Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AGENDA

CITY OF MINERAL POINT
STREETS AND WATER & SEWER JOINT COMMITTEE MEETING
Monday, November 30, 2026, 6:30 PM
City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law
2. Approval of October 5, 2026, Minutes
3. Administration of the city tree and shrub ordinance
4. Discussion and consideration of a mass communications system.
5. Discussion and consideration on the scope, phasing, and financing of the Lead Service Line replacement project
6. Discussion and consideration on a simplified rate case for water rates, and an increase in city sewer rates
7. Discussion and consideration on the Wastewater Treatment Facility Plan Cost Estimates and Alternatives
8. Discussion on long-range planning options for infrastructure at the city's periphery (East Lake Road and Betty Lane)
9. Update on water and sewer projects
10. Adjourn

Agenda Posted and Distributed: Monday, November 23, 2026.

Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.

OFFICE OF THE CITY CLERK-TREASURER
Mayor – Danny Clark
City Administrator | Troy Maggied | administrator@cityofmineralpointwi.gov
City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov

Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

MINUTES

CITY OF MINERAL POINT JOINT MEETING
STREETS COMMITTEE AND WATER & SEWER COMMITTEE
Monday, October 5, 2026, 6:30 PM
Community Room, City of Mineral Point City Hall

CALL TO ORDER/ROLL CALL

Chair Christensen called the meeting to order at 6:31 pm.

Mike Christensen (chair)	Present
Brian Graber	Excused (Water and Sewer Alternate)
Steph McKeon	Present
Jared Weier	Excused
Others Present: City Administrator Troy Maggied, City Clerk Christy Skelding, Water/Sewer Superintendent Nate Fosbinder, Street Foreman Chad Whitford, Bart Nies, Dan Ivey	

APPROVAL OF AUGUST 12, 2026 MINUTES

Motion (McKeon/Christensen) to approve the minutes. Motion carried, all voting aye (2-0).

DISCUSSION AND CONSIDERATION TO RELOCATE A STORM LINE AND ASSOCIATED EASEMENT TO ENABLE THE CONSTRUCTION OF A NEW MAINTENANCE BUILDING BY IVEY CONSTRUCTION, INC.

Dan Ivey, owner of Ivey Construction, Inc., explained plans to construct a new maintenance building approximately 40–50 feet wide by 100 feet long for equipment storage and washing during the winter months. The proposed building would be located adjacent to the existing facility to allow easier access to water. However, an existing City storm sewer easement runs through the proposed building location, requiring relocation of the storm sewer and associated easement.

Maggied noted that a site plan would be required and explained that the existing storm sewer may be nonfunctional, as its outfall has not been located. Ivey would be responsible for all costs associated with relocating the storm sewer, abandoning the existing easement, and establishing a new easement.

Discussion followed regarding the location of the storm sewer and existing water lines, including the possibility that a water line may be located beneath the proposed building site. Bart Nies, Delta 3 Engineering, recommended surveying and televising the storm sewer to determine its location and condition before proceeding.

Ivey indicated that construction is anticipated to begin next year, with the goal of completing the televising by the end of March. Ivey will contract directly with an engineer and was authorized to proceed with surveying and televising the storm sewer to further evaluate the proposed relocation.

Motion (Christensen/McKeon) to allow Ivey Construction, Inc, to proceed with the project as presented as long as approved by Delta 3 Engineering and Plan Commission approval of a site plan. Motion carried, all voting aye (2-0).

DISCUSSION AND CONSIDERATION TO PLACE BICENTENNIAL BANNERS ON 71 LIGHT POLES ALONG HIGH STREET, COMMERCE STREET, SOUTH STREET, AND JAIL ALLEY.

Alder Christensen explained that the Bicentennial Committee is requesting permission to install commemorative banners on 71 light poles throughout the City, while a private party has expressed interest in displaying American flags. Discussion included concerns regarding responsibility for maintaining and replacing flags as they become worn or faded, including whether those responsibilities would fall to the City.

Motion (Christensen/McKeon) to recommend Council approval of placing Bicentennial banners on 71 light poles along High Street, Commerce Street, South Street, and Jail Alley. Motion carried, all voting aye (2-0).

DISCUSSION AND CONSIDERATION ON ADDITIONAL PARKING SAFETY SIGNAGE AND MARKINGS ALONG COPPER STREET.

Concerns were discussed regarding children being dropped off on both sides of Copper Street near the swimming pool, including in designated no-parking areas. The Park Board recommended establishing a five-minute drop-off and unloading zone on the north side of the street, with appropriate signage to direct traffic and improve pedestrian safety. It was also suggested that a police officer monitor the area during peak drop-off times initially to help educate motorists and encourage compliance with the designated drop-off area.

Motion (McKeon/Christensen) to recommend Council approval of additional parking safety signage and markings along Copper Street. Motion carried, all voting aye (2-0).

DISCUSSION AND CONSIDERATION ON WELL #3 REHABILITATION PLAN.

Nate Fosbinder explained that Well #3, similar to Well #4, is underperforming and in need of rehabilitation. He recommended proceeding with Water Quality Investigations (WQI) to develop a rehabilitation plan, consistent with the approach taken for Well #4. Fosbinder noted that the project was included in the City's 2025–2027 Capital Improvement Plan (CIP) borrowing plan and recommended moving forward with Tasks 1 and 2 of WQI's proposal to begin the rehabilitation planning process.

Motion (McKeon/Christensen) to recommend Council approval of Well #3 Rehabilitation Plan. Motion carried, all voting aye (2-0).

DISCUSSION AND CONSIDERATION OF THE DRAFT 2028-2029 CIP PROJECTS AND THE TIMING OF COMMERCE STREET AND SPRUCE STREET UTILITY AND STREET RECONSTRUCTION.

Maggied reviewed the proposed Capital Improvement Plan (CIP) projects and discussed the timing of the Commerce Street and Spruce Street reconstruction projects in relation to the Wisconsin Department of Transportation's (DOT) anticipated 2033 project. He emphasized the need to establish a timeline to coordinate with the DOT and prioritize other infrastructure improvements.

