

# **Board of Public Works**

## **Minutes**

### **BOARD OF PUBLIC WORKS MEETING**

**Common Council Chambers**

**March 3, 1999**

**Board of Public Works members present:** Mayor James Gatzke, Alderman Dave Patzer, Alderman Ted Wysocki, Hamid R. Hashemizadeh Director of Public Works.

**Others present:** Jeff Chase City Engineer, John Graber Division Engineer, Larry Wilms Utility Superintendent, Kelly Porter Utility Accountant, Lee Ystad Streets Superintendent, Jenny Brown Associate Planner and Alderman Liz Kaminski.

Board of Public Works meeting was called to order at 8:03 a.m.

Alderman Jeff Stuckert arrived at 8:10 a.m.

#### **ITEM 01-98 Approval of Minutes February 3, 1998**

**Motion by Alderman Wysocki to approve the Minutes of 2/3/99. Second by Alderman Stuckert. Motion carried unanimously.**

#### **ITEM 46-98 Flooding Studies**

Alderman Wysocki, asked about the status, and if any long term solutions are being integrated into the Storm Water Management study?

Jeff Chase stated they are looking at the storm water conveyance systems (existing) and also developing ordinances and policies for managing future increases. This is almost complete and a final draft should be done in the next several weeks. The study will show an excessive of \$3 million worth of Capitol improvements to help mitigate existing flood problems and it will also recommend an excessive \$100,000 a year in routine operational maintenance.

Larry Wilms stated that a Sanitary Sewer relining project took place along Mayflower, Fenway and Regal to restore the integrity of the sewer line. There also was a manhole rehabilitation program done in two parts.

Alderman Wysocki asked if a study that Ruckert & Mielke was going to do for the Engineering Division, was done yet? He states that Ruckert & Mielke were going to

provide cost estimates and prioritization for scheduled implementations?

Larry expresses that they have not received the report.

Jeff Chase stated that the \$60,000 for the report was not approved and there were two other initiatives that would make this additional study redundant. He believes that there is a similar study that was in conjunction with the I/I Reduction associated with the 2010 MMSD.

Alderman Wysocki expressed he thought something was authorized do the appropriate studies, and feels the Board is looking for this study regarding implementation and prioritization.

Director of Public Works Hamid Hashemizadeh, stated last year we approved a project to be done, and the bids came in lower then expected. The extra money was used to do more projects per Board direction.

Alderman Patzer asked where these extra funds went to?

Larry the extra money went towards manhole rehabilitation.

Alderman Wysocki stated he would really like to see a basic report regarding: What is being done, what has been accomplished, what it has cost and what is being done next.

Alderman Patzer would like to include what was done in Buena Park and Gatewood, due to these two areas were the hardest hit during the major storms.

Larry will give a status report.

City Engineer, Jeff Chase, stated that the comprehensive identification of problems, proposed solutions and prioritization of which ones we are going after first, don't exist yet. The Storm Water Master Management Plan will have identified all the problems that they have studied over the last two years. It will propose solutions that we have agreed upon as part of setting the criteria for the plans, and some guidance as to how they want to prioritize implementing those capitol projects.

Alderman Patzer asked to see if there was going to be some kind of maintenance schedule, for instance, the creek down by Buena Park to make sure all the debris is removed. He states, he would just like a walk through to make sure everything is draining and debris is not clogging any pipes.

**No action, consensus of the Board for Larry to do a report.**

#### **ITEM 06-99 Direct Debit of Utilities**

**Motion by Mayor Gatzke to discuss the Direct Debit of Utilities. Second by Alderman Patzer. Upon voting, motion carried.**

Utility Superintendent, Larry Wilms, states other municipalities were called to see what their technique is, for a Direct Debit and how long they have had the direct debit.

Kelly Porter explained the current process, and how this would change that process.

**Motion by Alderman Stuckert to refer the Direct Debit of Utilities to the Utility Committee to include the expansion of a study to help reduce the work flow on every four month than every three month basis. Second by Alderman Wysocki. Upon voting, motion carried unanimously.**

#### **ITEM 10-99 Milwaukee County Bus Routes to New Berlin**

##### **Requested by Alderman Wysocki**

Alderman Wysocki asked if there are any stops planned for the Bus Route on Cleveland Avenue, and what the proposal is?

