

VILLAGE OF GRAFTON

BOARD OF PUBLIC WORKS MEETING MINUTES

MONDAY, FEBRUARY 7, 2022

The Board of Public Works meeting was called to order at 5:30 p.m. by Chair Tom Krueger.

Board members present: Trustee Tom Krueger, Trustee Dan Delorit, Trustee Lisa Uribe-Harbeck, Pat Murray (at 5:40 p.m.) and Les Blum.

Staff present: Director of Public Works/Village Engineer Amber Thomas, Community Development Director Jessica Wolff, Assistant Utility Director/Engineer Brecken Gries, Field Operations Coordinator Dan Fisher, and Village Clerk Kaity Olsen.

Others present: President Jim Brunnuell, Trustee Jim Miller, Trustee Amy Luft, Trustee Dave Antoine, Village Administrator Jesse Thyges, Director of Parks and Recreation Chad Hoier, Developer Bob Tillman of Bluestem Acquisition, and Connor Carynski with the Ozaukee Press.

HEAR PERSONS REQUESTING TO BE HEARD

None

PUBLIC WORKS / WATER AND WASTEWATER

First Amendment to the Pre-Annexation Agreement for Stonewall Farms

Director of Public Works/Village Engineer Amber Thomas provided the Board with a phasing map of the development. Stonewall Farms is the southern portion of this development. Director Thomas explained that to get sanitary service to this property, the Developer is proposing to bring it in from the North. This requires extending the sanitary sewer west from where its current terminus is on Cedar Creek Road then south and southwest through the northern properties to get to the Stonewall Farms development. Per Village sanitary planning, the bottom third of the Stonewalls Farms area was originally designed to go south through the Bobolink Avenue lift station. The developer has chosen to send the sanitary flow to the north which then alleviates the need to have an onsite lift station; however, this creates the need for a sanitary sewer that is fairly deep and at fairly minimal slope to allow for the flow the long distance to the north. It will also require upgrades to both the Ninth Avenue lift station and the 11th Avenue lift station as well as several thousand feet of existing sanitary pipe as the development grows. Furthermore, there are some undersized existing pipes that will need to be upsized. The amendment being proposed does come with some specific requirements for the sewer extension (sanitary sewer interceptor) to protect the Village's responsibilities and interests moving forward as far as cost to maintain in the long run. In reviewing the concept plan provided, Director Thomas points out that a lot of the proposed system does not follow the planned roadways, but rather goes through parkland and wetlands which will require the Village to have either temporary or permanent easements to access the sewers. The developer and his engineer has also proposed eight inch and 10 inch mains; however, for good future planning, the Village is proposing to change it all to 12 inch mains to allow capacity for growth. The Village has asked the developer to also relocate the mains more towards the edge of the future parkland instead of directly through the middle.

Trustee Krueger commented that this item has been brought forth tonight rather than at the regularly scheduled meeting to assist the developer and help expedite the construction.

Trustee Delorit inquired if the Ninth and 11th Avenue lift stations are at capacity and if additional pumps will be needed. Director Thomas replied that additional pumps and upgrades to the existing pumps will be needed. The Village will be overseeing the design and construction of these upgrades and a portion of that will be paid for by the developer based on flows. Trustee Delorit also inquired of Director Thomas if she was comfortable with this design and going forward with this. Director Thomas replied that she would feel more comfortable if more time was spent looking at all options. This is the only design that has been considered. All options have not been researched as far as initial costs and long term maintenance costs to determine what would be best for everyone.

Trustee Harbeck inquired about other designs that previous developers had proposed for this property and what those looked like. Director Thomas indicated that past plans had followed the Village laid out plan where the bottom third of the development would flow to the south into the Bobolink lift station. Upgrades would also have been needed to that lift station if the flow was going to go south. Discussions never proceeded past the conceptual plans in past proposals, but costs would have been shared between the developer and the Village for upgrades.