DRAFT

Discussion focused on whether to proceed with utility reconstruction on Commerce Street in 2028–2029 or delay the project until 2033 to coincide with the DOT's reconstruction. Completing the utility work earlier would require the City to restore the roadway at its expense, potentially resulting in additional costs and disruption when the DOT project occurs. The Committee expressed concerns about paying for roadway improvements twice and generally favored postponing the Commerce Street and Spruce Street projects until 2033.

Additional infrastructure priorities were discussed, including Antoine Street due to anticipated increased traffic from the new subdivision, Iowa Street, Doty Street, and Center Street. Fosbinder expressed concerns about delaying necessary infrastructure improvements and suggested completing smaller projects annually rather than postponing multiple projects for a larger reconstruction effort. Center Street was discussed, as it had been identified as a high priority in the City's 2020 inflow and infiltration (I&I) study.

The Committee discussed anticipated wastewater improvements, potential funding assistance through Wisconsin Department of Natural Resources (DNR) programs, and the need to evaluate borrowing options with Baird. Lead service line replacements were identified as a priority for 2027, with consideration given to completing an additional smaller infrastructure project if funding allows.

The Committee generally supported coordinating the Commerce Street and Spruce Street reconstruction with the DOT's 2033 project to avoid duplicating costs. The timing of these projects will be further reviewed through the committee and Common Council process, with additional discussions involving Baird to evaluate borrowing capacity and establish priorities for other CIP projects.

Motion (Christensen/McKeon) to recommend Finance and Council review and approval of the Draft 2028-2029 CIP Projects and timing of Commerce Street and Spruce Street utility and street reconstruction to be done in 2033. Motion carried, all voting aye (2-0).

UPDATE ON WATER AND SEWER PROJECTS.

Fosbinder provided updates on ongoing water and sewer projects, including the lead service line replacement program. He noted that a second press release regarding lead exceedances will be issued next month and that all manual read water meters have been replaced except at two properties.

Fosbinder reported that the Corrosion Control Study has been completed, with a recommendation to begin adding silicates to the water system by September 2028. He is working to identify additional Tier 1 sampling sites to meet the minimum requirement of 20 locations. To avoid the additional treatment requirement, the City would need two consecutive rounds of sampling with results below the applicable lead action level at the 90th percentile.

Fosbinder also reported that a contractor is scheduled to begin cleaning and televising approximately 10,000 feet of sanitary sewer main this month. Additionally, the water tower is scheduled to be cleaned and inspected next week.

DISCUSS AND CONSIDERATION ON THE TIMING OF REGULAR, QUARTERLY MEETINGS.

The Committee discussed the scheduling of regular quarterly meetings and agreed to hold meetings at 6:30 p.m. on the fourth Monday of the designated month, beginning in January.

DRAFT

ADJOURN.

Motion (Christensen/McKeon) to adjourn at 7:56 pm. Motion carried, all voting aye (2-0).

DRAFT

Mineral Point, Wisconsin

11/30/2026

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Streets, Sidewalks, and Solid Waste Committee
Department Reporting: Administration	Submitted by: Administrator

ISSUE: Administration of the city Tree and Shrub ordinance

BACKGROUND/ANALYSIS: Significant deferred maintenance of trees and shrubs exists on city streets and are a violation of the city's tree and shrub ordinance. The impacts include the following issues, some of which are documented in the attached photos:

- Public safety - branches blocking Stop or Yield signs, or creating visual barriers to cross-walks
- Infrastructure damage - overgrown branches and shrubs prohibiting leaf vacuum trucks, street sweepers, and plows from reaching the curbs. Damage also occurs when debris isn't cleaned up and, as a result, creates stormwater blockages
- Vehicle damage - branches hitting city trucks and school busses
- Wayfinding and business support - inability to see business signs, wayfinding signs, and street signs

The city's ordinance, attached, requires clearance of 14' over a street or alley and 10' above sidewalks throughout the city's rights-of-way.

RECOMMENDATION: No action requested. Staff are providing information to the committee in preparation for 2027 maintenance.

FISCAL IMPACT: Time and labor for the Street Department to administer.

ATTACHMENTS:

- Photos of current ordinance violations relating in impacts to Street Department operations and creating public safety risks.
- Diagram of the area of enforcement outlined in the ordinance
- Chapter 94: Trees and Shrubs




