

# VILLAGE OF EPHRAIM

FOUNDED 1853



## Wastewater Committee Minutes Monday, August 7, 2023, 9:00 AM

**Present:** Karen McMurtry- Chair, Dennis Jewell, Michael McCutcheon, Bruce Nelson, Jim Peterman

**Absent:** Dennis Jewell

**Staff:** Brad Rasmusson – Wastewater Manager/Operator in Charge, Andrea Collak – Clerk/Treasurer, Dan Oakley – Operator in Charge

**Guests:** Ruann Larson, Nan Zimdars

1. **Call to order:** The meeting was called to order by Chair - McMurtry and a quorum is present for this meeting.
2. **Changes in Agenda:** None
3. **Previous minutes – Minutes from June 26, 2023**

**McCutcheon moved, McMurtry seconded to approve June 26, 2023, meeting minutes as presented, all ayes, and the motion carried.**

4. **Visitors' comments:** None
5. **Ephraim Wastewater Operator in Charge Report:** Rasmusson reviewed the WW, WWT, and SS OIC reports as included in the agenda packet. Wastewater duties were completed according to schedule.

Some repair work was done on the pumper truck “Betty”. Patches were welded in the hose beds, mounted toolbox, and touch-up paint.

Repaired grit dumpster drains.

On July 6th, maintenance was completed on the blower room exhaust fan, belt was adjusted, and greased.

EDMR was submitted on July 17th.

Shock waste solids on July 26th.

On July 27th, dewatered and hauled out 5 loads of sludge.

### The month of July 2023:

There were 104 in-house bacteria tests completed, 104 water tests (618 for the year so far), and 0 clean water tests. 16 holding tank pump-outs and 1 septic pump-out. There were 2 emergency call-ins.

6. **Discussion and recommendation of Ephraim Village Cottages/Water Street Real Estate LLC REU assignments (Ephraim Village Cottages Condo boundary parcel #121-32-0000):**

Rasmusson noted that Daryl and Ruann Larson, owners of Ephraim Village Cottages Condominium sold the duplex that is located by the highway at 9890 Water Street.

Before 2020, Ephraim Village Cottages was one parcel. In 2020, it was condominiumized thereby separating the property into 13 separate parcels and became Larson Properties of Door County dba Ephraim Village Cottages (EVC). The condo boundary parcel for **Ephraim**

**Village Cottages (EVC) is 121-32-0000.** 13 separate parcels are: 121-32-0001, 121-32-0002, 121-32-0003, 121-32-0004, 121-32-0005, 121-32-0006, 121-32-0007, 121-32-0008, 121-32-0009, 121-32-0010, 121-32-0011, 121-32-0012, and 121-32-0013. Estimated prior REU calculation; all units assigned .5 REU = 6.5 REU (duplex; 2 units = 1.0 REU). There was one sewer account for 13 parcels of the EVC boundary. Ruann Larson clarified that they decided to condominiumized the cottages to ensure that nobody comes in, tears them all down, and puts up an apartment building, condo, or some large complex.

In April of 2023, 2 parcels; 121-32-0001 and 121-32-0002; were sold (9890 Water Street Units 1 & 2). Daryl and Ruann Larson, owners of EVC, have requested that 9890 Water Street, Unit 1, and Unit 2 (2 separate parcels/2 separate entrances/2 separate parcels/occupancy 6 people each unit-duplex) be removed from the sewer account due to a recent real estate sale.

Ruann Larson noted that they would like to sell all the cottages at some point in the future. Their plans with the property changed due to health issues and it is getting more difficult to run the place.

Larson clarified that the property is still part of the condominium. EVC still handles the reservations, receives guests, and handles all the emergencies that may arise. They sold the 9890 Water Street duplex building and 3 feet around the building to Matt Lalonde. The new owner handles the taxes and utilities. Matt Lalonde has family in the area. It is somebody they believe is going to keep the integrity of the property and the vision of Ephraim. They might want to rent the duplex each season until December. If they decide to insulate the duplex, they might rent it year-round in the future. The family is looking at it as long-term generational property, concluded Larson.

The Wastewater Committee needs to review and assign a new REU status for the remaining 11 parcels (121-32-0003, 121-32-0004, 121-32-0005, 121-32-0006, 121-32-0007, 121-32-0008, 121-32-0009, 121-32-0010, 121-32-0011, 121-32-0012, and 121-32-0013) for Larson Properties of Door County dba Ephraim Village Cottages to be recommended to the Village Board. The Wastewater Committee also needs to establish REUs for the 2 parcels at 9890 Water Street to create separate accounts for the 2 parcels (121-32-0001 & 121-32-0002) for Water Street Real Estate LLC – LaLonde for recommendation to the Village Board. Rasmusson pointed out that some of the previous minutes and decisions are attached to their packets. McMurtry would like to treat this condominium/property by current practices, that is 1.0 REU for each parcel when reviewing this property. The standard methodology would be charging each parcel 1.0 REU. Nelson believes that the committee should be consistent.

Ruann Larson said that the cottages will eventually be all sold either individually or as a package with keeping the integrity of the property. If it makes it easier to deal with changing the REUs now rather than when the sale happens then let's deal with it now.

Larson believes that they were assigned less REU because 3 cottages are duplexes with two separate units/2 separate entrances. It could be kept as 2 separate units with 2 separate entrances, or the wall could be taken down to make a bigger cottage.

It was agreed that each parcel should be assigned 1.0 REU.

**McMurtry moved, McCutcheon seconded to recommend to the Village Board changing REU status to 2.0 REUs for each duplex with 2 units/2 separate entrances/2 separate parcels at 9890 Water Street/Parcels 121-32-0001, 121-32-0002, 3095 Birch Street/Parcels 121-32-0003, 121-32-0004 and at 3093 Birch Street/Parcels 121-32-0005, 121-32-0006. The remaining cottages should be assigned 1.0 REU; 3085 Birch Street/ Parcel 121-32-0007, 9849 Hidden Spring Road/Parcel 121-32-0008, 9847 Hidden Spring Road/Parcel 121-32-0009, 3092 Larson Lane/Parcel 121-32-0010, 3088 Larson Lane/Parcel 121-32-0011, 3084 Larson Lane/Parcel 121-32-0012 and 3082 Hidden Spring Road/Parcel 121-32-0013, all ayes and the motion carried.**

7. **Visitors' comments:** None

8. **New business for the next meeting:** The next meeting is Monday, September 11th, 2023, at 9:00 AM.

9. **Adjournment**

**McMurtry moved, McCutcheon seconded to adjourn the meeting, all ayes, and the motion carried.**

Recorded by,  
Andrea Collak- Clerk/Treasurer