Jenny Brown, Associate Planner, discussed how the bus route is going to enter the City thru Greenfield Avenue, turn south on Moorland, go thru the industrial park, along Rogers Drive, 170<sup>th</sup> and Glendale exiting 166<sup>th</sup> Street and then heading back out on Cleveland Avenue. MCTS indicated to Jenny that the location of the stops will be referred to the City Engineer for his review and the deadline is on March 18<sup>th</sup>.

**Jenny stated the project is going to start on March 29, 1999.**

Alderman Wysocki discussed how road issues and safety concerns need to be looked at very quickly.

Alderman Patzer commented, he is opposed to the bus route issue.

Alderman Wysocki stated that he doesn't think the City of New Berlin was in the loop of this decision at all, and the County made this decision. He comments this issue is really between Milwaukee and Waukesha County. He stated that he received a letter from the County, and not the City.

Mayor Gatzke expressed he was not involved in any discussions and was not informed of any discussions or decisions going on. He explains how he thinks the Chamber of Commerce and individual businesses are the ones that pushed for the bus routes for the City of New Berlin.

City Engineer Jeff Chase, stated his concerns on how the matter was presented the City of New Berlin. He is concerned about how a bus will operate on the rural cross section roads and in the industrial park with no shoulders or provisions, especially during peak hours.

Director of Public Works, Hamid Hashemizadeh, stated there are two concerns that the City does have:

1. Stopping locations.
2. Time frame to review and rediscuss the issue.

Alderman Stuckert stated that this bus route would be a good idea to bring workers in.

Mayor Gatzke states the City is business friendly, and he has an objection as to how the busses will be exiting on to Cleveland Avenue, due to that is a residential road. He would

like to see the busses go thru the industrial park and come back out on Moorland.

Alderman Wysocki commented how the City received a very short notice (from the County) saying to us that this service is coming to us. He stated a study needs to be done, along with a discussion and more information is needed.

**Motion by Alderman Wysocki to recommend that the City Engineer respond to the notice given to the City, relative to this transportation route, expressing whatever concerns there may be, including, sending additional information relating to the City's concerns. Second by Mayor Gatzke. Upon voting, motion carried.**

#### **ITEM 07-99 Resolution Correcting the Final Assessment Roll**

##### **For the Sunny Slope Road Water Main**

Jeff stated a lateral was an over sight on a certain property.

**Motion by Mayor Gatzke to recommend to City Council of the Resolution Correcting the Final Assessment Roll for the Sunny Slope Road Water Main. We request that the assessment for the 1/14" diameter water service lateral to 1502 S. Sunny Slope Road. Tax Key: 1154.112, be removed from the Final assessment Roll for the water main installed on Sunny Slope Road. Second by Alderman Patzer. Upon voting, motion carried.**

#### **ITEM 08-99 Developer's Agreement**

##### **Rolling Meadow Estates**

**Motion by Mayor Gatzke to recommend to the Common Council approval of the Development Agreement for Rolling Meadow Estates. Second by Alderman Wysocki. Upon voting, motion carried, with Alderman Stuckert abstaining.**

#### **ITEM 09-99 Developer's Agreement**

##### **Highland Drive Extension**

**Motion by Mayor Gatzke to recommend to the Common Council approval of the Development Agreement for Highland Drive Extension. Second by Alderman Stuckert. Upon voting, motion carried.**

#### **COMMITTEE OF THE WHOLE ITEMS**

##### **ITEM 21-98 Maintain Infrastructure**

Alderman Wysocki states the Aldermen are looking for, how the departments prepared a report that showed the priority of road rehabilitation in particular.

Director of Public Works, Hamid Hashemizadeh, comments, his department asked for more money and actually did not receive. He stated the chart will not look as good as it did two years ago, and he would like to present it again at budget time.

Alderman Wysocki states he would like to see it here at the Board of Public Works. He

feels that is one of the main focuses of the Board of Public Works, because that way we can make recommendations and send them to Council.

