

MEETING MINUTES

LINN SANITARY DISTRICT

September 10, 2026 5:30 p.m.
Linn Town Hall, Zenda

Present: Ted Peters, Jim Livingston, Rob Eppley

1. Ted Peters called the September 10, 2026, Linn Sanitary District business meeting to order at 5:40 p.m.
2. No public comments.
3. **Motion to approve the August 12, 2026 meeting minutes. R. Eppley/T. Peters. CU.**
4. **Motion to approve the August 2026 Treasurer's Report. R. Eppley/T. Peters. CU.**
5. **Old Business**
 - a. Ted has a meeting scheduled with Walworth County on 9/22/26. Holly from GLEA will be there to lead the discussion on the Hillside Creek contamination and planned testing.
 - b. Code enforcement. The latest code enforcement list included external property issues but nothing septic or POWTS system related.
 - c. Ted has had no success asking UWW or other government sources for help in creating a survey. Ted will ask Mark at Baxter & Woodman about creating another online survey.
 - d. After reviewing the proposal from GLEA, the commissioners decided to budget for either option 1 or 2. The proposal is attached to the minutes. **Motion to approve the adoption of the Hillside Creek sampling and seasonal plan. T. Peters/J.Livingston. CU.**
6. **New Business**
 - a. **Motion to pay the bills as presented totaling \$16,872.63. J. Livingston/R. Eppley. CU.**
 - b. **Motion to accept the financial statements for the year ended December 31, 2025, prepared by Patrick Romemesko. T. Peters/R. Eppley. CU.**
7. Discussion concerning the 2027 budget was held. Changes included increasing the GLEA funding by \$1,500 to \$46,500; adding \$12,000 for the Hillside Creek study project; increasing the information and education fund by \$4,400 to \$9,500 to be able to fund four mailings in 2027. The total budget increases from \$65,700 to \$83,600. The increase will be offset by a projected carryover of \$4,311.36 from 2026 and a draw from reserves of \$15,000. **Motion to accept the preliminary budget for publishing. T. Peters/J. Livingston. CU.**
8. Future agenda items: Budget Hearing, 3, 4, 5.a, 5.b, 5.c, 5.d, 6.a, Budget Adoption.
9. Next meeting date. October 14, 2026. 5:30 p.m.
10. **Motion to adjourn. 6:45 p.m. T. Peters/J. Livingston. CU.**

The Linn Sanitary District will hold the 2027 Budget public hearing on Wednesday, October 14, 2026, at 5:30 pm

at the Linn Town Hall, W3728 Franklin Walsh St., Zenda, Wisconsin, 53195

At the District's 2026 October business meeting following the public hearing, the Linn Sanitary District

will act on adopting the Linn Sanitary District 2027 Proposed Budget as its 2027 budget.

LINN SANITARY DISTRICT 2027 Proposed Budget							
		2025	2026	2026	2026	2027	%
		Actual	YTD 9 mo.	Projected	Budget	Proposed	Change
EXPENDITURES							
GLEA		45,000.00	33,750.00	45,000.00	45,000.00	46,500.00	3.33%
Accountant		2,097.00	2,065.00	2,065.00	2,200.00	2,200.00	0.00%
Salaries		5,596.44	4,197.33	5,596.44	6,000.00	6,000.00	0.00%
Attorney		850.00	507.50	3,000.00	3,000.00	3,000.00	0.00%
Public Notices		314.84	0.00	0.00	400.00	400.00	0.00%
Payroll Taxes		927.20	695.40	927.20	1,000.00	1,000.00	0.00%
Office/Misc.		748.59	222.00	1,500.00	1,500.00	1,500.00	0.00%
Hillside Project / Well Testing		0.00	0.00	0.00	0.00	12,000.00	
POWTS Inspection Program		0.00	0.00	0.00	1,500.00	1,500.00	0.00%
Information and Education		3,245.66	3,672.52	3,300.00	5,100.00	9,500.00	86.27%
Total		58,779.73	45,109.75	61,388.64	65,700.00	83,600.00	27.25%



Geneva Lake Environmental Agency

Village of Fontana | Village of Williams Bay | City of Lake Geneva | Town of Linn | Town of Walworth
 Phone: 262.245.4532 | Email: info@gleawi.org | Website: www.gleawi.org
 PO Box 914, Williams Bay, WI 53191

Hillside Creek: Sampling Options & Seasonal Plan

September 2026–June 2027

1. Purpose

The purpose of the Hillside Creek investigation is to better identify where *E. coli* concentrations or indicators of human wastewater consistently increase along the creek, narrow the areas requiring additional investigation, and provide Linn Sanitary District with information that can help guide septic system follow-up.

