

MINUTES OF THE BOARD OF PUBLIC WORKS MEETING HELD AT GREENFIELD CITY HALL, COMMON COUNCIL CHAMBERS, ROOM 100, ON TUESDAY, JUNE 24, 2014 AT 6:30 P.M.

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

Meeting called to order

Roll Call:	Ald. Pam Akers	Present
Ald. Bruce Bailey	Present	
Mr. Richard Kasza	Present	
Ald. Linda Lubotsky	Present	
Mr. Richard Mrochinski		Present
Atty Roger Pyzyk	Present	

Also Present: Mr. Richard Sokol, Director of Neighborhood Services
Mr. Jeff Katz, City Engineer

At this time Item #7 was discussed

2. Approval of the May 27, 2014 Meeting Minutes

Approval of the 5/27/14 Meeting Minutes

It was moved by Mr. Kasza, seconded by Ald. Bailey to approve the May 27, 2014 meeting minutes. Motion carried unanimously

3. Citizen Commentary

Citizen Commentary

None

4. Director of Neighborhood Services Report

Director of Neighborhood Services Report

Mr. Sokol advised that last week city staff met with management of Milwaukee Water Works (MWW) and discussed a number of issues. Two key concerns were road repairs after a main break and the freezing of water laterals last winter particularly on West Cold Spring Road. Fourteen laterals have been identified on West Cold Spring Road that MWW will contract to have lowered this fall. An agreement was made that the city will remove the street around the laterals, the water works contractor will excavate and lower the lateral, and the city will then repair the street. Due to the nature of the street condition, sharing costs seems appropriate. This is going to help us minimize our out of pocket expenses.

Staff continues to talk with parties who are interested in Loomis Crossing. The demolition of the old factory is almost complete. There are some interested developers that staff will be working with and discussing potential developments shortly. There is positive movement there.

Other miscellaneous activities include the preparation of the 2015 budget, both operating and capital budgets. There was a Public Information Meeting that was held this evening regarding the STP-M grant funded road reconstruction of West Morgan Avenue between South 43rd Street & West Forest Home Avenue. The Wisconsin Department of Natural Resources paid a visit to Greenfield City Hall to do a solid waste and recycling audit. They reviewed our most recent report and inspected our drop off center. We received a relatively favorable review.

5. Superintendent of Public Works Report

**Superintendent of
Public Works Report**

No Report

6. City Engineer Report

City Engineer Report

Mr. Katz noted city street projects for the summer are well on the way and in fact some projects are actually coming to completion. The Wildcat Creek project is nearly complete. The sewer lining project near West Forest Home Avenue and West Morgan Avenue is complete. Two big projects well under construction, the South 122nd Street and West Carpenter Avenue neighborhood is getting ready for curb and gutter; the South 67th Street and West Holmes Avenue area is currently getting curb and gutter and tomorrow they will start working on driveways so that project is moving along well.

Due to the weather a few other projects are a bit behind schedule. We were during good during some of the dry weather but now the weather is becoming our enemy. Residents have been relatively happy with how things have been going on most of the projects and we owe that to good planning and keeping residents well informed.

The project on South 60th Street from West Edgerton Avenue to West Layton Avenue will have a pretty big impact on the public. The project includes rubbleizing and resurfacing right past Greenfield High School. Another project starting soon is South 116th Street from West Edgerton Avenue to the freeway near Whitnall High School.

At this time Item #9 was discussed

7. Discussion and decision regarding connecting to water mains, in lieu of the use of wells, when adjacent or available to property. (Erickson) (BPW 5/27/14)

**Connecting to Water
Mains in Lieu of Wells
COMMON COUNCIL**

Mr. Sokol reminded the Board that last month a discussion ensued regarding compliance within the city with Municipal Code Section 16.10 regarding a compulsory connection to sewer or water. The City Attorney was asked to provide a response to the questions presented by the Board.

Charles Erickson reviewed the response by Mr. Pyzyk stating that the city can require a property owner to connect to a water main when it is available. Mr. Pyzyk gave the background on how and why the Code was adopted from the Wisconsin State Statute. A well may be kept as an outside water source but that is in addition to the mandatory requirement to hook-up to the city water main. In the past a few residents were brought to the Municipal Court for the refusal to hook-up but once the compliance was met the citations were dismissed. The city was not interested in collecting a fine as much as they were with requiring the hook-up.

Mr. Erickson stated that the staff is bringing this forward as an issue that is out there and how far collectively the city wants to take the situation is up to the Board and the Common Council.