FREIGHTLINER

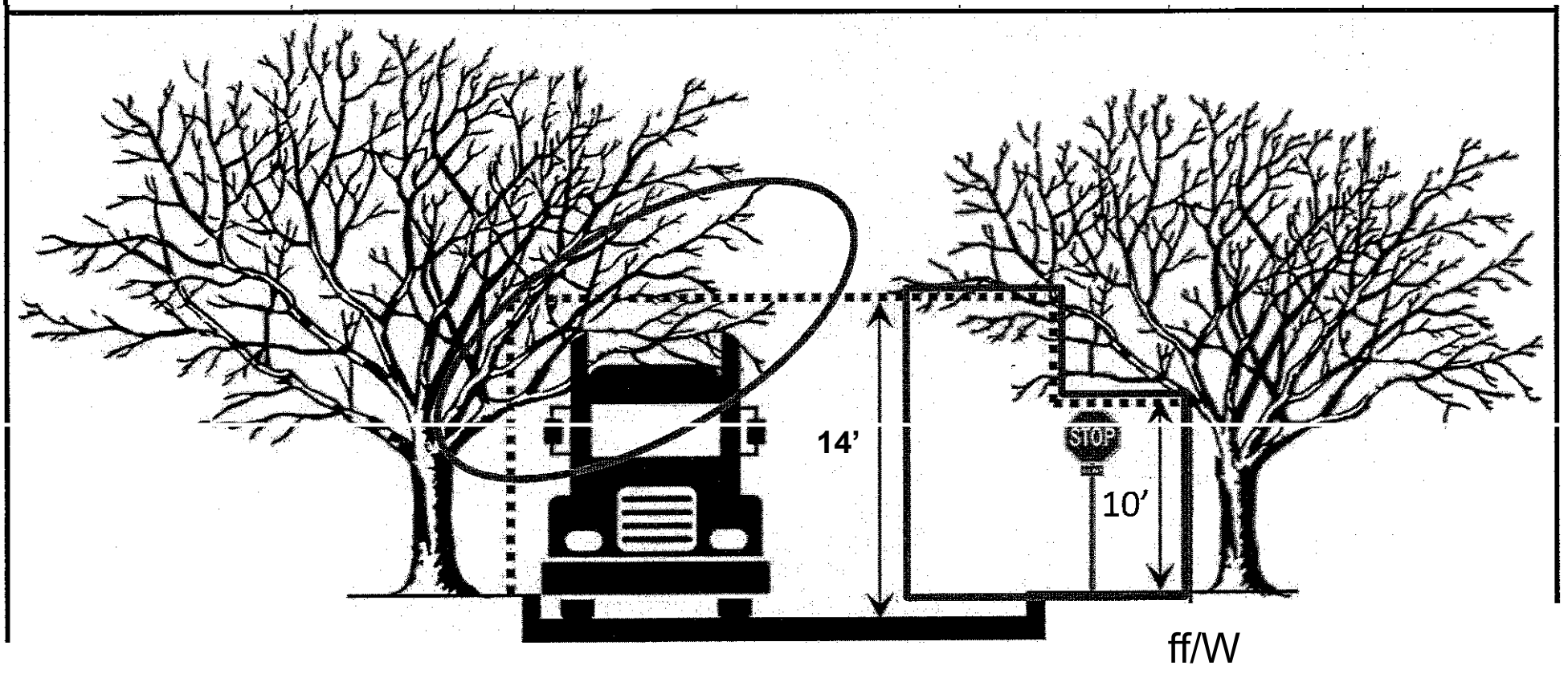

WEST
39
39
39


FREIGHTLINER


WEST
39
39
39







Tree Trimming Requirements & Information:

- Roads need to be cleared to a height of 14' to provide clearance for high profile vehicles such as school buses, emergency vehicles, and semi-trucks.
- Terraces and sidewalks need to be cleared to a height of 10' to ensure street sign visibility as well as pedestrian safety.
- For more information on pruning techniques and practices (as well as general tree information and care tips), please see the International Society of Arboriculture's Tree Pruning Guide. http://www.treesaregood.org/treeowner/pruningyourtrees

ORDINANCE 18 -2021

AN ORDINANCE TO CREATE CHAPTER 94; TO REPEAL SECTIONS 91.10, 92.30 AND 92.31 AND TO AMEND SECTION 36.01 OF THE MUNCIPAL CODE OF THE CITY OF MINERAL POINT RELATING TO TREES AND SHRUBS AND ESTABLISHING A PENALTY FOR VIOLATIONS

Section I: Chapter 94 of the Municipal Code of the City of Mineral Point is hereby created to read as follows:

CHAPTER 94: TREES AND SHRUBS

§ 94.01 STATEMENT OF POLICY AND APPLICABILITY OF CHAPTER.

(A) Intent and Purpose. It is the policy of the City to regulate and control the planting, pruning, removal, maintenance and protection of trees and shrubs in or upon all public ways and public areas of the City; to eliminate and guard against dangerous conditions which may result in injury to persons using the streets, alleys, sidewalks or other public ways and public areas; to promote and enhance the beauty and general welfare of the City; to prohibit the undesirable and unsafe planting, pruning, treatment, maintenance, and removal of trees and shrubs located in public ways and public areas; and, to guard all trees and shrubs, both public and private within the City, against the spread of disease, insects or pests.

(B) Application. The provisions of this Chapter shall apply to trees and shrubs growing or hereafter planted in or upon public ways and public areas, and to all trees and shrubs growing or to be planted in or upon any private premises which shall threaten the life, health, safety or welfare of the public or of any public ways and public areas.

§ 94.02 DEFINITIONS.

Whenever the following words or terms are used in this Chapter, they shall be construed to have the following meanings:

(1) *City Forester* means a qualified forestry professional, appointed by the Mayor to carry out the enforcement of this Chapter.

(2) *Crown* means the upper part of a tree above the main trunk, consisting of branches, stems, leaves and reproductive structures.

(3) *Evergreen Tree* means any woody plant normally having one stem or trunk and bearing foliage in the form of needles and crowns which extend from ground level throughout its entire height.

(4) *Frames* means a device used to stabilize or provide protection to a tree. May include staking materials, blocks, or other landscaping materials around the base of a tree.

(5) *Public Areas* means land owned or controlled by the City, including without limitation because of enumeration, public sites, parks, playgrounds, recreation areas, common open spaces, woodlands, conservancies, and other lands owned or leased by the City.

(6) *Public Nuisance* means any deleterious or fatal tree disease, and any tree or shrub or part thereof which, by reason of its condition and location is hazardous and/or interferes with the use of any public ways or public areas; is infected with a plant disease; is infested with injurious insects or pests; or, is injurious to public improvements or endangers the life, health, safety or welfare of persons or property.

(7) *Public Ways* means and includes all public rights-of-way, from property line to property line, upon which streets, roads, alleys, sidewalks, terrace strips between the lot line and curb or the lot line and outermost point of hard surfacing, all of which are owned, controlled or leased by the City.

(8) *Shrub* means any woody vegetation or a woody plant having multiple stems and bearing foliage from the ground up.

(9) *Street Tree* means any tree located or to be planted in or upon public ways.

(10) *Topping* means the severe cutting back of limbs to stubs within the tree crown, to such a degree so as to remove the normal canopy and disfigure the tree.

(11) *Urban Forest* means the collection of trees in and around the City, including trees on public ways and public areas, and on private property.

§ 94.03 STREET TREE PLANTING

(A) Approval. No person shall plant any street tree, as defined herein, without prior review by the City Forester and approval by the Park Board. In seeking such approval, the City Forester shall be provided information pertaining to the size, species, variety and manner of planting for any street tree within the City. Street trees being planted shall be consistent with a City-approved tree planting list on file with the City Forester.

(B) Planting Standards.

(1) There shall be a minimum distance of thirty (30) feet and a recommended distance of fifty (50) feet between street trees, depending upon the size of tree and other factors. Street trees shall be planted equal distance between the sidewalk or proposed sidewalk and back of curb or proposed back of curb. Planting will not be permitted in terrace areas less than five (5) feet wide. Street trees shall be a minimum of twenty (20) feet from the intersection of two streets, as measured in either direction from the corner on the property line.

