

VILLAGE OF GRAFTON
BOARD OF PUBLIC WORKS MEETING MINUTES

JANUARY 14, 2013

The Board of Public Works meeting was called to order at 6:00 p.m. by Chairman Richard Rieck.

Board members present: Richard Rieck, Sue Meinecke, and Lisa Harbeck.

Board members absent: Edwin Dietrich and Pat Murray.

Staff Present: Director of Public Works Dave Murphy, Utility Director Tom Krueger, Superintendent of Public Works Gary Helm, Utility Superintendent Tim Nennig, and Administrative Assistant Melissa Depies.

Others Present: Larry Roy, Bill Harbeck, Bill and Sue Hass.

HEAR PERSONS REQUESTING TO BE HEARD

None

MINUTES

Motion by Trustee Meinecke, seconded by Trustee Harbeck, to approve the December 10, 2012, Board of Public Works meeting minutes. Approved unanimously.

Public Works

Stormwater easement on Dakota Drive

Director of Public Works Dave Murphy explained that the property at 2350 Dakota Drive has a storm water easement for an existing storm water main that runs through the property. The storm water pipe was installed at a time when the Village owned the property; however, the property has been sold several times since the storm pipe was installed and the storm water easement has been change with each sale. The most recent owner would like to terminate all pre-existing easements and accept this newly proposed easement. The new easement mirrors easement number 3 with a new legal description that removes the building from the easement area.

Attorney James Danaher, Schloemer Law Firm, West Bend, explained that this change is one of the requirements from the lender. The lender requested that the legal description be changed slightly to carve the building out of the easement area.

Mr. Murphy stated that Attorney Herbrand is reviewing the documents to make sure the Village's rights have not been changed and that the documents are good to act upon.

Motion by Trustee Harbeck, seconded by Trustee Meinecke, to recommend the Village Board approve the termination of easement 1, 2, and 3 and accept the new storm water easement for property located at 2350 Dakota Drive as proposed, contingent that the Village's legal fees are paid by the requestor, Hakaduli Grafton, LLC. Approved unanimously.

Bridge Street dam – Stop log / Gate costs

Director of Public Works/Executive Utility Director Dave Murphy stated that when Ayres Associates was completing the design of the stop log structure it was determined that the logs would not sink to the bottom of the channel due to the velocity of the water. Ayres Associates investigated additional design options for stop logs that would sink. They determined that a larger, six foot by ten foot log weighing approximately 1,500 pounds would be needed (\$147,000), or a smaller opening (\$127,500). The smaller opening would reduce the drawdown capability to only two feet compared to the original three foot drawdown. The original estimate for the stop log system was \$30,000.

Due to the increased cost of the stop log system, two additional types of gates were also considered; a split leaf gate or a crest gate.

The split leaf gate would be 20 feet by eight feet with an estimated cost of \$155,000. This system would require a bridge but would not need the overhead structure; however, a mechanism would be visible about four or five feet above the bridge.

The crest gate is the most expensive option with a cost of approximately \$184,800. The crest gate does not require a bridge or overhead structure, this option provides a more aesthetic view.

Trustee Meinecke commented that per the last discussion with Chris Goodwin from Ayres Associates that he indicated that they were 90 percent done with design; this issue should have come up sooner. How can we trust his opinion and recommendation when the estimate has changed so drastically? How can you not consider the velocity of the water right from the start of the design when you are designing dam improvements? She stated that this should be a no cost design change to the Village.

Mr. Murphy responded that some of the changes are the fabricators design change. He noted that Ayres Associates is asking for an additional \$5,000 to look at the stability of the dam for the crest gate.

Trustee Harbeck stated that in her opinion this is no different than a change order, sometimes when doing a project you run into issues that are unknown. Ms. Meinecke stated that this is completely different, as the velocity of the water should have been considered from the very beginning.

Trustee Harbeck questioned if Mr. Goodwin would be available at the Village Board meeting to present information on the split leaf gate and the crest gate. Mr. Murphy stated that he will indeed be in attendance at the Village Board meeting for discussion.

Motion by Trustee Harbeck, seconded by Trustee Meinecke, to recommend the Village Board approve a design change for the Bridge Street dam to include a crest gate. Approved unanimously.

2013 Equivalent Charges – Water, Sewer & Road Projects

Director of Public Works/Executive Utility Director Dave Murphy stated that this is the annual update of fees that are used to determine how much a developer will be charged when the Village installs utilities in excess of the size needed to serve their individual development for assessment purposes. The fee increase for 2012 is 2.6 percent and is based on the Engineering News-Record 20 cities cost index.

Motion by Trustee Meinecke, seconded by Trustee Harbeck, to recommend the Village Board set the following 2013 fees: Interceptor Connection Fee Cap (per acre) - \$3,123.40, 8" Equivalent Sanitary Sewer Fee (per foot) - \$79.92, 8" Equivalent Water Main Charge (per foot) - \$64.75, Road Construction - \$194.36, I-43 Lift Station - \$2,221.20, I-43 Sewer & Water Crossing-Water main/per acre - \$394.14, I-43 Sewer & Water Crossing-Sanitary sewer/per acre - \$494.12, and ERC Fee - \$850.00. Approved unanimously.

Report of benchmark measurements-Public Works Department

The board reviewed the benchmark report with no comments or questions.

