

CITY OF OAK CREEK WATER & SEWER UTILITY

OFFICIAL NOTICE

PLEASE TAKE NOTICE that the Water and Sewer Utility Commission will meet at the Oak Creek Water & Sewer Utility, 170 West Drexel Avenue, Oak Creek, Wisconsin, 53154 on Tuesday, November 10, 2015, at 9:00 am.

The purpose of this meeting will be to discuss the topics listed on the attached agenda.

It is possible that members of and possibly a quorum of members of our governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

PUBLIC NOTICE

Please Note: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin, 53154.

DATED, at Oak Creek, Wisconsin, this the 5th day of November, 2015.

/s/ Michael J. Sullivan
General Manager

A G E N D A
WATER AND SEWER UTILITY COMMISSIONERS
CITY OF OAK CREEK

<u>TIME</u>	<u>DATE</u>	<u>LOCATION</u>
9:00 am	Tuesday November 10, 2015	Headquarters Building 170 West Drexel Avenue

1.0 OPENING OF MEETING

- 1.1 Roll Call
- 1.2 Minutes Approval - Regular Meeting 10-13-15

2.0 FINANCIAL MATTERS

- 2.1 Project Payment Approvals
- 2.2 Voucher Approval
- 2.3 Utility Investments
- 2.4 2016 Operations Budget Approval

3.0 ADMINISTRATIVE & OPERATIONS REPORTS

- 3.1 Aldermanic Report
- 3.2 Plant Operations Report
- 3.3 Distribution Operations Report
- 3.4 Administrative Operations Report
- 3.5 Engineering Operations Report
- 3.6 Manager's Report

4.0 PROJECT APPROVALS

- 4.1 5th Avenue Water Main Extension Project (Design Only)

5.0 MISCELLANEOUS MATTERS

- 5.1 403 W. Lagoon Lane, Unit 1809, Billing Adjustment Request
- 5.2 Approve Strand Water System Demand Update
- 5.3 Amendment Number 2 to the Ramboll Environ Environmental Services Agreement (CT Tank Compliance Project)
- 5.4 Professional Services Agreement with Baxter & Woodman (GIS Optimization Project)
- 5.5 Refund We Energies for Special Assessment Payment

6.0 EXECUTIVE SESSION

- 6.1 Executive session in accordance with Section 19.85 (1) (g) of the Wisconsin State Statutes to confer with legal counsel concerning strategy to be adopted by the Commission with respect to the CT Tank Compliance Project.
- 6.2 Reconvene into open session
- 6.3 Take action, if required

7.0 ADJOURN

OAK CREEK WATER AND SEWER UTILITY
Operating Budget Summary - Water Utility
2016

	Actual 2014	Estimated Total 2015	Budget 2015	Variance - 2015 Est. to 2015 Bud. Favorable/ (Unfavorable)	Budget 2016	Variance - 2016 Budget to 2015 Est. Favorable/ (Unfavorable)
Operating Revenue:						
Metered sales - retail	\$ 5,047,384	\$ 5,169,990	\$ 5,190,900	\$ (20,910)	\$ 5,247,500	\$ 77,510
Metered sales - wholesale	3,520,581	3,872,195	3,628,900	243,295	3,930,200	58,005
Unmetered sales	18,723	14,220	17,400	(3,180)	14,200	(20)
Private fire protection	158,167	165,820	155,900	9,920	165,800	(20)
Public fire protection - retail	1,037,605	1,058,553	1,054,800	3,753	1,074,400	15,847
Public fire protection - wholesale	73,711	74,716	75,600	(884)	75,800	1,084
Miscellaneous	359,852	361,693	357,500	4,193	373,900	12,207
Total Operating Revenue	10,216,023	10,717,187	10,481,000	236,187	10,881,800	164,613
Operating Expense:						
Operation expense:						
Source of supply-						
Labor	36,905	37,987	39,700	1,713	38,700	(713)
Materials	23,037	5,449	10,500	5,051	5,600	(151)
Pumping expense -						
Labor	270,615	260,147	281,100	20,953	274,600	(14,453)
Materials	482,443	481,770	504,600	22,830	490,700	(8,930)
Water treatment expense -						
Labor	341,826	329,828	354,300	24,472	345,600	(15,772)
Materials	531,857	1,515,437	446,500	(1,068,937)	460,100	1,055,337
Transmission and distribution -						
Labor	549,984	467,735	601,700	133,965	516,000	(48,265)
Materials	304,251	97,676	128,000	30,324	96,500	1,176
Customers' account expense -						
Labor	87,632	86,434	90,300	3,866	87,900	(1,466)
Materials	16,203	13,527	16,000	2,473	13,900	(373)
Administrative and general -						
Labor	125,539	129,072	132,100	3,028	131,400	(2,328)
Materials	919,926	951,492	983,900	32,408	1,025,500	(74,008)
Total operations expense	3,690,218	4,376,554	3,588,700	(787,854)	3,486,500	890,054
Allocated expenses	203,237	127,802	130,300	2,498	92,300	35,502
Depreciation	2,426,597	2,552,592	2,627,600	75,008	2,680,200	(127,608)
Taxes	1,736,580	1,756,073	1,966,300	210,227	1,808,800	(52,727)
Total Operating Expense	8,056,632	8,813,021	8,312,900	(500,121)	8,067,800	745,221
Net Operating Income	2,159,391	1,904,166	2,168,100	(263,934)	2,814,000	909,834
Nonoperating Revenues (Expenses)	(547,331)	(639,841)	(707,855)	68,014	(463,520)	176,321
Income Before Capital Contributions	1,612,060	1,264,325	1,460,245	(195,920)	2,350,480	1,086,155
Capital contributions	125,849	-	-	-	-	-
Water connections	5,405	-	-	-	-	-
Change in Net Assets	\$ 1,743,314	\$ 1,264,325	\$ 1,460,245	\$ (195,920)	\$ 2,350,480	\$ 1,086,155
Change in Net Assets, excluding capital contributions and water connections	\$ 1,612,060	\$ 1,264,325	\$ 1,460,245	\$ (195,920)	\$ 2,350,480	\$ 1,086,155