Les Blum commented that he had some reservations about this concept. The sanitary sewer will be going through wetlands, require long distances between manholes, require a larger diameter pipe, and will require easements which will not be easy for the Village to maintain. This route does not make sense to him and believes it will cost the Village more money in the long run to take it north rather than south. Trustee Krueger replied that any costs associated with this will be the responsibility of the developer. Mr. Blum stated the upgrades to our current systems will not fully be the responsibility of the developer. Trustee Krueger stated that if the flow went south, that would require the building of a brand new lift station on the site. Mr. Blum believes the Village is jumping into this without fully analyzing the costs and maintenance efforts.

Trustee Harbeck inquired as to what the maximum length between manholes can be. Director Thomas replied that the maximum distance between manholes is 600 feet. Field Operations Coordinator Dan Fisher commented that River Bend Road is the only area in the Village with manhole distances close to that maximum length of 600 feet. Trustee Krueger further commented that having less manholes is good for infiltration and inflow (I/I).

Trustee Krueger inquired if Department of Natural Resources approval is still forthcoming since the proposed sewer main goes through the wetlands to which Developer Bob Tillman replied that it was still pending and should be coming in the next few days. Mr. Tillman also commented that it is the lowest and best spot to put the sewer main and further explained why he has proposed to run the sewer main to the north instead of the south. Trustee Krueger asked Mr. Tillman about the maintenance of the interceptor sewer through that wetland area. There will be easements, but he would like to know if there will also be some sort of gravel road to access the sewer main for the Utility employees. Mr. Tillman stated that there will be access to each sewer manhole for the Utility Employees.

Trustee Krueger inquired of Mr. Fisher if there have been any back-up issues with a similar interceptor at Mole Creek. Mr. Fisher replied there have not been any issues and regular maintenance is performed on that sewer main.

Trustee Harbeck asked if the Village has agreements with other developers regarding the developer being responsible for all future maintenance of permanent sanitary easements as stated in this agreement. Director Thomas replied that we do not have similar agreements with other developers, but this is almost 2,000 feet of sanitary sewer that goes through green space which is not something the Village has anywhere else. It is going to take a lot of effort for Utility staff to maintain that on a yearly basis, so this is being proposed to try to alleviate a lot of extra work for staff. Trustee Krueger asked if this developer responsibility would be forever or just until full build-out of the area. Director Thomas replied it would be forever.

Trustee Harbeck asked how the amount of \$60,000 was determined in lieu of permanent maintenance by the developer. Director Thomas commented that they were trying to propose some sort of option for the developer, but in reality this would probably only cover about five years of maintenance costs.

Trustee Harbeck clarified that this was not how the Village had originally planned this area for the sanitary sewer and the developer proposed this to which Director Thomas concurred.

Motion by Trustee Krueger, seconded by Pat Murray to recommend the Village Board approve the First Amendment to the Stonewall Farms Pre-Annexation Agreement.
Motion fails 2-3 (Nay-Trustee Harbeck, Trustee Delorit, Les Blum).

Trustee Krueger inquired as to what the developer should do to bring this back to the Board. Mr. Blum would like to look closer at the long term maintenance costs and capital costs.

Mr. Tillman inquired why the Board would postpone this after having seen the plans for eight months already and a contractor is waiting out at the sight to put in the sewer. He commented that this opens the Village up to a lawsuit.

Trustee Harbeck commented that she has concerns that the sewer is coming from so far away. Director Thomas replied that she did have an engineer look at this proposal and agreed that it would be more costly to put in an on-site lift station and perform permanent maintenance on that lift station.

Trustee Krueger asked how long this concept has been available to which Community Development Director Jessica Wolff replied the concept plan went to the Plan Commission last summer. The next step in the process is the preliminary plat which lays out the entire southern half of the Stonewall Farms subdivision. At both of those stages, the Village is not provided detailed utility plans. She further stated that there has been extensive work with the Village's Utility consultant regarding which substation the neighborhood would be served by. This is a significant investment in infrastructure to bring this through 70 acres to the top of the development, but the developer is willing to do this.

Trustee Krueger would like to have this item brought back to the Board of Public Works next Monday.

Stonewall Farms Sanitary Sewer Interceptor Inspection Contract

This item was postponed until next Monday.

ADJOURN

Motion by Trustee Harbeck, seconded by Trustee Delorit, to adjourn the meeting at 6:02 p.m. Motion carried.