Mr. Sokol noted that when the city contracted with Milwaukee Water Works many years ago to provide water service to Greenfield the city told them we would adopt and enforce this Code and that was part of the calculation of rates and costs for the installation of the distribution system. One other issue is when it comes to the distribution and management and maintenance of the fire

protection hydrant system the people that are not hooked up to the Milwaukee water do not contribute to the cost of maintaining and operating that system.

Joyce Naumanis of 2800 W Layton Avenue stated she is against hooking up since she has no problems with her water. She does pay a sewer bill every three months.

Chloe Redlinger of 8824 W Dosie Avenue said she has the lateral into her home but has chosen to keep her well. The City of Greenfield told her she could put the water pipes into the basement and close it up until she chooses to either sell the house or something happened to the well. She tests her water diligently and feels it is much safer than the city water.

Robert Keller of 4830 W Armour Avenue stated that in 1993 Milwaukee water was contaminated by cryptosporidium and over 400,000 people were sickened and over 100 died. He does not want to be part of that. Living on a fixed income hooking up to the city water would double his sewer bill. Mr. Keller had an estimate to connect years ago and would not be able to afford the work.

David Hornburg of 5240 S Honey Creek Drive noted that he has replaced his well pump, gets his water tested yearly, is content with the water and looks out for his family's welfare. Mr. Hornburg pays his maintenance for use of the sewer.

Ray Jachowicz of 7120 W Bottsford Avenue noted that he dug his own well in 1967 when his home was built. The water is tested and clean. Mr. Jachowicz feels that if he is forced to connect he will be substituting clean adequate water for clean adequate water except it will cost him a lot of money.

Mr. Pyzyk added that if a well fails, a plumbing permit will not be issued to dig deeper or to correct the failure of the well and the resident will be required to hook up to city water. While the city will not enforce those currently in violation, a well operation permit will continue to be needed for those wells still in use.

It was moved by Ald. Bailey, seconded by Ald. Lubotsky to send a letter to the 33 residents currently in violation of Section 16.10 of the Municipal Code stating that at the time of the home selling the resident may be required to hook-up to the city water system. Motion carried unanimously.

8. Discussion and decision regarding ground water investigation in the 10800 block of West Cold Spring Road. (Katz)

Mr. Katz advised that the city has received a number of calls in the vicinity of West Cold Spring Road, west of Hwy 100. A small number of residents have expressed a concern that their sump pumps run more frequently than they recall in the past and are having issues with water in their basements and in their yards. These residents are asking the city to look into the issue and are pointing to the development of the Greenfield Highlands as they feel that the problems have become more frequent since that development began.

Mr. Sokol stated that there were previous discussions about the retention ponds and whether there were or were not wells located on the site. The developer at the time indicated that there were no wells, and in fact there are wells there. The wells were installed for the two retention ponds but they were installed after the original construction of the ponds and were not included as part of the original design of the ponds. The city believes the wells were installed by the developer as a way to try to keep the lining of the ponds wet so they wouldn't crack and would retain water rather than let the water seep through.

**Ground Water
Investigation 10800
West Cold Spring Road
NEXT AGENDA**

James Lach of 10830 W Cold Spring stated this problem has been ongoing for about eight years. When the State of Wisconsin ordered a ban on watering a few years ago Mr. Lach noticed his sump pumps running every four minutes and started wondering why. In the 65 years that he has been living at his residence only two things have changed the landscape in the area, one being the expressway and the second the holes dug on the highest point in the City of Greenfield and hundreds of thousands of gallons of water were pumped into the ponds and maintained a certain level. Logically the water is going to seep down over the years and the lining is going to deteriorate. Mr. Lach also noted that if you walk down Hwy 100 and look between all the businesses, you can see the water oozing out from where the bottom of the hill meets the flat of the parking lots. He suggested putting dye into the ponds to see if they are leaking and where it goes.

Jim Wroblewski of 10835 W Cold Spring and 4305 S 108th along with Ben who is the tenant at 10835 stated he has been the owner for 19 years and prior to the Greenfield Highlands there were no water issues. Since the de-foliage of the hill he has spent well over \$5,000 at the property with mud jacking repairs. The house is currently sandbagged it has that much water in the back yard just waiting to flow into the house. Mr. Wroblewski also noted that water comes down through the rear of the Braeger repair shop and flows at such a high rate and flows into his warehouse and floods the warehouse. That is how much water since the Greenfield Highlands has occurred.

Kent Bieganski of 10906 W Cold Spring Road has been at the property for 33 years and never had a problem with water infiltration until 2008/2009. It is noticeable. He has timed his sump pump and it runs approximately every three minutes and there has been no rain for a while. Mr. Bieganski stated that he is disappointed in the city and the developer because at the public hearing that they had in December on increasing the size of the condominiums the city directed the developer to contact all of the residents on West Cold Spring Road that were having water problems and the developer never did and city never followed up.