OAK CREEK WATER AND SEWER UTILITY
Operating Budget Summary - Sewer Utility
2016

	Actual 2014	Estimated Total 2015	Budget 2015	Variance - 2015 Est. to 2015 Bud. Favorable/ (Unfavorable)	Budget 2016	Variance - 2016 Budget to 2015 Est. Favorable/ (Unfavorable)
Operating Revenue:						
Oak Creek charges	\$ 1,374,420	\$ 1,398,862	\$ 1,373,900	\$ 24,962	\$ 1,398,100	\$ (762)
MMSD charges	2,061,530	2,186,329	2,107,700	78,629	2,185,600	(729)
Other charges	718	240	-	240	200	(40)
Miscellaneous	49,559	47,526	48,700	(1,174)	47,500	(26)
Total Operating Revenue	3,486,227	3,632,957	3,530,300	102,657	3,631,400	(1,557)
Operating Expense:						
Operation expense:						
Sewer User Charge - MMSD	2,121,549	2,150,235	2,108,000	(42,235)	2,186,000	(35,765)
Pumping expense -						
Labor	6,585	5,309	8,200	2,891	5,400	(91)
Materials	4,836	4,338	4,200	(138)	4,500	(162)
Collection expense -						
Labor	206,090	221,177	223,000	1,823	230,500	(9,323)
Materials	71,340	52,536	21,000	(31,536)	54,200	(1,664)
Customers' account expense -						
Labor	51,911	49,172	54,000	4,828	50,100	(928)
Materials	6,944	5,797	6,200	403	6,000	(203)
Administrative and general -						
Labor	46,434	49,855	52,400	2,545	50,700	(845)
Materials	235,955	231,801	247,100	15,299	235,900	(4,099)
Total operations expense	2,751,644	2,770,220	2,724,100	(46,120)	2,823,300	(53,080)
Allocated expenses						
Depreciation	196,552	284,500	284,500	-	293,000	(8,500)
Taxes	505,749	555,300	555,300	-	583,100	(27,800)
	32,464	31,008	36,800	5,792	31,900	(892)
Total Operating Expense	3,486,409	3,641,028	3,600,700	(40,328)	3,731,300	(90,272)
Net Operating Income	(182)	(8,071)	(70,400)	62,329	(99,900)	(91,829)
Nonoperating Revenues (Expenses)	31,384	41,044	22,100	18,944	42,300	1,256
Income Before Capital Contributions	31,202	32,973	(48,300)	81,273	(57,600)	(90,573)
Capital contributions						
Sewer connections	-	-	-	-	-	-
Change in Net Assets	\$ 31,202	\$ 32,973	\$ (48,300)	\$ 81,273	\$ (57,600)	\$ (90,573)
Change in Net Assets, excluding capital contributions and water connections	\$ 31,202	\$ 32,973	\$ (48,300)	\$ 81,273	\$ (57,600)	\$ (90,573)

