

VILLAGE OF GRAFTON
BOARD OF PUBLIC WORKS MEETING MINUTES

FEBRUARY 9, 2009

The Board of Public Works meeting was called to order at 6:15 p.m. by Chairman Ron LaPean.

Members present: Ron LaPean, Scott Volkert, Pat Murray, and Edwin Dietrich.

Members absent: Richard Rieck.

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

Others Present: Ralph Zaun, Dave Eberhardt, Dave Harvey, Norb Studelska, and other concerned citizens.

MINUTES

Motion by Mr. Dietrich, seconded by Mr. Murray, to approve the January 12, 2009, Board of Public Works meeting minutes. Approved unanimously.

PUBLIC WORKS

Approve Johnson Controls Energy Conservation and Building Improvement Project
Director of Public Works/Village Engineer Murphy explained that Johnson Controls completed an Energy Conservation and Building Improvement Project for municipal buildings. As a result of that study, Johnson Controls suggested various ways the Village could improve energy use in Village buildings with a payback on investment in approximately 12 years.

Mr. Murphy highlighted some of the proposed work for each building indicating costs as follows: Library - \$61,500 / Water and Waste Water - \$135,222 / Senior Center - \$18,870 for a total cost of \$215,592.

Trustee LaPean asked two questions for Richard Rieck who was absent from the meeting. 1) Why is this the only bid for this work, due to the dollars amount should there not be additional bidders. 2) Why was there nothing in the packet as to what the Village will be receiving for the \$215,592.

Mr. Murphy responded that there were no additional bidders as this is Phase 2 of a two phase project. Phase I was the Energy Conservation and Building Improvement

analysis completed by Johnson Controls in July 2008. This portion of the project was bid and Johnson Controls was the only bidder.

Mr. Murphy explained that nothing was included in the packet because it was a lengthy document and it had been previously discussed. He did not believe it was necessary to include the document again. Mr. Murphy offered to scan and e-mail the document to Board members and deliver a copy to those who do not have e-mail.

Motion by Trustee Volkert, seconded by Mr. Dietrich, to recommend the Village Board enter into a contract with Johnson Controls for \$215,592 to complete Energy Conservation Improvements at the Multi-purpose Senior Center, Library, and Water and Wastewater Treatment Plant. Approved unanimously.

2008 Annual Report

Director of Public Works/Village Engineer Murphy highlighted the 2008 Annual Report. He stated that this report is a general overview of what the Department of Public Works does throughout the year.

Storm Water Annual Report

Director of Public Works/Village Engineer Murphy stated that the Storm Water Annual Report is required by the Department of Natural Resources (DNR) as part of our Storm Water Discharge Permit. The document reports to the DNR what steps the Village is taking to meet all the necessary requirements of the permit.

Mr. Murphy noted that the Village has committed to building a storm water quality pond on the corner of Falls Road and South Green Bay Road. This pond, in conjunction with the ponds being built at the Highland Ridge Condo development, will be a significant step to meeting the permit requirement of removing 40 percent of total suspended solids, which needs to be done by 2013.

Motion by Mr. Dietrich, seconded by Mr. Murray, to recommend the Village Board approve the 2008 Storm Water Annual Report. Approved unanimously.

Naming of new facility

Director of Public Works/Village Engineer Murphy explained that the proposed Public Works Facility will include the Community Activities Department; therefore, a new name is needed for the joint facility. Village Administrator Darrell Hofland received ideas from other communities and the recommended name is "Municipal Services Facility". The sign would include a breakdown of which Departments are included in the building for example - Parks and Recreation / Engineering and Public Works.

Mr. Murphy explained that the Community Activities Commission will need to review the name and make a recommendation to the Village Board for action.

Major projects update

The Board reviewed the projects update.

Director of Public Works/Village Engineer Murphy stated that the report list the projects scheduled for completion in 2009. All projects are just getting started at this time.

Trustee LaPean commented that the additional parking lot on 13th Avenue is quite small – only 12 spaces.

Report of benchmark measurements

The benchmark report was reviewed by Board members.

Director of Public Works/Village Engineer Murphy stated that the main activity for January was salting and snow removal.

HEAR PERSONS REQUESTING TO BE HEARD

Ralph Zaun, Zaun Memorial Foundation, LTD

Ralph Zaun, appearing tonight as Chair of the Historic Preservation Commission (HPC), commended the Board of Public Works and Department of Public Works (DPW) staff on the long search for a location for the new DPW facility.

Mr. Zaun stated that he is attending the meeting evening to suggest, on behalf of the HPC, an alternative to the existing proposal that may be as good or better.

Mr. Zaun explained that the HPC is looking for a location for a public museum that would display the history of Grafton. He noted that the HPC has also looked for buildings and land and have been unsuccessful. The HPC began investigating the Tecumseh building on North Street and Eighth Avenue. He explained his ideas for the facility stating that the office area on the south end of the building would make an excellent area for the museum. Unfortunately, museums do not have much money so they are considering renting or leasing out the remainder of the building. Some of the options that are being considered are: an area for the school to use as a preschool area; an area with a small auditorium and stage for Community Activities and programs; the option of a lease with a company from Waukesha that builds wood panels with Styrofoam which is the type of wall that was used on the Robert P. Zaun Pavilion in Lime Kiln Park; and, a portion to be used as an incubator for new businesses. He then suggested that the 120,000 square feet of warehouse space be used for Public Works. He explained that the proposed DPW Hickory Street facility is about 65,000 square feet; therefore, this area would provide enough room for now and in the future. He stated that we are on the same team, and every dollar spent is for public purpose, the question is how can we spend the money most wisely.

