

Minutes

NEW BERLIN UTILITY COMMITTEE

April 2, 2003

Please note: Minutes are unofficial until approved by the Utility Committee at their next regularly scheduled meeting.

Members Present: Aldermen Gallagher, Harenda and Ament, Bob Dude (Citizen Member) and Ray Grzys (Director of Streets and Utilities)

Others Present: Larry Wilms (Engineer), Mark Thurow and Mike Judkins (Water Well Solutions)

Alderman Gallagher called the meeting to order at 4:32 p.m.

ITEM C-03 Approval of minutes for March 5

Motion by Mr. Dude to approve the minutes of the March 5th meeting. Second by Alderman Ament, and approved unanimously.

ITEM 36-01 Buena Park Private Property Rehab

ITEM 01-03 City-wide Private I & I Mitigation Program

Director Grzys stated that he had condensed the information and comments from the last few Utility Committee meetings in his letter dated March 24, 2003. There were six points regarding Buena Park Private I & I:

1. To offer grants and low or no interest loan programs for rehabilitation of defective sewer laterals.
2. Determine what money in the 2003 Budget was available for grants and loans
3. Property owner to be responsible for and to pay for disconnection of rain spouts, sump pumps and yard area drains and for repair of defective lateral clean-out caps and bring them up to Code, within 30 days of notification. Utility would be available to coach homeowners.
4. Develop tracking system on all Pre-1955 homes that have suspected foundation drains connected to sanitary sewer. All Pre-1955 buildings in Buena Park area would follow a Point-of-Sale or maximum 10-yr inspection program implemented by Committee and Council.
5. Grant people Pre-1955 amnesty from prosecution of an illegal hookup
6. Implement via an adopted Ordinance that would require plumbing color CCTV Inspection of lateral and external plumbing prior to sale of a home.

The City-wide Private I & I program

1. Offer grants and low or no interest loan programs for rehabilitation of defective sewer

Laterals susceptible of I & I Entry.

2. Property owner to be responsible for and pay for disconnection of rain spouts, sump

Pumps and yard area drains and for repair of defective lateral clean-out caps and bring them up to Code. A tracking system would be developed for each property.

3. Develop a tracking system on all Pre-1955 homes that have suspected foundation drains disconnected from the sanitary sewer.
4. Require a plumbing color CCTV Inspection of the lateral and external plumbing prior to the sale of a home.
5. Require a plumbing inspection of the internal building plumbing prior to the sale of a home to validate that downspouts and sump pumps are property routed and that lateral clean-outs are property capped.
6. Program would permit an escrow to be provided to fund any identified deficiencies at a 150% level of estimated costs to ensure full funding of repairs or rehabilitation work identified.

Lengthy discussion on how the City can encourage people to do the repairs as soon as possible. Mr. Grzys stated that we could notify people through letters that they are in violation of the plumbing code and present the options of grants and loans. Staff plumbing inspector, engineering department and Mr. Grzys would work with homeowners to answer questions.

Various points of view were made regarding how to encourage homeowners to complete these repairs as soon as possible with incentives, and a larger percentage of grants or loans in the earlier stages of the program. The homes built pre-1955 and the Buena Park area where most of the back-ups have occurred must be targeted first.

Continued discussion was made regarding the workload on Utility, a tracking system needed to identify properties, and how much funding is available for this project. Mr. Wilms said that the news media and realtors should receive a letter detailing the point of sale inspection requirements, and their should be a letter included in Utility bills, the City newsletter and website, as well as ad space in the newspaper.

Alderman Harenda asked who would inspect the sewer laterals and external plumbing. Mr. Wilms stated that a qualified plumbing inspector or contracted inspector would be required. Alderman Harenda and the Committee asked for a cost sheet summarizing costs of repairs and inspections for the Private I & I program from Mr. Wilms.

ITEM 36-02 Change order Request Water Well Solution – Well #11

Discussion was made regarding to the two change order requests totaling \$5,488.57 and a time extension of 57 days. Water Well Solution representatives Mark Thurow and Mike Judkins stated that the change order was required because they proceeded with their work on the fact that a 6" screen would be in place on the initial exploratory test well. Ruekert and Mielke contracted with Badger Well Drilling who used a 4" screen because they didn't have a 6" screen in stock.

Mr. Wilms stated that Ruekert and Mielke did not clarify this on the contract documents and the size of the screen was left blank. He stated that a reasonable person would assume it was a 6" screen. Geologist records in the file did state that it was a 4" screen. Alderman Gallagher replied that our consultant Ruekert and Mielke should be responsible as the designing firm.

Mr. Thurow stated that the well turned out great, and that they would be willing to deduct \$1,000.00 from their change order requests as an act of good faith. Mr. Grzys stated that Water Well Solutions is a well-established firm and it would be beneficial to compensate them and that we will be working with them in the future.