PLANT OPERATIONS

October, 2015

PUMPAGE REPORT	2015 (pumpage in gallons)	2014 (pumpage in gallons)	Percentage of Change
Monthly pumpage	228,740,000	218,746,000	+5.0
Monthly average day	7,379,000	7,056,000	+5.0
Monthly peak day	(10/4/15) 8,460,000	(10/5/14) 7,790,000	+8.0
Yearly pumpage	2,338,138,000	2,283,904,000	+2.0
Yearly average day	7,691,000	7,513,000	+2.0
Yearly peak day	(7/31/15) 13,150,000	(5/24/14) 11,450,000	+15.0
West zone pumpage	97,930,000	131,170,000	-25.0

WATER QUALITY REPORT	Raw Water	Finished Water
Average free chlorine		1.51 mg/l
Total chlorine		1.67 mg/l
Average alkalinity	109 mg/l	110 mg/l
Average pH	8.4	8.2
Average fluoride	0.11 mg/l	0.67 mg/l
Average turbidity	5.28 N.T.U.	0.04 N.T.U.
Average temperature	57.5°F	
Hardness	137 mg/l	137 mg/l

Preventative Maintenance Tasks: Staff completed 149 preventative maintenance tasks, 0 miscellaneous work orders, and 2 safety sessions during the month.

Customer Meeting: Plant Manager Francis attended an informational meeting with representatives from the city of Franklin on 10-1. The proposed CT project was discussed in detail.

Treatment Plant Tour: General Manager Sullivan led a tour of the treatment plant on 10-2 for engineering students from Marquette University.

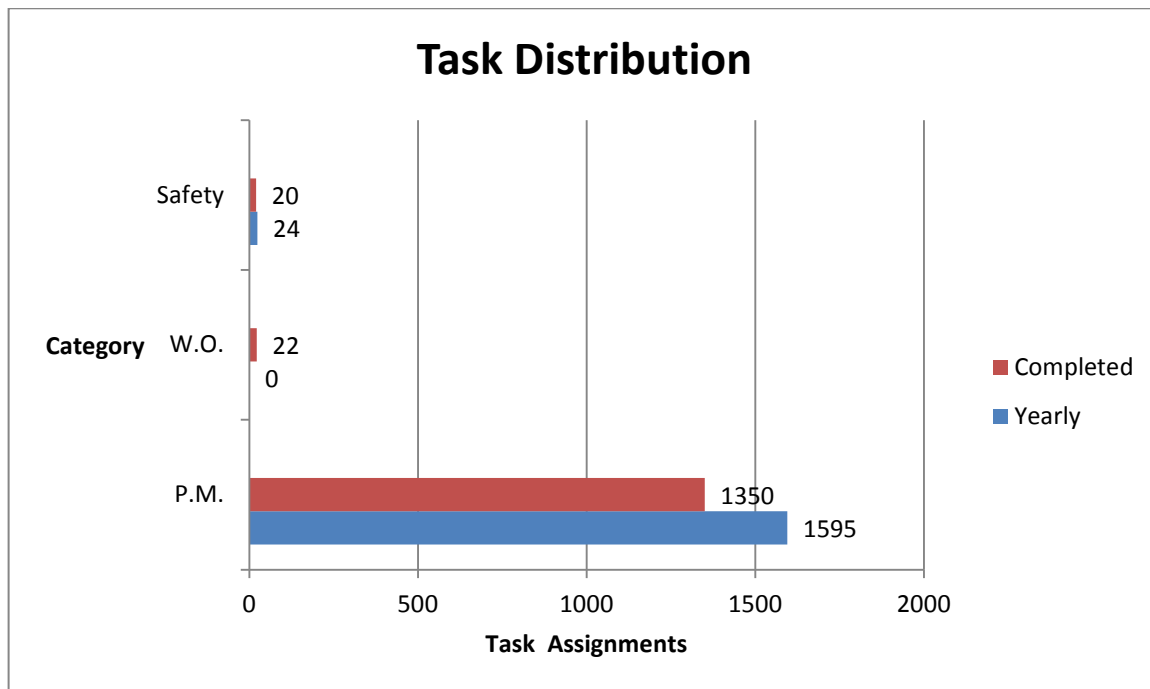
Schools and Seminars: Operators White and Robe attended an all day training program on 10-7 for backflow prevention testing held at the Oak Creek Water and Sewer headquarters. The program was coordinated by Distribution Manager Schwartz.

Operators White, Buchanan, Anaya and Plant Manager Francis attended the fall meeting of the West

Shore Water Producers Association on 10-8 in Highland Park, Illinois. Topics of interest included the conversion of the Highland Park plant to membranes, electrical system reliability, customer options with automatic meter reading, advances in thermal imaging and a tour of the Highland Park treatment plant.