Mayor Gatzke would like to see that the document be discussed and prepared by the Board of Public Works prior to preparing his executive budget. Maybe the discussion can take place before he receives the departmental budget and have it here at the Board level.

Alderman Stuckert expressed that the Council needs to stay focused on the Capitol Improvement Funds. He does state that dollars should be put away and not be touched. So when it is time to do improvements on the roads, you can use that money that was put aside.

City Engineer, Jeff Chase, expressed that we have a report together and also put together a very comprehensive program.

Alderman Wysocki discussed how the Board needs to have the Pro-Active needs, and the Council needs to look at it.

Director of Public Works, Hamid Hashemizadeh, explained there are two budgets prepared each year (CIP and Operating). The CIP budget, although prepared for five years for Council's review, is looked at for the next year, not the entire five years.

Alderman Wysocki would like to see this report come to the Board of Public Works, thru this discussion and make that kind of recommendations.

Jeff Chase explained two very different operations. The operation funds we put together every year and the type of maintenance projects that are done. The operating and maintenance activities have adopted a certain type of construction strategy.

Mayor Gatzke stated it is much easier to move forward in the process when it is strictly an engineering decision, and there are no politics involved. He expresses that when staff look at a project, they don't look at the project from a political point, they look at it from an engineering stand point.

**No action, consensus of the Board to leave on agenda.**

#### **ITEM 25-98 Recycling Center/Privatize**

##### **Removal of Yard Debris**

No discussion

#### **COMMON COUNCIL ITEMS**

##### **ITEM 11-99 Become Pro-Active with Building Maintenance**

Alderman Patzer felt the City should be more involved as to what is going on with all their buildings, instead of reacting to a leak in the roof, and as far as safety.

Director of Public Works, Hamid Hashemizadeh, stated line items in his proposed budget to do building maintenance work were reduced.

Alderman Wysocki talked about a list of deferred payments that were brought to the Committee of the Whole from Bob Sigrist and Bob Schulpus. He explains how we should revisit the list and be here at the Board. There should be a monthly update as to where we are at.

**No Action, consensus of the Board to leave on agenda.**

**ITEM 12-99 Monitor developments to assure will be completed as promised**

Alderman Wysocki stated a tracking device, is needed to follow thru with everything on the developer's agreement. He would like to challenge the Board thru the Director of Public Works and Engineering, as to how are we currently monitoring, to making sure the Developer's Agreement issues are being completed.

Mayor Gatzke stated there are two issues of the Developer's Agreement that should be monitored as a project is being done. He comments the Plan Commission approval, which are almost unanimously completed before building permits are issued. Before the building permits are issued, and any construction starts, all the subjects should be resolved.

Jeff Chase explained, protecting the City's interest has to do with Public Infrastructure. He comments that there are a lot of conflicts that arise thru new developments, and they are not related to the Public Infrastructure.

Alderman Wysocki stated, when a major developments occurs, there is a lot to do where the Plan Commission reviews relative to grading. He stated the impact of errors on the elevations, could create problems for existing developments. Asked to know if that is not a public issue of inspection, i.e., the individual graded lots, even though in the plans, do show elevations and are approved based on your studies, is that inspected afterwards?

City Engineer, Jeff Chase, responded there is no comprehensive inspection for grading, but we do require that the developer go out and resurvey the streets as to how they have been put in, resurvey the yard drains, and ask for them to recertify those issues.

Director of Public Works, Hamid Hashemizadeh, stated that he is preparing a plan that will be coming forward. He explained the plan is to view everything. He explains that we would like to hold the developers responsible for complying with any and all conditions.

Alderman Wysocki will continue discussion after he sees the plan.

**No action, consensus of the Board to leave on agenda.**

**ITEM 13-99 Clarify and Set standards for the City of New Berlin Engineering Division regarding their responsibility for the grading improvements performed by the developer on private property**

**Consensus of Board was to combine Item 13-99 with Item 12-99.**

**Motion by Mayor Gatzke to adjourn and second by Alderman Wysocki. Upon voting, motion carried unanimously.**

Meeting adjourned at 10:16 a.m.

**Boards & Commissions ~ City Government**

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