Gary Weishar of 10907 W Cold Spring Road believes that the 2nd pond has been leaking and running down across his lot. Mr. Weishar recalled a time when his dad would have to fill the sump pump with water just to make sure it worked and now it goes off every half hour. A corner of the lot is all flooded and spongy.

Mr. Sokol noted that the city has been approached by the property owners and the city has also been in contact with the Greenfield Highlands. One of the reasons we asked Mr. Pyzyk to join us is to talk about what the role of the city should or shouldn't be in this situation.

Mr. Pyzyk stated that from a legal standpoint the city does not have a role in the water situation itself. However, the one thing that needs to be checked is the developer's agreement regarding the two ponds. Mr. Pyzyk would assume that in the agreement there is a requirement that the ponds be maintained and the city receive assurance from the developer that the ponds are in fact not leaking and put the responsibility on them to drain the ponds and check for cracks or leaks in the liner.

Alicia Hurst representing Greenfield Highlands LLC and works for Ener-Con Companies addressed the Board and noted that the ponds are currently maintained annually, in spring and in fall, to make sure they are functioning properly. The point of the wells that are there right now is that they fill the ponds with water to keep the clay liner from cracking so at this point we are not aware of any leaks what-so-ever. This season the pumps were only turned on for

approximately seven days as the brass fitting were stolen. The wells purpose is to circulate the water into the ponds and when they reach a certain level the pond drains directly into the storm water sewer system.

Mr. Pyzyk asked if the individuals who maintain the ponds have a report indicating whether or not there are any cracks in the liners. Alicia stated that they would notify the company if there were any issues but she can ask them to go out and do a report if the developer's agreement says it is needed. At a minimum we would like some type of report or an investigation.

NEXT AGENDA

At this time Item #2 was discussed

9. Discussion and decision regarding snow removal policy. (Engineering)

**Snow Removal Policy
NEXT AGENDA**

Mr. Sokol advised that the city has discussed previously the development of our sidewalk system throughout the city and the fact that many of the complaints that we have from residents about additional sidewalks are based upon the obligation that we have for adjacent property owners to clear snow from sidewalks. The project on West Morgan Avenue has some homes that front West Vollmer Avenue but will have sidewalks on the back lot line along West Morgan Avenue. Residents have pointed out to us that it will be very difficult for them to maintain the back lot line because there is no direct access from their garages.

Staff would like to be able to do what we can with city policy to minimize the objections to the sidewalk development based upon snow removal concerns. Staff would like to ask for your concurrence and your recommendation to the Common Council that the City of Greenfield create a master snow removal map and that map would identify all the areas where sidewalk is the responsibility of the city for snow removal. Typically where the city removes snow is adjacent to publically owned areas.

Mr. Katz noted that our current snow removal policy is very similar to what other villages and cities do and it works very well. There are always exceptions though and that is where we are looking for those excepts where maybe we might need to make a change.

Mr. Sokol is asking the Board to agree to reviewing the concept for a snow removal map. An annual map that would be created and reviewed annually that would designate the areas in which the city would assume snow removal responsibility on sidewalks. The criteria that are used to develop that map will be forthcoming in the future and it will be very flexible.

After discussion Mr. Sokol stated that staff will come back next month with a new map and explanation on how the map was developed and if more manpower or resources would be needed to do what the map describes. The goal is to do what we can with the existing resources we have. And every year we will come back to determine if modifications to the map are appropriate.

NEXT AGENDA

10. Discussion and decision to update the 7-year Capital Improvement Program. (Sokol) (BPW 3/25/14, 2/25/14, 1/28/14)

**7-year Capital
Improvement Program
NEXT AGENDA**

Mr. Sokol informed the Board that Milwaukee Water Works indicated to staff that they are going to relay some water main in Greenfield over the next two to three years. Some of those areas are on our radar screen for repaving. The problem

is once they relay their water main we don't want to come in right behind them and fix the street because we want that relayed water main area to settle a bit. This schedule is still a draft to stimulate conversation and discussion.

The current 7-year CIP could be adjusted after looking at the different funding sources we have. There are two projects in our 7-year CIP that are either being done now or that staff recommended would be deferred. Staff can put these changes on a colored map to compare it against the existing map. The PASER ratings will also be added for comparison purposes.

NEXT AGENDA

11. Other topics for future agendas

**Other Topics for
Future Agendas**

12. Adjournment

Meeting Adjournment

It was moved by Mr. Kasza, seconded by Ald. Bailey to adjourn the Board of Public Works meeting at 8:18 PM. Motion carried unanimously.

Respectfully submitted,
Laura Young
Administrative Assistant
Department of Neighborhood Services

Date distributed: July 11, 2014