Operator Krueger attended a three day treatment plant operator training course at the Moraine Park Technical College located in West Bend. The focus of this program is to prepare students for the Wisconsin Department of Natural Resources surface water test.

Plant Manager Francis attended a mandatory meeting for supervisory personnel at City Hall on 10-29.



DISTRIBUTION & COLLECTION OPERATIONS

October 2015

Water Main Break:

On October 14th at 2:30 AM the Police Department reported water on the road at 9341 South Howell Avenue. It was determined that the 8" CIP water main that was installed in 1963 was leaking. A crew was sent to make the repair and found a corrosion hole. No customer was out of water.

Lateral Repairs:

In the month of October there were zero lateral repairs.

Abandonments:

On October 13th at 6400 South 27th Street a contractor called about water coming up in their trench. After investigating, the Utility found a ¾" lateral that was not in service to a property. The Utility crew abandoned the lateral at the main.

On October 20th a crew was sent to 6840 South 27th Street where a contractor that was insulating a fire hydrant lead hit the corporation from an abandoned air vent. The contractor excavated around it and the Utility installed a plug. One customer was out of water for short period of time.

On October 27th a crew was sent to abandon an air vent at South 27th Street and West Sycamore Avenue.

Fire Hydrant Repairs:

On October 7th a crew was sent to 7700 South 27th to add a 5' extension to a fire hydrant for the 27th Street project.

On October 29th a crew was sent to 8600 South Glen Forest Court to repair a hydrant hit by a car. Awaiting a police report.

Miscellaneous:

On October 15th Distribution Manager Schwartz attended MMSD Private Property Infiltration and Inflow Summit.

On October 29th Distribution Manager Schwartz attended WWA Distribution Committee meeting in Brown Deer and also toured the Badger meter plant.

On October 28th – 30th Senior Utility Worker Allard attended the Water System Optimization Conference in Hersey, PA. The Utility was recognized for achieving the Directors Award for Distribution.

ADMINISTRATIVE OPERATIONS

October 2015

Operating Budget:

Accounting Supervisor Stenzel prepared the Utility's annual operating budget for 2016.

Delinquent Notices:

Administrative staff mailed delinquent notices to 1,348 accounts stating that their balances are past due and will be placed on the tax roll, along with a 10% penalty, if they are not paid by November 15. Notices were mailed to 1,412 customers in 2014 and 1,398 customers in 2013. The decrease in the number of notices mailed for 2015 was 64, or 4.5%, and the increase for 2014 was 14, or 1%.

Moody's Rating:

Moody's Investors Service has assigned an Aa2 rating to the Utility's \$3,850,000 Waterworks System Refunding Revenue Bonds, Series 2015. This rating reflects a moderately-sized water utility system with solid financial operations, strong liquidity, a stable customer base, satisfactory legal provisions and a low debt ratio that is expected to increase given future borrowing plans. Factors that could negatively impact this rating include deterioration in debt service coverage and material declines in liquidity.

Training:

Accounting Supervisor Stenzel attended the Baker Tilly Utility University seminar in Wisconsin Dells on October 20.

Accounting Supervisor Stenzel participated in an Employee Practices Liability training session with a focus on communications at City Hall on October 28.

Workload:

Other administrative tasks included the following:

1. Added 3 customer accounts.
2. Billed 894 water customers and 927 sewer customers.

Gallons Billed (in thousands):

	YTD 2015	YTD 2014	YTD 2013	YTD 2012	YTD 2011	Average
Residential	345,139	337,437	347,137	413,147	377,940	364,160
Commercial	379,693	368,739	355,244	384,361	448,497	387,307
Industrial	325,520	339,196	327,406	304,383	247,103	308,722
Public Authority	17,897	13,518	16,565	19,165	15,174	16,464
Wholesale	1,203,894	1,119,490	1,156,845	1,272,908	1,199,888	1,190,605
Total	2,272,143	2,178,380	2,203,197	2,393,964	2,288,602	2,267,257
% Incr (Decr)	4.3%	-1.1%	-8.0%	4.6%		

New Customers:

	YTD 2015	YTD 2014	YTD 2013	YTD 2012	YTD 2011	Average
Residential	21	19	26	30	35	26.2
Commercial	9	1	1	3	2	3.2
Industrial	1	0	0	0	0	0.2
Public Authority	1	0	0	0	0	0.2
Wholesale	0	0	0	0	0	-
Total	<u>32</u>	<u>20</u>	<u>27</u>	<u>33</u>	<u>37</u>	<u>30</u>
% Incr (Decr)	60.0%	-25.9%	-18.2%	-10.8%		

New Commercial Customers (2015): Liberty Property LTD, Panda Express Inc. (2 accounts), Meijer (2 accounts), Centennial Park, vacant office space in strip mall at 2345 W Ryan Road (separated from one unit into two units), Kwik Trip (2 accounts)

New Industrial Customers (2015): Stella & Chewy's

New Public Authority Customers (2015): Fire Station #1

ENGINEERING OPERATIONS

October 2015

27th Street Hydrant Relocation and Water Main Relay

MJ Construction continues to adjust fire hydrants to grade and is working in conjunction with WisDOT's paving crew to coordinate the work. They have six more hydrants to adjust before the project is complete.