(2) Street trees may not be planted closer than:

(a) Twenty (20) feet to a utility or street light pole;
(b) Fifteen (15) feet to a driveway or alley;
(c) Six (6) feet to a water stop box or gas shut off;
(d) Ten (10) feet to a fire hydrant.

(3) Evergreen trees shall not be planted in any public way. Furthermore, it shall be unlawful to plant or maintain shrubs, ground cover or other plants not considered to be a deciduous leaf tree within any public way, whose growth exceeds thirty (30) inches in height above the elevation of the street centerline or the top of nearest curb.

(4) All new street trees must be a minimum of one and one-half (1-½) inch caliper at the time of planting.

(5) Street trees shall be required in all new subdivisions. A tree planting plan, submitted to and approved by the City at the time of final plat, shall provide for the planting of one tree per fifty (50) feet of street frontage along each platted lot. Prior to City approval and acceptance of public improvements installed in a new subdivision, such subdivision developer shall pay to the City an amount equal to the cost of purchasing and planting all trees per the approved planting plan. The City shall select, space and plant said trees.

(C) Unlawfully Planted Trees. No trees or shrubs shall be planted in any public way without prior authorization from the Park Board and City Forester. The City Forester shall cause the removal of any tree or shrub planted in violation of this Chapter by notifying the abutting owner in writing, listing the unlawfully planted trees or shrubs, ordering their removal, and establishing a reasonable time within which such removal shall be accomplished. In the event that such removal is not accomplished within the time specified, the City may remove the unlawfully planted trees or shrubs and assess the costs thereof as a special charge against the abutting property, as provided in Wis. Stat. § 66.0627.

(D) Frames. Any person, adjacent to whose land any street tree or shrub is growing in public ways, may, for the propose of protecting such tree or shrub, surround the same with a suitable box or frame or staking for protection, but all such work shall be performed under the approval, supervision and direction of the City Forester. The City may, at its discretion, remove frames or landscaping located in any public ways or public areas.

§ 94.04 PRUNING, TRIMMING AND MAINTENANCE

(A) Applicability. Trees standing in and upon any public way, public area, or upon any private property adjacent to any public way shall be kept trimmed so that the lowest branches projecting over any street or alley provide a clearance of not less than fourteen (14) feet, and any branches projecting over any public sidewalk or trail provide a clearance of not less than ten (10) feet. Such clearance requirements shall be as measured during full foliage.

(B) Approval and Enforcement. The necessity of pruning and trimming shall be determined by prior authorization of the City Forester, who may also order such tree maintenance. The City Forester may waive the provisions of this section for newly planted trees if the City Forester determines that the trees currently do not interfere with public travel, obstruct light diffusion from any public streetlight, or endanger public safety. Any tree not so trimmed in accordance with this section shall be deemed dangerous and hazardous, and ordered trimmed as a public nuisance affecting public safety, per Section 92.05 of the Municipal Code of the City of Mineral Point.

(C) Standards. Chemical treatment of trees located in and upon any public way shall be approved by the City Forester prior to completion of work. No person shall make major alterations to trees in the public way or in public areas unless such work is approved in writing by the City Forester prior to the completion of work. For the

purpose of this section, the term "major alteration" shall mean pruning and trimming of more than one-third (1/3) of the crown of a tree.

§ 94.05 REMOVAL OF STREET TREES

(A) Approval and Enforcement. No person, firm, organization or corporation shall remove, perform major alterations on or destroy a tree in or upon public ways or public areas, whether alive or dead, or cause such act to be done by others without prior review by the City Forester and approval by the Park Board. The City Forester shall review the request and recommend approval or denial to the Park Board. The City Forester shall also recommend as warranted, attachment of reasonable conditions, including but not limited to cost responsibility for removal, compensation to the City for the value of the tree being removed, and planting of a replacement tree. All public utility companies shall notify the City Forester prior to removal, trimming or pruning of any trees in or upon public ways or public areas.

(B) Standards. In cutting down trees in public ways and public areas, the tree must be removed with the root stump grubbed out, or ground out to a depth of at least six (6) inches below grade measured in a straight line with the grade of the sidewalk, or six (6) inches below grade measured as a straight line from the normal grade of a sidewalk to top of curb. All wood and debris must be removed from the street prior to the end of each working day and all holes shall be filled to normal grade level with topsoil and seeded as soon as practicable.

§ 94.06 HAZARDOUS AND INFECTIOUS TREES

(A) Tree Diseases as a Public Nuisance. Due to the many trees growing on public and private premises within the City, the loss of which would substantially depreciate the value of public and private property, impair the use and enjoyment of public and private premises and erode the tax base of the City; and, acknowledging that the health and life of such trees is threatened by fatal diseases, the City intends to control and prevent the spread of tree diseases. Therefore infectious, epidemic and fatal tree diseases ("Nuisance Diseases") and the insect pests and vectors that carry such diseases are declared to be a public nuisance.

(B) Inspection. The City Forester may inspect or cause to be inspected all premises and places within the City to determine whether any tree disease exists thereon. The City Forester may also inspect or cause the inspection of any tree reported or suspected to be infested with nuisance diseases, or any part of a tree bearing materials reported or suspected to be infested. The City Forester, or his(her) designee, is authorized to obtain a special inspection warrant pursuant to Wis. Stat. § 66.0119.

(C) Abatement of Nuisances.

(1) The City Forester shall order, direct, supervise and control the abatement of public nuisances declared under this section that are located in or upon any public way or public area. Such abatement may include removal, burning or other means determined necessary to prevent as fully as possible the spread of nuisance diseases, other deleterious tree diseases, or the insect pests or vectors known to carry such diseases.

(2) Any tree located on private property, whether alive or dead, which the City Forester finds to be infected, hazardous or otherwise determined to be a public nuisance declared under this section, shall be removed, trimmed or treated by the owner of the property as directed by the City Forester. The City Forester shall give written notice to said owner that describes the public nuisance and recommended procedures for its removal and/or abatement. Such notice shall specifically state the period of time within which such action must be taken, which shall be within not less seven (7) days nor more than fourteen (14) days, as determined by the City Forester based on the condition of the tree and/or danger to the public.

