

Board of Public Works

Minutes

BOARD OF PUBLIC WORKS MEETING

**New Berlin City Hall Common Council Chambers, 3805 S. Casper Drive
August 7, 2000**

Meeting was called to order at 8:04 am.

Members Present: Mayor James Gatzke, City Engineer Jeff Chase, Alderman Wysocki, Alderman Patzer and Alderman Chiovaturo

Staff present: Division Engineer John Graber, Division Engineer JP Walker

OLD BUSINESS

ITEM 01-00 Approval of minutes

June 7, 2000

Motion by Mayor Gatzke to approve the minutes of August 7, 2000. Second by Alderman Wysocki. Upon voting motion passed.

ITEM 43-00 Notice of Claim

Waterbury Estates

· Jeff Chase spoke about the notice of claim against the City for one million dollars. The developer of Waterbury Estates feels that the City is inappropriately delaying approval of the subdivision and the City is requiring Storm Water Management facilities to be located within the subdivision. The conclusion was the pond should be placed in outlots. No one from the Waterbury Estates representing the developer was present. In a previous conversation with The attorney for the developer Don Murn, he indicated that he would be satisfied if we would revise our position on the outlots issue.

· Alderman Wysocki indicated that this was a preliminary plat that we approved. And that the issue was understood by the developer. He suggested that Engineering make sure that the requirements are met.

· Jeff Chase explained that future property owners could be required to maintain the ponds without outlots. The Developer could place deed restrictions on lot titles. Should they fail to

maintain the ponds, the City would have recourse to maintain it for them.

- Alderman Wysocki wanted to recognize that he thought the City was doing the appropriate review with recommendations on this development

- Jeff Chase said that we could work with the City Attorney to set up the title restrictions, and maintain the design standards. Or perhaps go to court on the outlots issue.

- Mayor Gatzke thought that we should work with the City Attorney to get this development underway without spending a lot of time in court.

- Alderman Patzer stated that he supports the outlot requirement.

- Alderman Wysocki motioned to support the Engineering directives on the recommendation for the outlot option for Storm Water Management.

Motion by Jeff Chase to table to review status or resolution of issue and liabilities with City

Attorney. Second by Alderman Patzer. Upon voting motion passes unanimously.

ITEM 44-00 Civic Center Lighting

Award of Contract

- Jeff Chase spoke about the bids that were received last week on the Civic Campus outdoor lighting project. The bids came in much higher than what was anticipated. At this time we have approximately ninety thousand dollars budgeted for the project, so we're recommending that all bids be rejected. We will work with consultants and staff to shrink the project and re-bid it at a later date.

Motion by Jeff Chase to recommend to Common Council to reject all bids for Civic Center

Lighting project. Second by Alderman Patzer.

Upon voting motion passed unanimously.

ITEM 45-00 Ditches in Rolling Meadows

- Jeff Chase spoke about the steep slopes in Rolling Meadows subdivision. The developer placed a turf-reinforcing product in substitution of concrete, which is the City's adopted standard. We agreed to allow the product to remain and be evaluated this year to determine if we wanted to replace it with concrete inverts. The evaluation was done in June and the City would be better served by having the turf-reinforcement removed and concrete inverts installed. We notified the developer of the City's decision, and he has requested that the matter be reconsidered by the Board of Public Works.

- Mayor Gatzke also asked Brian Teclaw (the developer for Rolling Meadows) how long it would take to install the concrete inverts if directed to do so.

· Brian Teclaw answered that he would prefer to have until October 2001 to establish vegetation of existing ditches.

· Mayor Gatzke asked Mr. Teclaw if the turf failed, and you'd have to put in concrete inverts would you still have time to do it?

· Brian Teclaw answered yes.

· Jeff Chase said that the City would regret their decision if the developer is allowed to keep the turf reinforcement. That we have worked hard to establish our new construction standards. The intent of the standard is to provide a long term, low maintenance, and higher reliability protection of ditch bottoms. Your technical staff is telling you that this is a bad idea.

· Alderman Wysocki said that this is a new product, and was willing to give it another chance. And the reason is that this developer lives in our City and has extensive background in dealing with the environment and if this does work, this may be an opportunity for corrections in other parts of the city.

· Mayor Gatzke said that we had given the Engineering Dept the opportunity to test this material. And they have come to the conclusion that they do not work. So I am going to agree with staff on this.

· Alderman Patzer said that he would like to see it through. And come next September there will not be another chance.

· Brian Teclaw offered some pictures of the significant growth of grass line ditches and where concrete inverts had failed. He believes that if we're going to be making changes to an environmentally safe product, to at least give it a chance.

Motion by Alderman Wysocki to recommend to Common Council to wave the concrete invert requirement in the Rolling Meadows Developers Agreement until September 1, 2001, at which time the ditches will be reevaluated and a final decision made regarding the placement of concrete inverts or retention of the re-enforced grass ditches. Second by Alderman Patzer. Upon voting motion passes with City Engineer Jeff Chase and Mayor Gatzke opposes.

ITEM 39-00 The Crossing (Gonzalez Property)

· John Graber talked about the crossing on the Northeast corner of Beloit and Sunny Slope Road. It's a single family development project that will be developed into 35 single-family lots. There will be a Storm Water detention pond located in the middle of the site.

· Alderman Wysocki asked if this has been through the plan commission.

· John Graber answered yes.

· Mike Shciltz with Thompson Corporation had a question on the developer agreement about an Item on page 2 under inspections regarding the new language, what does it mean?

· Jeff Chase answered that the intent of the new language is to require the Developers

engineer to certify that the improvements are constructed in accordance with the plans approval by the City, and insure that the City is getting the very best public improvements possible.

· Mike Shiles also asked if RA Smith could certify the construction and performance with the plans and specifications, since they are on site full time?

· Jeff Chase said that we could give that some thought, but was concerned that could present a conflict of interest.

Mayor Gatzke recommend to common council approval the developer agreement of the crossings subject to final review as to form and content by the City Attorney. Second by Alderman Patzer. Upon voting motion passes unanimously.

ITEM 46-00 TIF Projects

· Jeff Chase said that we use a spreadsheet to track the projects that the council originally approved for the third phase of TIF projects, and we would provide Board members with a copy of that update.

ITEM 47-00 National Avenue Sidepath

· Jeff Chase said they would have a Public Works Contract before the Council for approval this fall for the placement of concrete sidewalks along National Ave. between Calhoun and Moorland Rd. and that construction should begin around September. We anticipated that there will be a number of conflicts that will not be worked out before the start of construction. We will likely have to leave portions of the sidewalk out until the conflicts are resolved. We should be able to finish this first phase by summer of 2001.

ITEM 48-00 Roadway Maintenance

· Jeff Chase said that there would probably be special Board of Public Works meeting to award Roadway Maintenance contracts.

Mayor Gatzke motioned to adjourn. Second by Jeff Chase.

Upon voting motion passed unanimously.

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