The investigation is intended to:

- Develop a picture of conditions from upstream to downstream.
- Compare dry-weather, rain-influenced, seasonal, and occupancy-related patterns.
- Identify repeatable increases between sample locations.
- Use more intensive sampling to progressively narrow areas of concern.
- Confirm suspected areas through repeat sampling before property-level follow-up.

The sampling program is investigatory. Results may help identify reaches where additional investigation is warranted but are not intended, by themselves, to establish responsibility for an individual property.

2. Sample Locations & Sampling Schedule

GLEA has already established **16 sample locations in Hillside Creek**. For routine *E. coli* monitoring, sampling would initially focus on approximately those 16 locations that have most consistently produced elevated *E. coli* results. After they have been sampled consistently for three weeks, GLEA will continue sampling the ones that are testing the highest.

If an optical-brightener probe is used, GLEA could conduct a much more detailed survey beginning near the lake and continuing upstream through the accessible creek. Approximately **50 or more readings could be collected during a sampling event**, including closely spaced readings and additional measurements immediately upstream and downstream of pipes, culverts, seeps, inflows, or noticeable changes in fluorescence. If Linn Sanitary District would also like GLEA to investigate groundwater, springs, seeps, or other groundwater inputs, those sample locations would be established jointly based on *E. coli* levels in the creek, proximity to home sites, site conditions, and property access.

Period	Proposed Frequency	Primary Focus
Sept.–Oct. 2026	Monday & Thursday	Establish spatial patterns; compare dry and rain-influenced conditions; begin narrowing repeatable increases
Nov. 2026– March 2027	Twice monthly	Establish winter baseline and evaluate snowmelt/thaw or continuing signals

April–May	Evaluate spring recharge, rainfall, higher flows, and
Monday & Thursday	
2027	renewed seasonal occupancy
Monday & Thursday or	Continue intensive sampling or shift to confirmation of
June 2027 targeted as warranted	priority areas

Weather, creek conditions, access, and results from previous sampling events may require adjustments. Each event would document relevant conditions such as recent rainfall, snowmelt, flow conditions, visible discharges, wildlife evidence, and other observations that may help interpret the results.

3. Testing Options

GLEA is evaluating three primary tools for the investigation. These could be used individually or in combination.

	Optical-Brightener Probe	In-House E. coli	Laboratory E. coli
	Fluorescence associated with optical		
Measures	brighteners found in many household E. coli (MPN/100 mL) laboratory method products		E. coli using
Approx. capacity/event	50+ readings per sample	Approximately 16 samples	Approximately 16 samples
Result timing	Immediate	Approximately 24 hours	Approximately 28 hours
Primary value	Dense screening and rapid narrowing quantitative of areas of interest	Repeated quantitative E. coli testing	Repeated E. coli testing

Optical-Brightener Probe

An optical-brightener probe measures fluorescence associated with compounds used in many laundry detergents and related household products. In a septic-source investigation, elevated fluorescence may help identify portions of the creek influenced by household wastewater.

Its primary advantage is the ability to collect **many closely spaced readings during a single creek walk without paying a laboratory charge for every location**. If fluorescence begins increasing within a particular reach, GLEA could immediately collect additional readings upstream and downstream to better define where the change occurs.

The probe does **not** measure E. coli and is not specific enough to independently identify a failing septic system. For that reason, repeatable fluorescence increases should be paired with E. coli sampling periodically to show proof of elevated E. coli levels.

In-House E. coli Testing

GLEA could conduct quantitative E. coli testing in-house using a defined-substrate method such as Colilert-18 with Quanti-Tray/2000.

The primary advantage is the ability to conduct repeated batches of approximately 16 samples without paying an outside laboratory fee for every sample. Results would generally be available within approximately **24–28 hours**, allowing sampling locations to be adjusted relatively quickly as patterns develop.

This option requires an initial investment in testing equipment as well as ongoing reagent, tray, qualitycontrol, staff, and maintenance costs. GLEA-produced results may also not provide the same independent or certified-laboratory documentation that Linn may want for certain follow-up decisions.