(3) If the owner shall fail to remove, trim or treat said tree located on private property within the specified timeframe, the City shall cause the tree to be removed, trimmed or treated and shall assess the costs thereof as a special charge against the property, as provided in Wis. Stats. § 66.0627.

(D) Appeals. Any order of the City Forester may be appealed within seven (7) days after the date of such order. The Park Board shall hear such appeal within thirty (30) days of receipt of written notice of appeal. After such hearing, the Park Board may reverse, modify, or affirm the determination or order appealed from and the grounds for its decision shall be stated in writing. The Park Board shall file its written decision with the City Clerk and shall, by letter, notify the appellant of its decision within ten (10) days after the hearing has been concluded.

§ 94.06 ADMINISTRATION

(A) Governing Authority.

(1) The Park Board governs the City's Urban Forestry Program and shall designate the City Forester, or its designee to direct, manage, supervise and control the planting, maintenance, removal and protection of trees and shrubs in the City of Mineral Point, including performance of duties as provided in Wis. Stat. § 27.09.

(2) In exercising its authority under Wis. Stat. § 27.09 and this Chapter, the Park Board shall adhere to the following:

(a) The Park Board may plant, transplant, remove, trim, spray and otherwise care for and protect all trees and shrubs on or in that part of every street, the grade of which has been established, lying between the lot line and the curb, or in the center or side plots in all boulevards and parkways, and in all public parks or grounds belonging to the city and control all such planting and transplanting by others. The Park Board may guard all trees within the city so as to prevent the spread of disease or pests and to eliminate dangerous conditions, and may proceed pursuant to subs. (b) through (d).

(b) Whenever the Park Board proposes the setting out, planting or removing of any such living shade tree, it shall give 2 weeks' written notice to the owner of the lot or parcel of land on which such tree stands or will stand, or the owner's agent, or, if neither is known and there be a tenant occupying said property, then to such tenant, of a time and place at which said contemplated work will be considered by the City Forester, specifying in detail the street,

avenue or boulevard and portion thereof, upon or from which trees are proposed to be planted or removed, and the general nature and character of the changes and improvements contemplated. After such hearing, the city forester, subject to the direction of the Park Board shall abandon said work or proceed with it as the City Forester believes the best interest of the public requires.

(c) The entire or any part of the cost of protecting, trimming, spraying, planting, renewing and removal of trees and shrubs between the lot line and the curb in front of any lot or parcel of land abutting on a street, avenue or boulevard may be chargeable to and assessed upon such lot or parcels of land. The Common Council shall hold a public hearing on the proposed assessment, and shall give notice thereof by publishing a class 2 notice, under Chapter 985, Wis. Stats.

(d) The Park Board shall keep a strict account of the cost of planting, protecting, renewing, removing, trimming, spraying and caring for trees and shrubs in front of each lot or parcel of land abutting on any street, avenue, or boulevard, and prior to November 10 in each year, shall make a report to the Common Council of all work done for which assessments have been made as hereinbefore provided stating and certifying the description of land, lots, parts of lots or parcels of land abutting on a street, avenue or boulevard in which any such work shall have been done during the preceding year.

(3) This Chapter provides full power and authority over all trees, plants and shrubs located in or upon public ways and public areas; and, over all trees, plants and shrubs located on private property that constitute a public nuisance, danger or threat as declared herein.

(B) Interference.

No person shall hinder, prevent, delay or interfere with the City Forester, or its designee or agents while carrying out the execution or enforcement of the provisions of this Chapter.

(C) Emergencies.

In the case of emergencies, such as wind storms, ice or snow storms, insect/disease outbreaks, or other disasters, the City Forester may waive the requirements of this Chapter so that public or private work to restore order within the city is in no way hindered.

(D) Coordination Among City Departments.

All city departments shall coordinate with the City Forester as necessary, and will provide services as required to ensure compliance with this Chapter as it relates to streets, alleys, rights-of-way, parks, drainageways, easements, and other public properties/areas not under the jurisdiction of the City Forester.

§ 94.07 PENALTY

Any person who violates the provisions of this Chapter, in addition to any other enforcement provisions, shall be subject to a forfeiture of not less than $50.00 nor more than $200.00."

Section II: Sections 91.10. 92.30 and 92.31 of the Municipal Code of the City of Mineral Point shall be and hereby are repealed.

Section III: Section 36.01 of the Municipal Code of the City of Mineral Point shall be and hereby is amended to include a forfeiture/deposit amount for violation of Chapter 94 in the amount of $100.00, together with costs and assessments.

Section IV. This ordinance shall be effective upon its passage and publication as required by law.

Adopted and approved this 14th day of December 2021.

Jason Basting, Mayor

ATTEST:

John Wright, Deputy City Clerk

Date adopted: 12/14/2021
Date recorded: 12/14/2021
Date published: 12/23/2021
Effective date: 12/23/2021

Mineral Point, Wisconsin

11/30/2026

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Water and Sewer Committee
Department Reporting: Administration	Submitted by: Administrator

ISSUE: The EPA grant funding the Lead Service Line replacement project is pending award. The city needs to determine how it will finance the project during construction as well as identify the source of the local matching funds.

BACKGROUND/ANALYSIS: Once the $1 million grant is awarded, the city will need to move quickly to develop bid documents and prepare for spring construction.

The attached workplan was submitted for EPA approval and outlines a tentative milestone schedule and project budget.

The city will need to determine how it will finance the project during construction. The cash-on-hand for the project should equal at least $500,000 to cover costs between EPA reimbursements. The source of the $100,000 local match also needs to be identified.

RECOMMENDATION: Recommend preferred financing option.