CT Tank Compliance Project/2016 Water Treatment Plant Improvement Project

General Manager Sullivan, Utility Engineer Pritzlaff, and Tony Myers (CH2M), working with Attorney Lawrie Kobza, submitted direct testimony to the Public Service Commission of Wisconsin on November 3, 2015. The remaining timeline is as follows:

Date	Action
November 3, 2015	Oak Creek Water and Sewer Utility direct testimony submittal to PSC
December 3, 2015	City of Franklin and PSC rebuttal testimony submittal to PSC
December 22, 2015	All parties surrebuttal submittal to PSC
December 29, 2015	All parties sur-surrebuttal submittal to PSC

The City of Franklin's rebuttal is scheduled for submittal on December 3, 2015 at which time Oak Creek Water and Sewer Utility will draft its surrebuttal. This testimony will lead to a PSC hearing to be held in January and decision in February that determines how the project will proceed.

Ramboll Environ is continuing its investigation to determine the extent of the contamination north of the existing treatment plant. This process consists of taking additional borings and conducting lab analysis on the soils to determine the boundary of the contaminated area. Initial thoughts are that most of the contamination will lie within the area where the wetland was filled in the 1960's. This area is the focus as the Utility determines the extent of the contamination. Once the extent of the contamination is known, Ramboll Environ will draft specifications that will be inserted into the project contract documents when bid.

The Utility will be seeking compensation for the cost of having to handle and dispose of these contaminated materials during the project in addition to any other costs based on WDNR requirements for remediation. Because of the similarity in contaminants found on the Utility site to those found on the Connell/Beazer site, the Utility has engaged Attorney Larry Haskin and Ramboll Environ due to their familiarity with recovering contaminant clean-up money from the responsible parties.

GIS Optimization Project

This project includes networking the Utility water main and sewer systems. This creates greater connectivity among features in each system. With this connectivity, rules are established that increase the efficiency under which technicians operate the system. This project will also assist with building a series of tools to enhance GIS procedures with regard to analysis, reporting, and routine task automation.

With Utility Engineer Pritzlaff's guidance, GIS Technician Galewski and Engineering Technician II Niemi took the lead on this project. A request for proposal was sent out and five proposals were submitted by R.A. Smith, Baxter & Woodman, Cloudpoint Geographics, GISi, and Graef. Of those five, Engineering staff chose to interview R.A. Smith, Baxter & Woodman, and Cloudpoint Geographics. Interviews took place on October 19, 2015. The consultants were ranked by GIS Technician Galewski and Engineering Technician Niemi with Baxter & Woodman being the most qualified for the project.

5th Avenue Water Main Extension Project (Design Only)

Date: November 10, 2015

RECOMMENDATION: That the Commission consider a motion to authorize the Utility Engineer to enter into an agreement with Strand Associates, Inc. for providing professional services in design of the 5th Avenue Water Main Extension project in the not to exceed amount of \$17,000 and to amend the capital budget by the same amount.

This project includes extending approximately 450' of 12" water main ahead of the WisDOT 5th Avenue Extension paving project. The WisDOT project will connect STH 100 with 5th Avenue as shown in the diagram below. The Utility does not have any infrastructure that is in conflict with the proposed project, however, it makes sense to extend the existing water main to locations where future utility work will minimize the disturbance to newly paved areas. The paving portion was designed by Strand Associates so the coordination with WisDOT, which is so vital to these projects, will be much easier and result in reduced costs.