Superintendent of Public Works Gary Helm stated that there have been complaints about the road conditions with this last weather event. He explained that because it rained, then froze with follow-up snow, the roads became very icy. Public Works crews salted Saturday night and Sunday morning. The problem was that temperatures were too cold and therefore the salt does not work without a lot of traffic. This is the reason why the main roads were in much better condition than the side roads. On Monday, crews put down calcium chloride which should help break down the ice. People must also remember that only the intersections, hills, and main roads are salted. Not every street in the Village is fully salted due to costs and environmental concerns.

Mr. Murphy added that the use of a salt brine mixture may have worked better in this type of weather event; however, the Village does not have the proper equipment to mix or apply the brine. The cost of the equipment to apply the salt brine is approximately \$60,000 each, and it would be best if the Village had two of these applicators. The equipment to mix the brine is approximately \$30,000. The Village could save approximately 20 percent in salt fees due to the effectiveness of this brine, which could help offset the cost of the equipment.

Mr. Helm stated that the City of Cedarburg may be interested in brine at some point in the future; however, the brine applicators cannot be shared as each community would want to use them at the same time. The brine mixer could possibly be shared.

Water and Wastewater

Demolition at Wastewater Treatment Plant

Director of Public Works Dave Murphy explained that the building demolition portion of the Water Utility project was removed from the original project specifications and re-bid. Revised bids came in very favorable with eight bids received. B and B Services of New Berlin, WI was the low bidder.

The project was bid with each of the three buildings to be demolished having two cost options, including with and/or without the presence of lead. Alternate bids were requested because we did not have results of the lead testing when bids were solicited. In follow-up, the only lead found in any of the buildings was the yellow parking lines that the Village painted on the floor in the Ninth Avenue garage. The only asbestos found in the buildings was in the pipe coverings around the bends. The pipe coverings on the straight sections are asbestos free. The Village is currently seeking a contractor to remove the minimal amount of asbestos and lead.

Trustee Rieck noted that there is a very big difference in bid amounts, and questioned if Village staff was comfortable with B and B Services. Mr. Murphy responded that they are the lowest qualified bidder and there is no reason to believe that they cannot perform the job.

Motion by Trustee Meinecke, seconded by Trustee Harbeck, to recommend the Village Board award the Utility buildings demolition contract to B and B Services, New Berlin, WI, for an amount no less than \$44,865 or no more than \$50,820 depending on the results of the lead testing. Approved unanimously.

Utility projects update

Utility Director Tom Krueger indicated that not a lot is happening as far as new projects in 2013 yet.

Ultraviolet Light Disinfection Project: This project close-out remains to be completed pending contractor submittal of final pay request along with all lien waivers and as-built drawings.

Utility Vehicle/Storage Facility: Demolition of three buildings was reviewed and recommendation to the Village Board has now been made. The re-bid for the facility construction is scheduled for January 30. Mr. Krueger indicated that the demolition numbers are very favorable compared to a number of years ago when AECOM estimated that it would cost over \$100,000 just to remove the incinerator building.

Utility budget dashboard measurements update

The board reviewed the dashboard measurements without any questions or comments.

Report of benchmark measurements-Water & Wastewater Utility

The board reviewed the benchmark report without any questions or comments.

Utility Superintendent Tim Nennig stated that there has only been two water main breaks in all of 2012.

Mr. Nennig also noted that staff has completed cross connection control inspections for the entire Aurora complex and the Gauthier building. Aurora did have matters that needed to be corrected; however, it was not too considerable for that large of a facility. Commercial and public authority customers are running about 90 percent complete.

OLD BUSINESS

Trustee Harbeck questioned if things have settled down now with regards to the elimination of the summer sewer credit. Mr. Krueger responded that things are quiet now; however, staff is already getting information out to the public for this summer to remind residents of the pending impact and options available. Mr. Nennig stated that out of the 4,500 residential customers, only 19 have installed a deduct meter so far.

NEW BUSINESS

Director of Public Works Dave Murphy introduced Larry Roy who is currently the Foreman at the Water and Wastewater Utility. It is expected that when the open position is filled that Mr. Roy will be promoted to a Program Coordinator position.

Utility Director Tom Krueger explained that the property at 935 Green Bay Road has been condemned for a number of months; however, there now appears to be some interest in purchasing the property and hooking up the sanitary sewer.

Superintendent of Public Works Gary Helm explained that he is investigating the use of propane to fuel mowers and some Village vehicles. He reported that Riteway Bus has over 60 vehicles that run on propane and they are very happy with the performance. Propane is \$1.60 per gallon compared to \$3.19 for unleaded fuel; this would provide a huge savings to the Village.

Trustee Harbeck questioned what the fuel comparison ratio is for miles per gallon. Mr. Helm responded that you typically will lose about one mile per gallon with the propane. The biggest issue with propane fuel is fill sites. However, the Federal Government is developing a grant to help fund fueling areas for propane. Mr. Murphy stated that the Police Department is also investigating the use of propane for their vehicles. If this happens, the Village could install a fueling station here at the Municipal Services Facility. We would need to install a concrete slab for the tank and invest in a system that would meter how the fuel is used. Mr. Krueger stated this would work well for the Utility as they have vehicles that have a lot of idle time.

ADJOURN

Motion by Trustee Harbeck, seconded by Trustee Meinecke, to adjourn the meeting at 6:49 p.m. Approved unanimously.