FISCAL IMPACT: As outlined in the project budget and financing options

ATTACHMENTS:

- Draft Lead Service Line Work Plan
- Project financing options

EPA Community Grants Workplan
City of Mineral Point
Lead Service Line Replacement Project

Project Objective and Need

The city's project will remove and replace lead water service lines within the city water utility system and implement the city's Lead and Galvanized Water Service Line Ordinance (2026-01). The ordinance's intent and purposes are threefold:

1. To ensure that the water quality at every tap of utility customers meets the water quality standards specified under federal law.
2. To reduce the lead in city drinking water to meet the Environmental Protection Agency's (EPA) standards and ideally to a lead containment level of zero in city drinking water for the health of city residents.
3. To meet Wisconsin Department of Natural Resources (WDNR) requirements for local compliance with EPA's Lead and Copper Rule.

Project Description

Scope of Work: The project will focus on replacing lead service laterals. There are approximately 150-200 private lead laterals throughout the city, with many of these incorporated into the city map below.



The city will engage a private construction contractor to perform the work. During this process, the contractor and consulting engineer will collect data on city utilities and map this data to gain a more accurate understanding of the scope and scale of public lead lines throughout the city.

The contractor will be responsible for the following tasks:

- Removal of curb, gutter, pavement, and sidewalk as needed
- Excavation, lead line replacement, and backfill
- Collection of public-side data in conjunction with the consulting engineer

The city will repair all curb, gutter, sidewalk and pavement. The private landowner will be responsible for final grading and reseeding of their property.

Deliverables: The project will result in the following deliverables:

- Removal and replacement of over 150 lead service laterals. The final report will include a complete record of the number of laterals replaced and linear feet of laterals removed.
- Creation of an unknown number of new data points on public infrastructure, including age, size, and composition of water lines and creation of a map to document this information for future capital improvement planning. Given the paucity of city information on its older lines, this data is anticipated to be significant and impactful.

- Measurable progress towards total removal of lead in the system and full compliance with EPA and DNR requirements.

Managing the Project and Compliance: City staff will hold bi-weekly project meetings to track progress, coordinate public communication, collect progress reports, and manage issues as they arise. The city will engage a consulting engineer to help develop project phasing and bid documents, and they will work alongside city staff to manage the project. The scope of work of each entity is below:

Consulting engineer:

- Conduct a GIS analysis to identify locations of lead service lines and approximate length of lines.
- Develop the bid structure and phases that enable a bidder to quote the project on a price-per-property fee.
- Structure bid documents to reduce the removal of sidewalk, curb, and gutter to a minimal amount required to replace the lateral.
- Incorporate all federal requirements into the bid documents, including Build America, Buy America; American Iron and Steel, and Davis-Bacon and Related Acts.
- Assist with a public input meeting to explain the project to the public, including the timing and phases of lead line replacement.
- Recommend a resident match to be paid by each affected resident. This will either be a flat cost or a percent of the cost of each lateral. This resident match will be paid during construction or assessed to the home after the project is complete.
- Establish a structure to enable the collection of GIS datapoints during construction.

City staff:

- Serve as the liaison with the EPA on all grant application, reporting, and reimbursement processes.
- Lead all efforts related to community engagement and communication on the project.
- Manage water shut-offs, road closures, and other logistical issues.
- Replace all concrete curb, gutter, and sidewalk removed during the project. Replace and repair pavement as needed.
- Conduct Davis-Bacon wage interviews, and review certified payroll throughout the project to confirm prevailing wages are paid on the project.
- Ensure compliance with grant requirements.

Procurement: The project has two procurement processes, both of which will be compliant with 2 CFR 200 uniform guidance requirements:

1. Consulting engineer: The engineer's cost estimate is not expected to exceed the micro-purchase threshold and so the city will follow its internal purchasing policy for the project.
2. Contractor: The consulting engineer will manage the competitive bidding process for the construction contract, including development of bid documents, pay applications, and Davis-Bacon requirements.

Evaluating performance: The city will evaluate performance throughout the project by measuring progress on lead lines removed and replaced, hardscapes replaced, and total housing units completed.

Budget Narrative: The budget narrative below is structured around the approved Project Budget submitted with the Congressionally Designated Spending request.

The total project cost is $1,150,000

- EPA Federal Portion: $1,000,000
- Local match: $150,000

City staff will perform the following tasks with a total in-kind value of $129,000.

- Pre-Bid activities: $10,000
    - Site visit confirmation: Utility staff will conduct site visits to confirm lead lines are present. Total cost: $6,000.
    - Measurement of service line: Utility staff will estimate lengths of water lines to inform the bid documents. Total cost: $1,500.
    - Identification of additional requirements: Utility Superintendent will confirm presence of hardscapes to be removed and other utility conflicts. Total cost: $1,000.
    - Site condition documentation: Utility Superintendent will prepare city data and information for handoff to the consulting engineer for incorporation into the project documents. Total cost: $1,500.
- Construction Planning: $2,000.
    - The City Administrator will coordinate grant documents, community planning, and a communications strategy to support the project. Total cost: $2,000.
- Public Outreach: $6,000
    - Information meetings: Utility Superintendent and City Administrator will conduct public information meetings with affected property owners to inform them of the scope, scale, timing, and impact of the project. Total cost: $1,500.
    - Owner relations: Utility Superintendent and City Administrator will conduct proactive outreach with unique properties, and also respond to specific property owner concerns during the project. Total cost: $4,000.
    - Notices: City Administrator will create and post all necessary public notices for the project. Total cost: $500.
- Project bidding: Utility Superintendent and City Administrator will review the bid documents and returned bids and confer with the consulting engineer prior to award. Total cost: $1,000.
- Construction: $110,000
    - Site marking: Utility staff will mark all site utilities during construction, and collect data on city lead lines for future planning. Total cost: $10,000
    - Contingency for hardscape restoration
        - City Streets staff will form and pour all curb, gutter, and sidewalks after the construction contractor replaces the lead service line. City staff will also patch pavement as needed. Total cost: $70,000 in labor.
        - Materials associated with reconstructing hardscapes include lumber for forming curb and gutter, concrete, and cold-patch asphalt. Total cost: $30,000.

Consulting Engineers will perform the following tasks for a total cost of $21,000.

- Engineering review including development of construction phases, cost estimates, milestone schedules, and federal requirements listed above. Total cost = $15,000
- Bid document preparation, public notification, receipt and opening of sealed bids. Total cost = $4,000.
- Review of bid documents upon bid opening, recommendation of low bid, and post-bid kick-off meeting attendance. Total cost = $2,000.

