

MINUTES OF THE BOARD OF PUBLIC WORKS MEETING HELD AT THE GREENFIELD CITY HALL, COMMON COUNCIL CHAMBERS, ROOM 100, ON TUESDAY, AUGUST 27, 2013, AT 6:30 PM

1. Ald. Lubotsky called the meeting to order at 6:30 pm.

Meeting called to order

Roll Call:	Ald. Pam Akers	Arrived at 6:56pm
Ald. Thomas Pietrowski		Present
Ald. Linda Lubotsky	Present	
Mr. Richard Kasza	Present	
Mr. Richard Mrochinski		Excused
	Atty Roger Pyzyk	Excused

Also Present: Mr. Richard Sokol, Director of Neighborhood Services
Mr. Dan Ewert, Superintendent of Public Works

2. Approval of the July 23, 2013 Meeting Minutes

Approval of the 7/23/13 meeting minutes

It was moved by Ald. Pietrowski, seconded by Mr. Kasza to approve the July 23, 2013 meeting minutes. Motion carried unanimously

3. Citizen Commentary

Citizen Commentary

NONE

At this time Item #7 was discussed

4. Director of Neighborhood Services Report

Director of Neighborhood Services Report

Mr. Sokol noted that Phase I, South 76th to South 74th Streets, of West Edgerton Avenue was opened on Monday. Phase II will not begin until after Labor Day. Public Works and the Engineering group worked diligently to get that portion of the road open before the Harley Fest closure. Neighborhood Services received some expressions of concern from businesses located in the area and from Milwaukee County who is responsible for Layton Avenue and we are working with other departments to resolve those issues.

The new City Engineering, Jeff Katz, will begin work on September 4th. Jeff is coming from Racine County where he is the Manager of Engineering for the County. He is also a Greenfield resident. Neighborhood Service also has a new part-time Clerk Typist, Therese Kubacki.

Every month Milwaukee Metropolitan Sewer District (MMSD) has a Technical Advisory Team (TAT) meeting of all the communities who are a part of MMSD. On September 19th Greenfield has been invited to make a presentation regarding our PP I/I program and the proposed two-tiered rate system.

5. Superintendent of Public Works Report

Superintendent of Public Works Report

Mr. Ewert reported that it should be another two weeks before the roof work is completed on City Hall. It will take an additional two weeks for the metal work on the roof to be done.

Public Works has been working diligently to get traffic control devices out along with the Police Department for Harley Fest. At the completion of Harley Fest, DPW will

begin concrete panel replacement work. The following areas will be included; Alleys in the Shirley Crest neighborhood, between South 51st & 50th Streets, between South 50th and 49th Streets from West Armour Avenue and West Layton Avenue, as well as a very badly deteriorated alley at South 84th Street south of West Tesch Avenue. Additional repairs will be done on South 68th Street south of the freeway and by Maple Grove School.

Ald. Lubotsky asked for an update on the Howard Avenue Project. Mr. Sokol noted that South 41st Street and West Plainfield Avenue have had curb and gutter installed, the binder lift of asphalt installed and the landscaping installed. A final lift of asphalt in those two locations has not yet been done. Curb and gutter were poured today at South 39th Street, north of West Howard Avenue. South 40th Street north of West Howard Avenue is on hold because more excavation is needed in the area. When the street was removed at South 39th Street north of West Howard Avenue it was discovered that the sanitary sewer had very little cover and needed to be relocated. Also the Common Council has resolved the issue regarding the Laundromat at South 41st Street and West Howard Avenue. We have costs together and will get the Laundromat's ok as they will receive a special assessment for the costs associated with the driveways.

6. Review of accident histories at South 35th, 43rd, 84th Streets and West Cold Spring Road in conjunction with the discussion of LED stop signs.

**Accident History
Review on W Cold
Spring Rd.
NEXT AGENDA**

Ald. Lubotsky tabled this item until next agenda so that information from the surveys of the property owners around South 104th Street and West Howard Avenue on the effectiveness of the LED Stop signs at that location can be made available.

