

Minutes

NEW BERLIN UTILITY COMMITTEE

June 4, 2003

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

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

Members Absent: Alderman Harenda

Others Present: Attorney Mark Blum, Larry Wilms (Engineer), Rick Johnson (Utility Supervisor), Jim Hart (Lead Water Operator)

Alderman Gallagher called the meeting to order at 4:30 p.m.

ITEM E-03 Approval of minutes for May 7 and May 13th meetings

Motion by Mr. Dude to approve the minutes of the May 7th meeting. Second by Alderman Ament, and upon voting passed unanimously. Motion by Alderman Ament to approve the minutes of the May 13th meeting. Second by Mr. Dude and upon voting passed unanimously.

ITEM 10-03 Authorize purchase of three Utility Department Trucks

Director Grzys stated the Utility recently purchased a Vac Truck and saved a significant amount of money from the amount in the 2003 budget. He asked that the committee approve the purchase of 3 replacement vehicles, 2 for Water and 1 for Sewer with the money remaining in the budget. Mr. Dude questioned why the budgeted amount was so much higher than the purchase price. Director Grzys answered that the budget amount for the Vac Truck was based upon a price comparison with a WE Energies truck that had performed the work last year

Mr. Dude also asked if there was a policy that defined when a vehicle was replaced and what that decision was based on. Director Grzys stated that the Fleet Management policy was 7 years or 70,000 miles. The replacement of vehicles is determined by mileage, age and maintenance records. Mr. Dude asked how the Utility Department decides how many vehicles they need and Director Grzys answered that it was based on the number of jobs, number of people and work.

Alderman Gallagher questioned why one of the trucks they are replacing has only 85,000 miles but more than 900 hours of maintenance. Rick Johnson answered that the mileage is not the only indication of vehicle wear and tear. Heavy use and idling time contribute significantly to the lifespan of vehicles. The committee asked that Director Grzys provide a breakdown of vehicles, mileage, years and replacement schedule in the capitol budget for 2004.

Motion by Alderman Ament to recommend Council authorize the purchase of 3 Utility trucks from funds remaining in the Capitol Accounts. Total cost would be \$67,801 for 2 trucks for Water Utility funded by Water Utility Capitol Account 392 and one truck for Sewer Utility \$32,068 funded by Sewer Utility Capitol Account 398. Second by Alderman Dude, and upon voting passed unanimously.

ITEM 01-03A Proposed Ordinance Citywide Private I & I Draft

Director Grzys said that the draft of the proposed ordinance has an additional paragraph that outlines the purpose of the program and other changes made were highlighted in red. Lengthy discussion about whether or not the grants and loans in the program should be included in this ordinance, or defined in a separate policy. Attorney Blum said that it is appropriate for the requirements of the I & I program to be part of the ordinance, however the City may want to create a separate policy for the financial package.

Mr. Dude said that perhaps the policy should offer grants or loans in the ordinance and allude to potential funding as a carrot. Attorney Blum answered that the City could state that resources may be available in the budget without being specific.

Alderman Gallagher said that the point of sale inspection might result in a problem selling homes in New Berlin. Attorney Blum said that there is a way to deal with that issue by putting in a stipulation that the buyer must sign to perform the work within one year.

Attorney Blum asked what would trigger the inspections? Mr. Grzys stated that all homes with sewer service will be inspected and a tracking schedule will be created. Attorney Blum answered that normally inspections are in response to a request by property owners based on the need to get a permit to improve the property. Alderman Gallagher asked if mandatory inspections were required by any other City? Attorney Blum said that fire inspections are normally required. Mr. Wilms stated that Shorewood has a code compliance with the Sale of a property and Mequon is going that way. Currently New Berlin has a code compliance for commercial and industrial properties that are sold. Mr. Dude agreed that this was somewhat intrusive, but the City is trying to protect citizens from having sewer backup in their basements. Attorney Blum stated that the point of sale inspection requirements are OK, but that we need to figure out a way to justify inspections on a periodic basis. The health, safety and welfare of the citizens needs to be emphasized and incentives provided for the rotating inspection schedule.

Alderman Ament was concerned that people may worry about letting an inspector into their homes and being inspected for other items. He suggested that perhaps the City emphasize solving the less expensive and easier issues such as downspouts first instead of lateral repair. Director Grzys stated that contracted inspectors may be the answer, and less of a threat as they would be at the home only for the I & I inspection. Incentives must be provided especially for pre-1955 homes that have foundations drains illegally hooked up. It was valid at the time of construction, however it does not follow code today. By providing a 100% grant for these homes, we are hoping that those with illegal hookups will repair the problem.

The Committee agreed that they would like the draft ordinance reworked by Attorney Blum and some of the legal issues researched.

ITEM 30-02 Milwaukee Water Agreement Update

Director Grzys stated the City of Milwaukee voted 10-4 to send the request back to the Utility and Licensing Committee. Mayor Wysocki and the City of New Berlin will look at other options in Oak Creek and Franklin, as well as the City constructing additional wells. Our consultant engineer is looking at the costs involved. Alderman Ament asked if this was a dead issue? Alderman Gallagher added that the City should not even consider Milwaukee Water anymore unless it is the only option. Director Grzys said that Milwaukee is asking for other requirements from New Berlin such as low-income housing. Mr. Dude suggested that we look at other interests and Cities to help with regional water needs. No action was taken on this item.

ITEM 48-02A Update Well 11 (Discussion only)

Director Grzys stated that he talked to the inspector at Strand and that everything is on course for the Well to be functional by July 1st. Strand has negotiated a lower price on the chlorination system and there may be an additional cost of the water main at Spring Valley Court that blew off the main with a change order #4. The Water Utility Dept performed most of the repairs to hold down costs.

ITEM 11-03 Intermunicipal Agreement Town of Brookfield Sanitary District #4

This agreement is in response to a request from residents at 1400 and 1405 Copenhill to connect to the Town of Brookfield Sanitary Sewer. The City of New Berlin would provide sewer capacity for these two homes.

Alderman Ament stated he saw no problem in authorizing this agreement with the Brookfield Sanitary District as you have to go through Brookfield to have access to these properties.

Mr. Wilms said that Brookfield is interested in purchasing the remaining capacity at the plant.

Alderman Gallagher responded that he thought that New Berlin should hold onto the capacity in the event we need it in the future. Alderman Ament said that the City still has a potential buyer for the extra capacity and that we should sell it.

Alderman Ament said that he had talked to one of the property owners and was not sure that he knew the full cost of the project. Mr. Wilms said a new water and sewer customer will be charged for impact fees. Alderman Gallagher asked if these two residents could back out after we make the agreement with Brookfield who will pay the costs incurred.

Discussion was made regarding a "friendly amendment" to change the motion to include an escrow amount of \$1000 for each of the property owners. It will be refunded or credited to the owner if they do the hook up.

Motion by Mr. Dude to authorize an Intermunicipal Agreement between the City of New Berlin and the Town of Brookfield Sanitary District #4 to hook up to Water and Sewer for properties 1400 and 1405 Copenhill Drive. Second by Alderman Ament.

Friendly Amendment that the homeowners would be required to provide \$1000 escrow to the City of New Berlin Utility to cover costs.

Source of Funds: Water and Sewer laterals would be the responsibility of the City of New Berlin and charges for the two properties would be at the owner's expense. Payment would be proposed to be on a 10-year payment plan plus interest. Upon voting passed unanimously.

Motion to adjourn at 6:08 pm by Alderman Ament. Second by Commissioner Dude and passed unanimously.