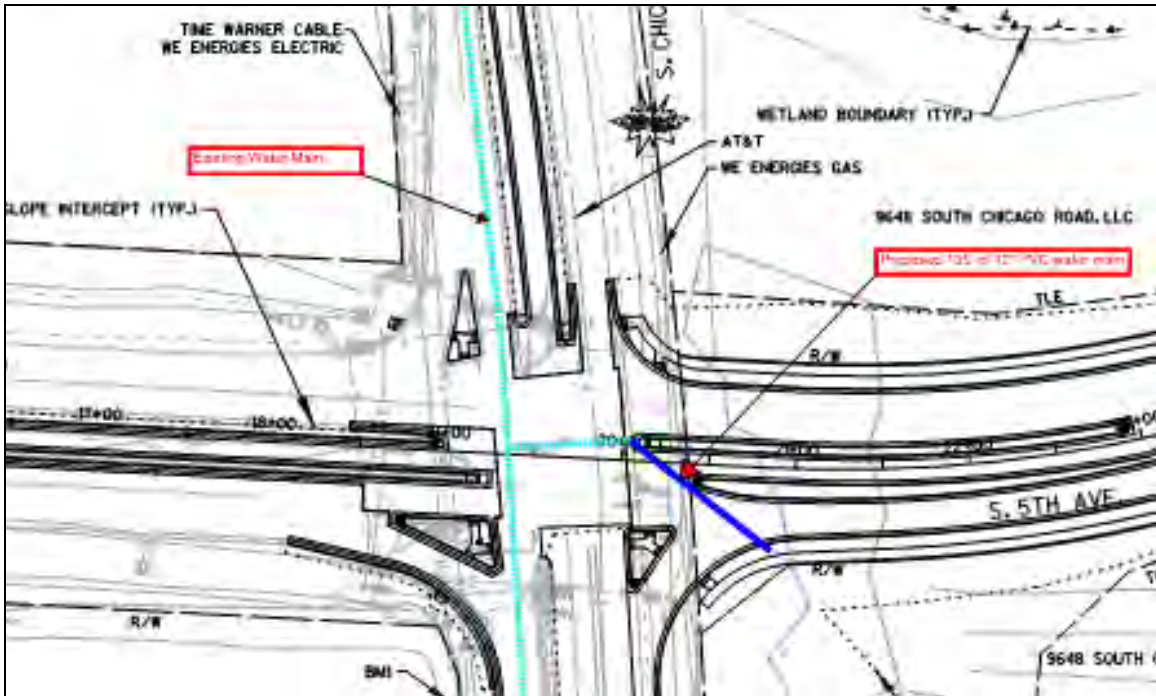
WisDOT plans on bidding their project in April of 2016. Consequently, the Utility design has to be complete by January and constructed in March 2016 in order to finish ahead of the paving project.

5th Avenue Paving Project Alignment

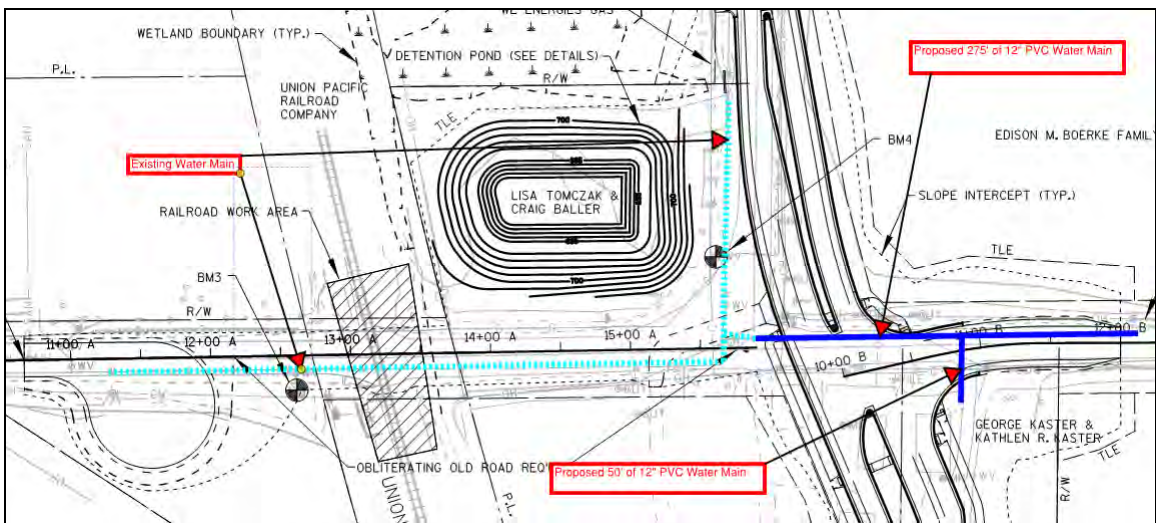


Specific sections of water main identified for extension are as follows:

Water Main Extension at the Intersection of STH 100 and STH 32



Water Main Extension at the Intersection of 5th Avenue and Ryan Road



In total, this project will complete the extension of approximately 450' of 12" PVC water main.