Ald. Pietrowski noted that we do have general incident reports but not the specifics of the incident. The type of accident has a bearing on what type of remediation should take place. .

Ald. Lubotsky suggested that areas that have higher accident rates be reviewed. Mr. Sokol noted that he recently received an email from the Chief of Police indicating that he thought the worst intersection was South 51st Street and West Layton Avenue which is a County trunk highway.

Tabled – Next Agenda

At this time Item #8 was discussed

7. Discussion and decision to install No Parking Signs along the west side of the property located at 7130 W Carpenter Avenue, Tax Key 617-0070-001/002 (Ald. Pietrowski)

**No Parking on west side
of 7130 W Carpenter
COMMON COUNCIL**

Mr. Mark Wojak of 7130 W Carpenter addressed the Board and stated that he has concerns about the trash and tearing up of his property as well as noise due to the parking along South 72nd Street from the apartment complex. There is currently no parking on the west side of the road. A fire hydrant on the corner of South 72nd Street and West Carpenter Avenue limits parking 15' from the corner and Mr. Wojak would like to extend that no parking zone to the end of his property line. Mr. Wojak has spoken with the apartment complex landscaper but not the management or Mr. Cavett.

Ald. Pietrowski stated that he stopped by the property and there was considerable debris along the property line.

Mr. Ewert stated that Public Works knows of damage from cars parking off the road all along that stretch and also along South 69th Street. The offenders rut up lawns in front

of the Willowick apartments as well as further down into the neighborhood and would agree with the no parking signs. He is concerned that the violators may start parking on West Carpenter Avenue causing the same disturbances.

It was moved by Ald. Piotrowski, seconded by Mr. Kasza to approve No Parking sign along the west side of the property located at 7130 W Carpenter up to the Willowick property. Motion carried unanimously.

At this time Item #4 was discussed

- 8. Review and discuss Plan Commission recommendation regarding the demapping and/or vacation of future West Allerton Avenue as a follow-up to the completion of the I-894 and South 27th Street Interchange work by WisDOT in this area. Tax Key #599-8936-003/004, 599-8937/8938/8939, 599-8941-002, 599-8942-002, and 599-9988-001. (Chuck Erickson)**

**Vacate of land on W Allerton Avenue
COMMON COUNCIL**

Mr. Sokol stated that Greenfield had acquired Right of Way along I-894 for the purpose of future installation of West Allerton Avenue and one resident has contacted the city indicating that there is no chance that West Allerton Avenue is going to be installed and they would like their property back. Staff has reviewed the situation and agrees. Neighborhood Services would like to vacate the Right of Way back to the adjoining properties. There is little or no chance that West Allerton Avenue will ever be extended adjacent to the freeway. Mr. Sokol noted that the State did acquire some Right of Way from a few property owners for the 27th Street interchange, but this is not related to that acquisition.

Mr. Ewert asked if the city was maintaining easements for sanitary sewer and existing storm sewer or if we would need to obtain the homeowners permission. Mr. Sokol stated that we can make that a condition of the vacate.

It was moved by Mr. Kasza, seconded by Ald. Lubotsky to demap and vacation the future West Allerton Avenue from South 31st Street to approximately 2800 block of 'Allerton' including properties to include appropriate sanitary and storm easements for Tax Keys #599-8936-003/004, 599-8937/8938/8939, 599-8941-002, 599-8942-002, and 599-9988-001. Motion carried unanimously

- 9. Discussion and decision regarding the 2014 CIP Budget.**

**2014 CIP Budget
NEXT AGENDA**

Mr. Sokol stated that the Mayor is preparing his 2014 budget. As part of that budget deliberation the Capital Improvement Program for 2014 has been discussed. A list of priorities has been compiled which is attached to your materials. The Mayor has encouraged staff to pursue an aggressive program in 2014 to take advantage of the lower interest rates still available. Several of these projects have already been designed so they can go out to bid very early in the bidding cycle after they are approved by the Common Council in November.