Motion by Alderman Harenda to recommend Council approve two change order requests totaling \$4,488.57 (\$5,488.57 less \$1,000.00) for a total contract price of \$126,199.57 and to approve a time extension of 57 days for Well #11 to Water Well Solution Service Group, funded A/C #923.42. Second by Alderman Ament, and passed unanimously.

Item 02-03 Professional Service Agreement 2003 Sewer Flow Monitoring Program

Director Grzys stated that in the last meeting the Committee asked for additional proposals, but these bids were not back yet. Summary report from the 1999 and 2002 testing studies were included in the packet and Utilities would like to monitor those with moderate I and I mitigation.

Discussion was made regarding how much money was already spent on these studies. Mr. Dude asked why we can't just smoke test and fix the problem areas instead of monitoring. Mr. Wilms responded that a smoke test will not find a lot of the problems. Mr. Grzys added that he is working with MMSD on using the Flow Monitoring information to gain additional capacity in our 2010 Facility Plan for all basins. The word C.M.O.M. (Capacity Management Operation and Maintenance)

is another means of receiving information and working with MMSD in the future. If we can show by the monitoring that we have made progress and that I & I has been reduced, it will help us get additional needed capacity from MMSD.

Director Grzys stated that when we receive the proposals, we need to award the contract to the lowest bidder as soon as possible. Alderman Gallagher stated that no action will be taken until we receive additional bids and the item was tabled.

ITEM 30-02 Milwaukee Water Agreement Update

Director Grzys stated that the City was scheduled to have a Public Hearing with the City of Milwaukee on April 1st; however, the City of Milwaukee requested additional information including a Regional Housing Plan, Regional Transportation and Regional Land Use Plan at their March 25th meeting, then requested additional time to review this information. This item will be coming before the Utility and Licensing Committee on April 29th and is scheduled for the City of Milwaukee Council meeting on May 13th.

ITEM 33-02 Update Report: Utility Radium Study – Ruekert and Mielke

Director Grzys stated that he talked with Ruekert and Mielke and they have a preliminary report but they are not ready to present it until the Milwaukee Water Agreement is completed. No action taken.

ITEM 51-02A Moorland Road Water and Sewer R-O-W Acquisition Plat

Mr. Wilms showed the maps identifying the possible placement of the easements on Moorland Road and stated that the Engineering Department looked at several different alignments, as well as the impact on property owners, traffic and cost. He explained that we need to implement the Right of Way to prepare for the Milwaukee Water Main. By doing the Water and Sanitary Sewer at the same time, we will save money and costs.

Alderman Gallagher asked why we can't run both water and sewer mains together down the median? Mr. Wilms answered that code requires an 8-foot separation and some of the median does not allow for this. The Project schedule requires that water and sewer must be designed at the same time by mid-May.

Motion by Commissioner Dude to recommend Council approve the Moorland Road Water Main and Sanitary Sewer Right of Way Acquisition, Resolution 03-15 "Declaration of Public Necessity and Relocation Order for Moorland Road Water Main and Sanitary Sewer the City of New Berlin, Waukesha County, Wisconsin. Second by Alderman Harenda, and passed with Alderman Ament opposed.

ITEM 07-03 Sewer Capacity Analysis Study for MMSD

Director Grzys stated that he met with MMSD and R.A. Smith regarding testing basin #9. This information is necessary to complete the 2010 Facility Plan and to see if additional capacity can be obtained. He stated that Greg Kessler brought to our attention that we do not have the necessary capacity to issue permits to build until 2007. Mr. Wilms added that this analysis is slightly different than the Flow Monitoring Program and that we will use 2002 data, MMSD data, and new data into the MMSD methodology.

Alderman Ament said that he had a problem with the fact that there were no other bids. Director Grzys responded that R.A. Smith has our information from previous studies and also the software required. Alderman Harenda asked that if additional basins would require testing that more bids would be necessary. Mr. Dude asked that a list of consultants, as well as rate information be compiled by the Engineering department so that we have a guideline to measure bids. Mr. Wilms stated that his office would compile a list.

Alderman Ament and Alderman Harenda again expressed concern about the fact that there were no other bids and that there should be additional planning so that items don't need to be rushed through the Committee. Director Grzys stated that R.A. Smith is familiar with the data and computer model and what MMSD is asking for. He added that the original facility plan is in error, and MMSD said that this analysis is required to approve additional capacity.

Motion by Commissioner Dude to recommend Council award the contract for professional services to R.A. Smith for Sewer Capacity Analysis Study of Test Basin #9 for MMSD, at a cost not to exceed \$12,000.00, within 60 days and be funded by Sewer A/C #831.04. Second by Alderman Gallagher, and passed with Alderman Ament opposed.

Motion to adjourn at 7:08 pm by Alderman Ament. Second by Commissioner Dude and passed unanimously.