External Laboratory E. coli Testing

GLEA could continue collecting E. coli samples and submitting them to a qualified laboratory.

This provides independent analytical results and avoids the need for GLEA to purchase and maintain E. coli testing equipment. However, it has the highest recurring per-sample cost and provides less flexibility for intensive or rapidly changing sample-location strategies.

4. Potential Combined Approach

The three options are not mutually exclusive. A combined approach could provide the greatest ability to narrow potential sources while controlling long-term analytical costs. **E. coli samples alongside probe readings** to determine whether areas with elevated optical-brightener readings also show elevated E. coli levels. This would help confirm whether the fluorescence is consistent with wastewater influence and provide additional support for identifying areas that may warrant further investigation.

If both E. coli and optical-brightener results repeatedly increase within the same portion of the creek, that area could be prioritized for Linn Sanitary District's additional investigation and, where appropriate, more source-specific testing.

A single elevated result would not be used to draw a conclusion. GLEA would look for repeatable patterns across multiple sampling events and conditions before recommending additional follow-up.

5. Planning Quantities

If routine E. coli sampling includes approximately **16 samples per event**, the following represents the maximum planning quantity under the proposed schedule:

Period	Approx. Events	Samples/Event	Maximum Samples
Sept.–Oct. 2026 — once weekly	9	16	144
Nov. 2026–March 2027 — twice monthly	10	16	160
April–May 2027 — once weekly	9	16	144
Total through May	28	16	448
June 2027 — once weekly	4	16	64
Potential total through June	32	16	512

These are maximum planning quantities. Actual sample numbers may be lower depending on weather, frozen or dry creek conditions, holidays, access, and results that support shifting from broad monitoring to more targeted investigation.

If cost limits the amount of routine E. coli sampling Linn Sanitary District can support, GLEA could reduce the sampling frequency while continuing to monitor the same 16 sample locations.

Under this reduced schedule, sampling would occur **twice monthly in September and October, once monthly from November through March, and twice monthly from April through June.**

Period	Sampling Frequency	Approx. Events	Samples/Event	Maximum Samples
Sept.–Oct. 2026	Twice monthly	4	16	64
Nov. 2026–March 2027	Once monthly	5	16	80
April–May 2027	Twice monthly	4	16	64
Total through May		13	16	208
June 2027	Twice monthly	2	16	32
Potential total through June		15	16	240

This reduced schedule would lower the potential number of routine E. coli samples from **512 to 240 samples through June**, while still providing sampling across fall, winter, spring, and early summer conditions.

Optical-brightener readings would not be limited to **16 locations per event** and could be collected much more densely where conditions warrant.

6. Preliminary Cost Comparison

Final costs will depend on the testing approach selected by Linn Sanitary District.

Cost Category	Optical-Brightener Probe	In-House E. coli	Laboratory E. coli	
Initial equipment	\$5,400	\$13,000	\$0	
Consumables/testing cost			\$47/sample	
Additional Testing	\$1,500 (lab E. coli)			
Estimated Sept.–June cost	\$6,900	\$13,000	\$24,064	
GLEA help with equipment	+\$2,000	+\$2,000		
Total Cost	\$4,400	\$11,000	\$24,064	
If half the amount of sampling			\$11,280	
<i>If GLEA Board wants staff time covered</i>	\$2,800	\$4,200	\$3,360/\$1,440	7. Decisions Before Sampling

Begins

GLEA and Linn Sanitary District should confirm the following before launching the expanded investigation:

1. **Testing approach:** Optical-brightener screening, in-house E. coli testing, laboratory E. coli testing, or a combination.
2. **Sample locations:** Complete a review of the map or do a joint creek walk and confirm the initial routine sample locations and areas where closer investigation may be warranted.
3. **Groundwater investigation:** Determine whether springs, seeps, groundwater inputs, or other potential pathways should be included. As well as identify any property-access needs and locations that may present seasonal or winter-access limitations.
4. **Review points:** Review results after October 2026 and again after March 2027 to determine whether sampling locations, frequency, or testing methods should be modified.

The overall goal is to use repeated sampling to progressively move from **identifying a broad area of elevated results to narrowing the portion of Hillside Creek where additional sanitary-system investigation is most warranted.**