

Minutes

City of New Berlin Utility Committee Meeting

September 3, 2003

Please note: Minutes are unofficial until approved by the Utility Committee at their next regularly scheduled meeting.

Members Present: Aldermen Gallagher, Harenda and Ament, Bob Dude (Citizen Member) and Ray Grzys (Director of Utilities and Streets)

Others Present: City Attorney Mark Blum, Larry Wilms (Division Engineer) Steve Schultz (Ruekert & Mielke), Tracy Munster (Wireless Connections)

Alderman Gallagher declared a quorum and called the meeting to order at 4:34 p.m.

ITEM H-03 Approval of minutes for August 6, 2003 meeting

Motion by Alderman Ament to approve the minutes of the August 6th meeting. Second by Commissioner Dude. Upon voting, motion passed unanimously.

Item 30-02 Milwaukee Water Design

Steve Schultz from Ruekert & Mielke supplied the committee with an update. He stated that the Grange Avenue site review has been completed except for the DNR approval. The City will probably have to build the site up 3 ½ feet around the building since it is in a flood plain. Preliminary submittals are required by October 1st. The routes have been determined and the survey crews will be out to make sure there is sufficient room in the right-of-ways. He added that the goal is to have as few easements as possible. He also said that they are trying to reduce a section of main by 1000 ft by hooking up closer to the Milwaukee Water main. Director Grzys stated that they will be meeting with the Planning Department to make sure that things will be running smoothly and that the design is compatible to City standards.

Mr. Schultz said that he attended a Radium compliance meeting with the DNR and Rick Johnson, Utility Supervisor, last week.

Discussion between the committee members and Mr. Schultz that we ensure that the City is working together on the Milwaukee Water project, well updates and radium compliance together. Director Grzys stated that the design work is looking at the City service area, not just the area that is scheduled to receive Milwaukee Water.

Mayor Wysocki arrived 4:45 pm

Short discussion regarding the newspaper article regarding Brown Deer's copper tubing. Steve Schultz said that Menomonee Falls had no problem, and had hooked up to Milwaukee water approximately the same time. He said that there is an AWWA Journal article that said that copper can be degraded with stray voltage and the house is grounded to the water service

Item 18-03 Issuance of a Jurisdictional Offer for the Tesch Property

Motion by Alderman Ament to go to closed session at 5:05 pm. Second by Commissioner Dude. Upon voting, motion passed unanimously.

CLOSED SESSION

The basis for the items to be discussed in Closed Session are as enumerated in Section 19.85(1)(e) of the Wisconsin State Statutes.

(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business whenever competitive or bargaining require a Closed Session.

- Discussion of Jurisdictional Offer for the Tesch Property

Motion by Alderman Harenda to go to open session at 5:40 pm. Second by Alderman Ament. Upon voting motion passed unanimously.

Item 14-03 AT& T/Telecorp Cellular Tower Lease Renegotiations

Tracy Munster from Wireless Capital stated that they were hired by AT&T Wireless to renegotiate the wireless tower contracts. She stated that cellular companies were losing money and often combining forces, thereby causing duplicity in cellular tower sites. She stated that the need for sites in the future may decrease. Ms. Munster stated that she was authorized to offer a lump sum for a 15-year revenue stream up front or offer a rent guarantee program

Commissioner Dude stated that the contract requires them to submit the average lease rates for the 10 highest municipalities. The renewal rate would be at the average of the 10 highest rates or 5% higher than the current rate, whatever increase would be greater. Ms. Munster stated that their attorneys interpreted the requirement differently.

Motion by Commissioner Dude to table this item until the requested information in paragraph 4d was presented. Second by Alderman Harenda, and upon voting passed unanimously.

Item 01-03A Proposed Ordinance Citywide Private I & I Draft

Director Grzys stated that he will provide a form or report to show how this program will be initiated with the Utility and Inspection Department. No further discussion on this item at this time.

Item 17-03 Water & Wastewater Budget 2004

Commissioner Dude stated that there were quite a few increases in health insurance, sick pay, holiday, retirement, etc. He added that the statistical data was helpful, but he would like a schedule or report to relate productivity to the statistics as well as state the PSC and DNR requirements. Commissioner Dude said that we must insure that the budget correlates with the Milwaukee Water project, updating the pumping stations and radionuclide compliance projects.

Director Grzys stated that he had discussed the budget with Steve Schultz from Ruckert & Mielke to insure that these issues were addressed in the budget. He added that the Finance department will be supplying new figures regarding health insurance rates, and that the Utility will have one less employee in the 2004 budget since one employee left in August 2003.

Director Grzys asked to meet with Commissioner Dude regarding the budget, (and also plan a special budget meeting for September 24th at 4:30 pm).

Motion to adjourn at 6:23 pm by Alderman Ament. Second by Alderman Harenda and upon voting, motion passed unanimously.