Dave Eberhardt, 1826 17th Avenue, member of the Grafton Historic Preservation Commission, stated that they have learned that there is a lot of interest in the community for a museum. The Tecumseh building will soon be empty; the manufacturing business-portion is gone.

Mr. Eberhardt stated that he understands that Village officials have previously looked at this building; however, when you consider having multi tenants or uses, the building may become more appealing. Multi uses could include schools, fire department, museum, etc. This is the heart of Ozaukee County, and they are hoping that the Village will take another look at this facility with the proposed other uses in mind.

Mr. Eberhardt presented a diagram of the facility. The facility is fenced for security purposes and has ample parking that is completely blacktopped. The ceiling heights in the building range from 30 feet high to 20 feet high, which would make this building usable by almost any type of user.

Don Henning, distributed and read a document title "The Hub". [The document is attached hereto](#) for reference.

Mr. Zaun noted that School Superintendent Jeff Pechura was in attendance tonight but he had to leave for another meeting. Mr. Pechura has indicated that space is needed for a preschool and he would welcome the idea of using a portion of this facility.

Norbert Studelska, 1021 Twelfth Avenue, read a prepared statement which is attached hereto for reference.

Dave Harvey, 1515 Fifth Avenue, Fire Chief, indicated that in 1967 many of the antiques from the Fire Department were burned in a barn fire. He believes the museum is a great idea. The Fire Department has some fire apparatus that currently cannot be displayed due to the restricted space. He noted that they are quickly growing out of the current facility and this would provide additional storage space for them. He also noted that it may be possible for a second ambulance to be housed in this location and could respond from there.

Steve Vepraskas, 1335 Eleventh Avenue, stated that he would hate to see this building left vacant and abandoned for any length of time. The potential use for this facility is great and he would like to see something done with it.

Mr. Zaun stated that when a building becomes derelict the teenagers of the community usually find it a good place to hang out and possibly vandalize. It was his opinion that we need to preserve this building and the heritage of Grafton. The pond that is there was built for fire protection, if it is not maintained it will become an eye sore and the mosquitoes will take over, it could reduce the value of the homes in the neighborhood.

Trustee LaPean thanked everyone for their presentation. He also suggested that they contact the Grafton Blues Association as they too were looking for a location. Trustee LaPean noted that he will forward this information to the Village Board. He then noted that he would support the philosophy for the use of the building, and would support all other uses, if the DPW was removed. He again thanked everyone for the fine presentations.

Trustee Volkert thanked Mr. Eberhardt for the fine presentation. He commented that you can't talk to anyone in Grafton that hasn't worked at Tecumseh or has known someone that has worked at Tecumseh. This company has been a big part of Grafton for many years.

WATER & WASTEWATER

Utility office hours

Utility Director Krueger stated that currently the Utility office hours are 7:30 a.m. to 4:30 p.m. with a 1 hour lunch break. Mr. Krueger recommended that the hours be changed to 8:00 a.m. to 4:30 p.m. with a 1/2 hour lunch break to be consistent with other Village buildings. This will also eliminate the need for Utility management staff to handle office phones and foot traffic from 7:30 a.m. to 8:00 a.m.

It was the consensus of this Board that the change in Utility office hours was acceptable.

News from the field

There was no report on this item.

2008 Utility Annual Report

Utility Director Krueger highlighted the 2008 Annual Report. He stated that this report is a general overview of what the Utility has done throughout the year. Mr. Krueger noted the staffing level changes as well as the projects that were completed in 2008. He also noted that wastewater operations had a significant increase in flow to the plant, which was probably a result of the extremely wet weather in April and June of 2008.

Utility Projects Update

The Board reviewed the projects update.

Utility Director Krueger stated that work on Well #3 Building/Façade Improvements began on February 2, 2009.

Report of Benchmark Measurements – Water & Wastewater Utility

The benchmark report was reviewed by Board members.

Utility Superintendent Nennig stated that staff is working on indoor work at this time. The Utility has only had one water main break thus far, which happened last week on 17th Avenue and there have been no sewer backups.

OLD/NEW BUSINESS

Trustee LaPean stated that the presentation made by Ralph Zaun was very good; however, if the Village would lease a portion of this building we could not use the money received from Aurora or the impact fees for the project.

Director of Public Works/Village Engineer Murphy stated that it is not reasonable for the Village to lease property for this type of use unless it is on a temporary basis; however, it is a good option for possible extra storage space in the future.

Trustee LaPean again asked if anything can be done about Spruce Street. Every time there is a melt down with colder nights the road turns into a sheet of ice and drivers cannot stop at the stop sign. Superintendent of Public Works Helm explained how the water drains in this area and why there is a problem. It was suggested that a salt barrel be placed next to the stop sign.

Trustee Volkert questioned who was dumping snow at the new Village Hall location and who is maintaining the building at this time. Superintendent of Public Works Helm responded that it is our crews dumping the snow and the Village is responsible for any maintenance.

ADJOURN

Motion by Mr. Dietrich, seconded by Mr. Murray, to adjourn the meeting at 7:34 p.m. Approved unanimously.