**Amendment #2 to the Professional Services Agreement with Ramboll Environ
(CT Tank Compliance Project)**

Date: November 10, 2015

RECOMMENDATION: That the Commission consider a motion to authorize the Utility Engineer to amend the existing professional services agreement with Ramboll Environ in order to provide for additional environmental analysis of the site, WDNR coordination, and design specifications for the CT Tank Compliance project in the not to exceed amount of \$80,000.

Amendment number two of this professional services agreement will cover additional environmental analysis including borings and lab testing to determine the extent of the contamination on the site as required by the WDNR. Ramboll Environ will also coordinate with WDNR, in conjunction with Engineering on the environmental matters regarding the site. They will work closely with project personnel at CH2M in drafting specifications for the handling of this material during construction. Finally, they will play a large role in legal discussions regarding compensation for additional contract work needed to handle contaminated soils and remove them from the site.

**Professional Services Agreement with Baxter & Woodman
(GIS Optimization Project)**

Date: November 10, 2015

RECOMMENDATION: That the Commission consider a motion to authorize the Utility Engineer to enter into an agreement with Baxter & Woodman for providing professional services in optimizing the GIS System in the not to exceed amount of \$10,000.

This project includes networking the Utility water main and sewer systems. This creates greater connectivity among features in each system. With this connectivity, rules are established that increase the efficiency under which technicians operate the system. This project will also assist with building a series of tools to enhance GIS procedures with regard to analysis, reporting, and routine task automation.

GIS Technician Galewski and Engineering Technician II Niemi took the lead on this project. A request for proposal was sent out and five proposals were submitted by R.A. Smith, Baxter & Woodman, Cloudpoint Geographics, GISi, and Graef. Of those five, Engineering staff chose to interview R.A. Smith, Baxter & Woodman, and Cloudpoint Geographics. The consultants were ranked by GIS Technician Galewski and Engineering Technician Niemi with Baxter & Woodman being the most qualified for the project.

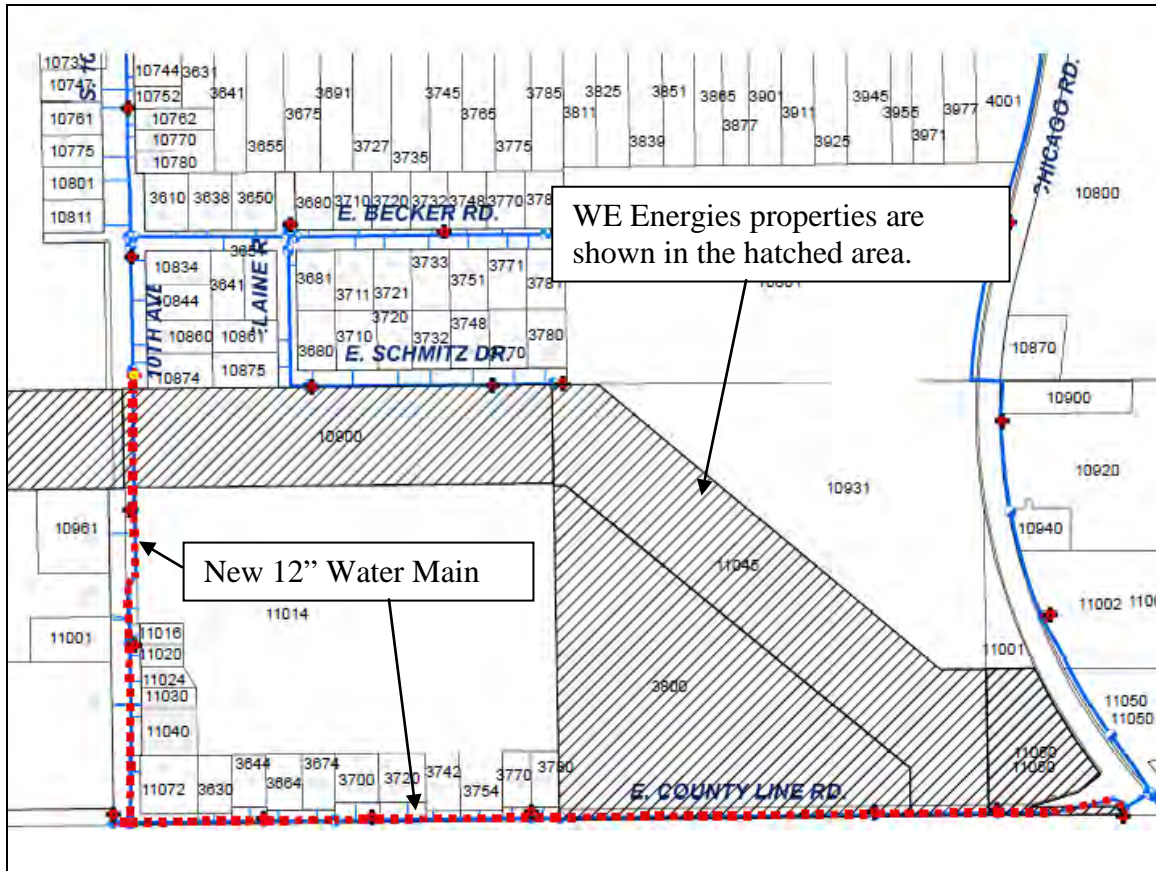
Funding is available from the 2015 Capital Budget.