Construction Contractors will perform all removal and demolition of hardscapes (curb, gutter, pavement, sidewalks) excavation, lead service line replacement, and backfilling. Total cost = $1,000,000

Attachment A reflects the authorized budget, further broken down to reflect the Personnel, Fringe, and Indirect cost of city staff for each activity. Also included is a budget breakdown that aligns with the SF-424A format.

Milestone Schedule:

- Grant Award: November 30, 2026
- Engineer Procurement: November 30, 2026
- Bid documents complete: February 28, 2027
- Bids awarded and Notice to Proceed: March 31, 2027
- 50% Complete: July 31, 2027
- Substantial Completion of lead line replacement: November 30, 2027
- Hardscapes replaced: May 31, 2028
- Project close-out: August 31, 2028

Environmental Results / Benefits: This project implements the EPA Strategic Plan Goal to "Provide Clean Air, Land, and Water for Every American." Specifically, the project implements Objective 1.2 by protecting drinking water and strengthening water infrastructure and will have the following outputs and outcomes:

Output: Elimination of 150-200 lead service laterals connecting Mineral Point residents to drinking water.

Outcome: Measurable reduction in the lead in the city's water system, and reduction in the risk of impacting residents, specifically children and other vulnerable residents, from exposure to lead in the city's drinking water.

Subrecipients: There are no subrecipients on the project.

Lead Service Line Replacement Planned Project Budget	City Staff	In Kind (City Expense)		(Outside Expenses)				
		Water Dept.	Administration	Contracted Service	Personnel	Fringe	Indirect	Total
Confirmation of Lead-Service Lines								
Site visit confirmation	Water and Sewer Staff	$6,000			$4,068	$1,525	$407	$6,000
Measurement of service line	Water and Sewer Staff	$1,500			$1,017	$381	$102	$1,500
Identification of additional requirements	Utility Superintendent	$1,000			$617	$322	$62	$1,000
Site condition documentation	Utility Superintendent	$1,500			$925	$482	$93	$1,500
Construction Planning								
Project Creation, Planning, Grant Admin.	City Administrator		$2,000		$1,660	$174	$166	$2,000
Engineering Review				$15,000				
Public Outreach								
Public Information Meetings (2)	Utility Superintendent	$500			$308	$161	$31	$500
Public Information Meetings (2)	City Administrator		$1,000		$830	$87	$83	$1,000
Property owner relation	Utility Superintendent	$1,000			$617	$322	$62	$1,000
Property owner relation	City Administrator		$3,000		$2,489	$262	$249	$3,000
Notices	City Administrator		$500		$415	$44	$41	$500
Project Bidding								
Bid Creation				$4,000				
Return Bid Review	Utility Superintendent	$500			$308	$161	$31	$500
Return Bid Review	City Administrator		$500		$415	$44	$41	$500
Engineer Review of Project and Bid				$2,000				
Construction								
Site marking	Water and Sewer Staff	$10,000			$6,781	$2,541	$678	$10,000
200 Service Line Replacements ($5000/line)				$1,000,000				
Contingency (10% of construction costs) - Hardscape labor								
	Streets Foreman		$35,000		$27,556	$4,688	$2,756	$35,000
	Streets Staff		$17,500		$13,677	$2,456	$1,368	$17,500
	Streets Staff		$17,500		$13,677	$2,456	$1,368	$17,500
Contingency (10% of construction costs) - Hardscape materials			$30,000					
		$22,000	$107,000	$1,021,000	**Personnel**	**Fringe**	**Indirect**	**Total**
			Total Project Cost	**$1,150,000**	**$75,360**	**$16,104**	**$7,536**	**$99,000**

	Local Match	EPA	Total
Personnel	$75,360	$0	$75,360
Fringe	$16,104	$0	$16,104
Travel	$0	$0	$0
Equipment	$0	$0	$0
Supplies	$30,000	$0	$30,000
Contractual	$21,000	$0	$21,000
Construction	$0	$1,000,000	$1,000,000
Other	$0	$0	$0
Total Direct	$142,464	$1,000,000	$1,142,464
Indirect	$7,536	$0	$7,536
Totals	**$150,000**	**$1,000,000**	**$1,150,000**

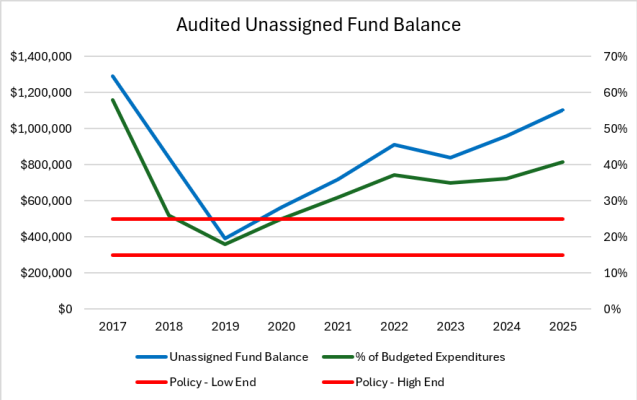
Financing Options
Lead Service Line Project

Project parameters:

- Scope:
  - Removal and replacement of approximately 150 lead service line laterals
  - Demolition and reconstruction of pavement, curb, gutter, sidewalk as needed to replace laterals
  - Data collection and GIS mapping of assets during construction
  - Contracting with a consulting engineer to design and bid the project
  - Significant city labor involved in outreach, communications, data collection, and grant management
- Timeline:
  - Winter 2026 – Summer 2028
- Project Budget: $1,150,000
  - EPA Federal Portion: $1,000,000
  - City match (cash): $100,000
  - City match (in-kind): $29,000
- Financing requirements:
  - Cash flow: $250,000-$300,000 estimated cash flow is necessary to cover costs in between reimbursement requests submitted to EPA
  - Cash contribution: $100,000

Available Funding:

