requested that C. Spencer also give us a quote for data protections and storage for our networking system.

November 25, 2025

Page 2

Citizens Request – None

Approval of Minutes – J. Boland made a motion to approve the Minutes from the meeting of October 28, 2025, as presented. J. Barker seconded. Motion passed.

Financial Report – Kelli Belt, CPA, presented the financial statements for October. The report highlighted any cost variances that may affect the budget. Also discussed several options for placing funds until needed for the various projects in process, either CD's or LGIP (Local Government Investment Pool). Place an LGIP Resolution on the agenda for the next meeting. Following the discussion, J. Boland made a motion to approve the October statements as presented and the vouchers for payment. Lake (\$328,652.66) Sewer (\$360,608.91). J. Barker seconded. All Aye, Motion passed.

Legal Report – Attorney, E. Fabyan reported on the timing of the collection of the impact fee (WWTC & Wetland Fee) regarding the City of Pewaukee

Manager's Report:

Sewer – T. Koepp reported that while doing the televising manhole project, fifteen (15) manholes were found to be buried in the sewer easements. At this time restoration is being done by raising the frame and adding the rings to bring the manhole lids to grade.

Visu-Sewer is currently televising the sewer system throughout the District. A total of 61,000 feet has been televised during 2024 – 2025. After this year is completed, we will see what is left to complete and continue to try to do about 10% annually.

Lake – T. Koepp reported that the annual lake report is completed and will be sent the WDNR.

Reminder that the Lakes Convention is April 15-17 this year.

Unfinished Business-

- Developments/Policies/Ordinances. Welshire Farms – As of today, the Town of Delafield has issued 46 Building Permits and 16 Occupancy Permits.

-PS #9, 12 & 14 are now completed. The WDNR is currently reviewing PS #13 upgrade loan application.

November 25, 2025

Page 3

- Currently a weekly meeting is set up with Jon Wallenkamp, Kueny Architects, to discuss the upgrade of the Pump Station Support Facility to adjust any minor design usability and preferences.

– T. Koepp reported that they are still working on the specs needed for the public bidding in order to refurbish three shore barges and purchase a transporter.

New Business - A meeting was held with the architect for the possible Lake Building expansion to discuss what needs to change or be added.

Next Meeting – The next monthly meeting is December 17, 2025, at 5:00 P.M. There being no further business brought before the Board; J. Boland made a Motion to adjourn at 8:46 P.M. J. Ruf seconded. Motion passed.

Joseph Boland, Secretary

John F. Ruf, President