Refund WE Energies for Special Assessment Overpayment

Date: November 10, 2015

RECOMMENDATION: That the Commission consider a motion to approve a refund to WE Energies for special assessments in the amount of \$78,609.80.

The Utility completed the 10th Avenue and County Line Road Water Main Extension project in 2014. This was a fully assessable project. WE Energies properties that were assessed for the water main are shown on the map below.



The Utility Commission approved the petition for this project on May 14, 2013 based on the public health risks associated with molybdenum content in the private wells in this area thus moving the project on for Common Council approval. The City of Oak Creek Common Council approved the intent to special assess resolution on August 20th, 2013. Subsequently, the City Clerk sent out a notice of public hearing to all of the affected property owners, including WE Energies. The public hearing occurred on October 15, 2013 with no input from WE Energies representatives. The final assessment resolution was approved by the Common Council on the same date.

WE energies was also invited to two public information meetings regarding the project. The first, on September 24, 2013, in which officials from Oak Creek Water and Sewer Utility, City of Oak Creek Health Department, Wisconsin Department of Natural

Resources, and Wisconsin Department of Health Services were present to answer questions and provide clarity to the changing regulatory environment regarding molybdenum content. The second public information meeting occurred on June 3, 2014. WE Energies was invited to both public information meetings.

In summary, the timeline for the project is as follows:

Date	Action
May 14, 2013	Commission approved the project
August 20 th , 2013	Initial Assessment Resolution passed by Common Council
September 24, 2013	First public information meeting held at the Community Center
October 15 th , 2013	Public hearing and Council vote to approve the project
June 3, 2014	Public information meeting held at Utility Headquarters
July 2014	Construction begins
October 2014	Construction complete
October 2014	Final assessment log submitted to City of Oak Creek Finance
September 2015	Assessment invoices sent to property owners
September 2015	WE Energies disputes Assessments

Note: Items shaded in green are items for which WE Energies was provided prior notification.

WE Energies is disputing the assessments levied against their property. Their assessment was based on rates set in Common Council Resolution Number 10751-041707. For the WE Energies properties, the rate that was used was for that of a manufacturing district. In this case, \$80 per foot of frontage on 10th Avenue and \$89 per foot of frontage on County Line Road were used to determine the assessments. WE Energies was requesting the agricultural rate (based on zoning) of \$47 per foot of frontage on 10th Avenue and \$54 per foot of frontage on County Line Road.

Because of the dispute, a team consisting of Utility Engineering, the City Clerk's office, City Attorney Karls, and City Assessor Martin Kuehn met to review the assessments. Initial thoughts were to keep the assessment levy the same for the properties because WE Energies had the opportunity to dispute the assessments during the public hearing. However, the ordinance regarding special assessments and the resolution setting the rates are unclear as to how to assess these properties. The assessments could be levied in any number of ways based on zoning, district, or land use. Because of the lack of clarity in the resolution and the special assessment ordinances, and lack of past history regarding this type of assessment, the team decided to recommend a refund. Moving forward, all assessments will be based on the zoning of the adjacent property.

The following table notes the address of each of the WE Energies properties assessed, the original assessment, the refund per property, and the total refund.

WE Energies Refund for the 10th Avenue Water Main Extension Assessable Project			
Address	Assessed Amount	Adjusted Assessed Amount	Refund per Property
10901 South 10th Avenue	\$24,000.00	\$14,100.00	\$9,900.00
10900 South 10th Avenue	\$24,000.00	\$14,100.00	\$9,900.00
3800 East County Line Road	\$95,498.78	\$57,943.08	\$37,555.70
11045 South Chicago Road	\$21,182.00	\$12,852.00	\$8,330.00
11050 South Chicago Road	\$32,864.14	\$19,940.04	\$12,924.10
Total Refund:			\$78,609.80

Thus the total refund to WE Energies would be \$78,609.80.