- Mineral Point Funding (12/31/2025)
  - Unassigned Fund Balance: $1,101,583 (32% of 2026 expenditures. Policy is 15-25%)
    - Cash flow option: use portions of this on-hand revenue to cash-flow the EPA grant between reimbursements.
      - Pros: Reduces requirement to borrow and incur borrowing fees and interest
      - Cons: Reduces on-hand cash during the project.
    - Cash contribution option: use $100,000 of this funding as the city's cash match
      - Pros: Reduces requirement to borrow and incur borrowing fees and interest
      - Cons: Reduces our available unassigned fund balance available for future use, however the balance is anticipated to remain above our policy's stated range (audited financials below)



- Line of credit: Secure a line of credit for either the full project amount, or the EPA reimbursable portion. The cash match portion of the project ($100,000) could be converted to a loan at the end of the project.
    - Pros:
        - Existing cash won't be impacted by the project.
        - Could get a larger amount than needed in order to have funding for contingencies.
    - Cons:
        - Cannot be levied
        - Paying interest

- Loan: Secure a bank loan to fund the project, or a portion of the project.
    - Pros:
        - Ability to levy for the project and spread the cost across users, and across time
        - Existing cash won't be impacted by the project.
        - Could get a larger amount than needed in order to have funding for contingencies.
    - Cons:
        - Fees and interest increase project cost

- Utility revenue: Utility revenue or fund balance is often used for utility projects, however that is most likely not an option on this project.
    - Sewer utility revenue is unavailable for the water project
    - Water utility has zero fund balance as of 12/31/2025. The project also funds the replacement of private water laterals, which are not a city asset, and restricts the use of any water funds on the project.

Mineral Point, Wisconsin

11/30/2026

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Water and Sewer Committee
Department Reporting: Administration	Submitted by: Administrator

ISSUE: Discussion on filing a simplified rate case to increase sewer and water rates in 2027.

BACKGROUND/ANALYSIS: The city has a practice of filing simplified rate cases to increase water rates by approximately 3% every two years in an attempt to keep pace with inflation. The last rate case was effective on October 1, 2025.

Increasing water rates will provide increased revenue for the depleted water utility cash account and help recover from unplanned expenses tied to water main breaks in 2027.

If a 3% rate increase is approved in early December, rates would be effective by 2/1/2027 and generate an estimated $26,500 in additional water revenue.

Sewer rates may also be adjusted. This can be done by council without a rate case being filed with the Public Service Commission.

RECOMMENDATION: Recommend rate increases to council.

FISCAL IMPACT: New water revenue identified above. New sewer revenue would depend on the proposed rate increase.

ATTACHMENTS: Water and sewer rates effective October 1, 2025.

City of Mineral Point
Water and sewer rates effective 10/1/25

NEW RATES EFFECTIVE OCTOBER 1, 2025

Fixed Water Charges

5/8" meter	$	15.45
¾" meter	$	15.45
1" meter	$	21.63
1 ¼" meter	$	28.84
1 ½" meter	$	35.02
2" meter	$	51.50
3" meter	$	77.25

Water Usage Charges:

$5.05 per 100 cubic feet for the first 700 cubic feet used monthly

$4.16 per 100 cubic feet for the next 4,300 cubic feet used monthly

$3.13 per 100 cubic feet for the next 20,000 cubic feet used monthly

$2.63 per 100 cubic feet for over 25,000 cubic feet used monthly

Public Fire Protection Charges:

5/8" meter	$	13.16
¾" meter	$	13.16
1" meter	$	32.86
1 ¼" meter	$	48.61
1 ½" meter	$	65.73
2" meter	$	105.06
3" meter	$	197.76

Fixed Sewer Charges:

5/8" meter	$	16.73
¾" meter	$	16.73
1" meter	$	37.63
1 ¼" meter	$	53.51
1 ½" meter	$	66.88
2" meter	$	112.86

City of Mineral Point
Water and sewer rates effective 10/1/25

3” meter	$	188.10

Sewer Usage Charges:

$7.90 per 100 cubic feet used monthly

Mineral Point, Wisconsin

11/30/2026

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Water and Sewer Committee
Department Reporting: Administration	Submitted by: Administrator

ISSUE: Projected scenarios for wastewater treatment facility improvements.

BACKGROUND/ANALYSIS: Various investments are needed at the wastewater treatment facility. The causes for investments range from DNR compliance to increased system redundancy and deferred maintenance. Investments will be made beginning in 2027 or 2028. Larger, long-term investments need planned across the next 5-10 years.

RECOMMENDATION: Identify a preferred investment scenario to allow further facilities and financial planning.

FISCAL IMPACT: As presented by Town and Country Engineering.

ATTACHMENTS: Cost scenarios and associated site plans.

Mineral Point, Wisconsin

11/30/2026

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Water and Sewer Committee
Department Reporting: Administration	Submitted by: Administrator

ISSUE: Consideration of long-term decisions regarding city water utilities on East Lake Road and the Betty Lane Lift Station, which will impact immediate decisions related to providing water to two new residences on East Lake Road.

BACKGROUND/ANALYSIS: There are two new homes proposed within city limits on East Lake Road. This waterline currently serves residents and non-residents living on East Lake Road and will, at some future point, need to be replaced. At that time, water hydrants will also need installed. The 2026 estimated construction cost for this work is $850,000, excluding design, rock excavation, pavement resurfacing, etc. There is currently no city sewer service to these homes, and so the per-home revenue is less than elsewhere in the city. Since this waterline primarily serves non-residents, the city may or may not want to maintain this infrastructure in the future.

If the new residents connect to the waterline and the city decides to abandon the waterline, these residents will need to install a well after having already paid for a city water connection, effectively buying their water service twice.

City staff seek guidance on whether residents should be required to connect to city infrastructure, or if they should be given the option to install a well.

A similar long-range planning question exists with the lift station at Betty Lane which currently serves 5-7 utility customers. The current replacement cost for a lift station is approximately $350,000. There is currently no plan to grow in a way that would create more customers. The city will, at some future point, be required to either invest in this lift station or abandon it.

RECOMMENDATION: Provide guidance on immediate residential water supply decisions.

FISCAL IMPACT: No short-term impacts. Decisions will impact long-term capital improvements planning.

ATTACHMENTS: None. Visuals will be provided at the Committee meeting.