



# The Creek

February - 2017 Volume III, Issue II

## VILLAGE BOARD WILL ADDRESS VILLAGE PROJECTS



**by Village President John L. Swisher and Village Administrator Kyle Ellefson**

The Village Board has a busy agenda for 2017. If you haven't had the chance to attend a Committee of the Whole (COW) or Village Board Meeting yet, the COW meets at 5:30 PM on the second Monday of the month, and the Village Board meetings are the fourth Monday of the month, also at 5:30 PM. The COW meeting, implemented during 2016, provides an opportunity for all of the Board members to discuss and debate issues as a group prior to approval at the Village Board meeting



two weeks later. This format seems to be working well, as the two-week delay between initial discussion and approval allows for Board members to fully consider the issue, seek community input, and arrive at the best decision. In fact, in May of 2016, our engineering firm developed a proposal for a pavilion and bathroom to serve Bell Park. The initial projections exceeded \$236,000, and the Board members quickly recognized that the project was not prudent at that level. Using the COW to continue the discussion and research, the Board eventually connected with a local contractor who developed a pavilion and bathroom plan that could be completed for as little as \$55,000, depending on the final plan and material selections. This issue demonstrates the value of the COW format. The Village Board meeting is the Board's chance to add any new information to agenda items discussed at the COW, and we have used this two-meeting practice to make sure everyone has the information they need, and issues are not brought forward and approved without adequate consideration.

The Village Board is committed to address and prioritize needed projects within the Village. An important part of this is making certain there is a plan in place to best pay for the projects, leveraging grants, TIF funds, and funding assistance. The list below includes several of the priority projects we will address during 2017 and beyond.

### **Comprehensive Plan**

Our Comprehensive Plan was adopted in January of 2009. The Plan was updated in 2014 and 2016, but State Statute requires the full plan be reviewed and adopted every 10 years. Among several elements required by Statute, the plan must address issues and opportunities; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; economic development; intergovernmental cooperation; land use; and implementation. A critical component of this plan is public participation, and the Board recently approved a contract to have the Comprehensive Plan re-written, selecting the contract option that allows for the most robust public input. We are always interested in your input, so please consider attending these public sessions and discussions that will occur between now and fall. Timing the Comprehensive Plan completion now instead of waiting one more year allows the Village to have a plan that closely matches current conditions, and will allow a significant TIF contribution. The Comprehensive Plan was another good example of the benefit of the delay between initial discussion and debate before voting. The Trustees that made the motion and second recommending the Village Board approval both voted NO at the Village Board meeting. As stated above the motion did pass.

## **Wastewater Processing Plant**

Our wastewater treatment plant was built in 1982, with upgrades in 2000 and 2002. Although plants are typically designed for a 20-year life, many components of the plant are between 15 and 35 years old. We are currently operating above 90% of our licensed capacity, and each additional user bringing us closer to our maximum treatment capacity. In fact, with the homes built during 2016 alone, we estimate an additional one million gallons of water will flow to the plant each year. The State of Wisconsin had projected our Village to be one of the five fastest growing Villages in the State, with an estimated population increase of 50% by 2040.

Since spring of 2016, when the Village Board authorized a wastewater system study, we have been receiving information regarding the current treatment plant conditions, expected capacity and life, and treatment alternatives. The three main areas identified for improvements are the wastewater interceptor project which we will discuss in the next section, the liquid treatment process, and the sludge handling process.

The current recommendation from the Village Engineering firm is to pursue a major upgrade that includes a new treatment system, while re-using as many of the existing structures and equipment as possible. In fact, we anticipate this upgrade can be done using our existing treatment buildings in the same location as the current plant is located. This eliminates the need to obtain new land, run additional underground infrastructure, and abandon buildings that are still functional.

## **Wastewater Interceptor Project**

With continued residential, industrial, and commercial growth, even the infrastructure that moves wastewater to the wastewater plant for treatment can reach its limits. One collection point that has reached its capacity is near the intersection of Milwaukee Street, Aztalan Street, and Union Street. Most of the Village's wastewater flows through this collector, and the growth in wastewater volume due to new homes and businesses has reached flow capacity at that point. At the January Village Board meeting the Board voted to move forward with upgrading the collector and increasing the size of the main wastewater line running from that point to the treatment plant. Completing this improvement now allows the Board to use TIF funds to cover half of the project, defraying some project costs and reducing the cost to rate payers. The remaining half of the project costs with Sewer funds on hand. This allows the completion of this project without any need for borrowing.

## **Well #4**

Well #4 is located at the very northeast corner of Centennial Park. It was sited and approved for drilling in 2004, and designed and constructed during 2005 and 2006. Testing revealed that this well had high volume capabilities that exceed both of our current wells together. Unfortunately, during the post-construction testing, we discovered the well contained high levels of radium. Radium is a radioactive substance that occurs naturally in the ground and groundwater, and is often found in this region. In order to use the water, it needs to be processed to remove the radium in order to make the water safe to drink. That process is expensive to design and construct, and adds a continuing expense to the water treatment process. In 2009, the DNR approved the Village's plan to treat the water, at which point the Village stopped further work on well #4. In 2010, the Village signed an agreement with the DNR to abandon the well, or complete it, by 2015. During 2014, and 2015 the well was again addressed, and the Village conducted additional testing to see if the well could be reconstructed to find a level of the aquifer that had no radium. The testing was not able to find a level with lower radium levels. We have entered into another agreement with the DNR to abandon or complete the well by

2020. The DNR has indicated there will be no additional extensions to this agreement. In order to meet our growing demand for water during the next several years, the Board will have to decide if they will complete the well or abandon it. If they decide to abandon this location, they will also need to determine where the next well will be sited, and what they will do if the next well also has radium in the water.