There are two reconstruction projects: South 122nd Street and West Carpenter Avenue and near South 67th Street and West Holmes Avenue. The remaining are repair projects/surface treatments. The area around South 45th Street and West Norwich Avenue has some significant damage caused by storm water so we would like to extend storm sewer to a few key locations (not actually provide a storm sewer system) but actually extend it so it works more effectively and preserves the life of the pavement after it is resurfaced.

The area around South 116th Street and West Sunset Lane is a large area that is proposed for surface treatments. The drainage is pretty good though Engineering

believes that there are some base problems associated with the failure of those streets. If we mill and overlay parts of those areas we're hoping to address the issues.

The other key area is South 43rd Street from West Layton Avenue to the south city limits. Engineering is proposing that we actually begin in the middle. There are some residents in that area that will be concerned about the standard that we create for the South 43rd Street renovation particularly if we were to introduce street lights and/or sidewalks. If we start in the middle we'll have time to work our way in either direction to work with neighbors to come up with a uniform standard for the entire street.

Ald. Akers inquired if our ordinances already have some specifications. Mr. Sokol said that our ordinances say we are to put sidewalks but we have been selectively enforcing those ordinances. Now included in the 2014 budget that the Mayor has preliminarily endorsed is \$200,000 just in sidewalks. The proposal is to focus on providing the network of sidewalks adjacent to Elmdale and Maple Grove schools. Glenwood school has a start already and with the Morgan Avenue project that is coming up we'll get a much more complete sidewalk network.

There is also a proposal for \$375,000 to reline sanitary sewers on the west side of South 52nd Street and also on West Forest Home Avenue immediately west of the area that we did last year. We've learned and discussed with the City of Milwaukee that they are planning to do a sanitary sewer relining in that area and it would be smart to compliment what Milwaukee is doing there.

Ald. Lubotsky inquired as to the City Hall parking lot project. Mr. Sokol advised that there is a plan on the Mayor's desk for his review and approval to do the City Hall parking lot Phase I. Phase I includes permeable pavers and the introduction of two rain gardens into the parking lot as an environmentally friendly technique. Phase I involves grants over \$200,000 from MMSD to support those kinds of initiatives. There is money in the 2014 budget to finish Phase II to do paving which is ineligible for MMSD grants. Part of the Public Works budget will be to convert the lighting in City Hall parking lot to LED lighting for more energy efficiency as well as more reliable.

Staff would like the Board's support for the program and has had some success with residents endorsing and appreciating the work that has been done in improving neighborhoods. A momentum has been developed and I think the Mayor is interesting in continuing the momentum as long as interest rates are low and we have good bid prices.

Ald Lubotsky asked about special assessments on West Edgerton Avenue. There is a fluid debate within the city about whether we should be making special assessments for projects that are funded with 80% grants. There was a point at which we said we weren't going to reduce special assessment by 80% if we received an 80% grant. Then there was a point where we said we're not going to do any special assessment if we get an 80% grant, it's not worth the trouble and most recently in the debate Mr. Sokol recalled there was an argument that was made that we should make a full special assessment regardless of the grant because the value of the improvement to the adjoining property owners is the same and therefore it shouldn't matter where the money or grant came from that we should be making that special assessment.

Mr. Ewert stated that DPW and DNS believe that these projects are a good thing. They are really being noticed by not only residents of Greenfield but also by those outside Greenfield as well as others in the profession.

NEXT AGENDA

10. Other topics for future agendas

TSWG – Vehicular movements on the Pick N Save property
West Holmes Avenue between South 76th and 84th Streets

**Other topics for future
agendas**

11. Adjournment

**It was moved by Ald. Lubotsky, seconded by Ald. Pietrowski to adjourn the
Board of Public Works meeting at 7:23 PM. Motion carried unanimously.**

Adjournment

Respectfully submitted,
Laura Young
Administrative Assistant
Department of Neighborhood Services

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