### **Water Storage**

Another challenge for our Village is the storage of drinking water. You are probably familiar with the Village's only water tower located on top of the hill on Hartwig Boulevard, holding 400,000 gallons of clean drinking water. In order to provide adequate water for fire protection at a large fire, meet the regular demand of current and future water customers and have the ability to place the water tower out of service for mandatory inspections and maintenance, it is recommended that the Village increase its water storage capacity to a total of at least 700,000 gallons. Our engineers have recommended adding a second water tower with a capacity of between 300,000 and 400,000. Rest assured that the Fire Department has plans to attack a large-scale fire, but it may involve pumping or trucking large volumes of water from the Rock River for an extended period of time.

### **South Street Neighborhood Infrastructure**

The area south of Milwaukee Street and west of South Street contains some of the oldest infrastructure in the Village. There have been a few infrastructure failures, but we have been able to keep things running well. Unfortunately, we know that the infrastructure will eventually have to be replaced before a catastrophic failure occurs. The challenge of this project is how large of an area is impacted, how many streets are involved, and coordinating all elements of infrastructure for synchronized improvement. We will need a plan in place to simultaneously address water lines, sewer, storm sewer, street and curb and gutter. The Board continues to evaluate the timing and funding of a project of this scale, and will continue to monitor conditions and plan for future replacement.

### **TIF and village owned land marketing message or plans?**

As we stated earlier, we are one of the fastest growing communities in Wisconsin, and our location makes us an ideal location for families and businesses alike. We currently have two TIF districts, TIF #2 in the Menards area, and TIF #3 in the area of the Outlet Mall and Comfort Suites hotel. TIF #2 has passed the deadline for expending funds for development, and is in the repayment phase. TIF #3 has until this September to expend funds for development of the area, and will then enter the repayment phase. Some projections show the TIF districts could both be fully repaid in 5 – 7 years. Based on current TIF law, once both TIF districts are fully repaid, the Village may increase their revenue collections by approximately \$350,000, allowing the Village to consider contributions to maintain infrastructure and equipment. We currently have Village-owned land available for development in both TIF districts, and look forward to helping additional business join our community. The Village owns several lots on Wright Road near the Johnson Creek Dental and Johnson Creek Veterinary Care offices, as well as several lots on Resort Drive near the TREK distribution center. If you know of any businesses that are interested, please have them contact the Village Administrator.

As you can see, there are multiple challenges and priorities facing the Village in 2017, and the Board is committed to pursuing the best outcome for each issue. You can be certain that we will dedicate the time necessary to understand each issue, and develop the best solution we can. If you have any questions or comments, please feel free to contact any of your Village Board members, or stop at Village Hall and sit down with our Village Administrator. Your questions and feedback are incredibly valuable!

# JEFFERSON COUNTY CLEAN SWEEP PROGRAM

The Jefferson County Clean Sweep Program provides Jefferson County residents a safe way to dispose of chemicals on the following dates:

Friday, April 7 at Jefferson County Fair Park – 3:00pm to 5:30pm  
Saturday, April 8 at Jefferson County Fair Park – 8:00am to 10:00am

Please call (920) 674-7430 to make an appointment and there may be a charge.

Unused prescription drugs drop-off site is at the Jefferson County Sheriff's Jail Lobby.

For more information visit the Clean Sweep website at [www.jeffersoncountywi.gov/cleansweep](http://www.jeffersoncountywi.gov/cleansweep)

## IMPORTANT DATES AND EVENTS

**GARBAGE/RECYCLING:** There will be no changes to the regular collection day in February. The 2017 garbage collection schedule is available on the village website.

**DOG LICENSE:** The 2017 dog tags are available for licensing. Applications can be found on our website or at Village Hall. The fee is \$10 spayed/neutered or \$15 if unaltered. If a dog is not licensed by March 31, a \$25 late fee will be charged. The Village also sells the Jefferson County Dog Park tags.

**MEETINGS:** The Plan Commission and the Committee of the Whole will be Monday, February 13th at 5:00 p.m. and 5:30 p.m., respectively.

### WHAT'S INSIDE?

#### VILLAGE BOARD WILL ADDRESS VILLAGE PROJECTS

The Village of Johnson Creek's Clerk/Treasurer Joan Dykstra will be retiring March 17, 2017. After more than 21 years with the Village she will surely be missed. The Village will be hosting an open house in her honor to wish her well. Please make sure to mark your calendars to stop by on March 17, 2017 from 1:00 p.m. to 5:30 p.m. at Village Hall.

With the departure of Joan, the Village Board would like to introduce you to the new Village Clerk/Treasurer Lisa Trebatoski. She is currently the Deputy Clerk/Treasurer and joined the Village in March of 2014. She will assume the new role February 20, 2017.

If you are unable to make it March 17, 2017, please stop by before then to wish Joan well!



Village of Johnson Creek

[www.johnsoncreek-wi.us](http://www.johnsoncreek-wi.us)

PRSR STD  
U.S. Postage  
PAID  
Johnson Creek, WI  
53038  
Permit No. 10



printed on recycled paper