

Minutes

NEW BERLIN UTILITY COMMITTEE

October 03, 2001

Members Present: Alderman Gallagher, Alderman Ament, Alderman Thomas, Robert Dude (Citizen Member), Michael Holzinger (Director Finance and Utility)

Others Present: Alderman Scheuble, Larry Wilms (Division Engineer)

Alderman Gallagher called the meeting to order at 4:30 p.m.

ITEM 31-01 Approval of Minutes of September 18, 2001 meeting.

Motion by Mr. Dude to approve the minutes of the Utility Committee meeting of September 18, 2001 meeting. Second by Alderman Ament, and passed unanimously.

ITEM 22-01B Resolution – Sanitary Sewer and Water Main Special Assessment

179th Street and Lincoln Avenue

Motion by Alderman Thomas to recommend to Common Council the adoption of Preliminary Special Assessment Resolution # 01 - 28. "A Preliminary Resolution Declaring Intent to Levy Special Assessment and Directing the City Engineer to Prepare a Report for the Installation of Sanitary Sewer and Water Main along 179th Street and Lincoln Avenue" in the 179th and Lincoln Avenue Assessment District. Second by Mr. Dude.

Discussion ensued with questions from the Committee in regard to cost. Mr. Wilms explained that the source of funds would be made up of special assessments and impact fees. The dollar amount for preliminary construction cost estimate is \$787,300 for the entire project, based on information available at this time.

Questions are raised about whether or not residents affected were made aware of the project costs, how Jacobs Ridge and 179th and Lincoln Ave interact, and whether or not the two projects are done together. Additionally, if the liftstation is needed for the 179th Street project whether or not Jacobs Ridge moves forward. On the issue of resident's awareness of costs, Mr. Wilms responds that residents were given preliminary information on how the installation would affect them without mention of a dollar amount. On the stand alone issue, he feels each project could indeed stand alone, but there would certainly be a benefit to proceed with both projects concurrently, and finally, that a liftstation will be needed in either instance.

Further questions on the cost issue in regard to how much this will cost the Utility. Mr Wilms explained that the only obligation to the Utility would come if the Committee chose to defer Special Assessments. The Utility would then be required to carry those costs as Capital charges until such time they are paid off.

In response to questions regarding the reasons for, and the procedure followed to get to this point, Mr. Wilms reads a report detailing the project background on the Jacobs Ridge Development, and the 179th and Lincoln Avenue Sewer and Water Project.

Alderman Ament raises concern about storm water which currently enters the existing holding tanks. What is the possibility that this problem will persist with the installation of sewer as well, and should we have a policy to address this issue prior to work beginning. Mr. Wilms suggests that the City invoke a requirement that an inspection be done prior to the installation.

The point is made by Mr. Dude that for hardship cases, the special assessments can be paid over time, that we have an obligation to customers who would like this service, and that the installation of Sewer and Water mains would improve the property value, ultimately resulting in additional revenue for the City.

Alderman Scheuble requests the floor to make known his concern in regard to the cost of the project, and would like to know how much sewer capacity would remain in the basin upon completion of this project.

Mr. Wilms responds to several additional questions, and reminds the committee about the need for a public hearing before this project can go forward.

Upon voting, the motion passes unanimously.

ITEM 29-01 CIP Jacobs Ridge Lift Station

Motion by Mr. Holzinger to recommend to Common Council the addition to the Wastewater CIP budget of the Jacobs Ridge Lift Station at an estimated cost of \$577,000. Funding sources to be developer paying 60%, and Wastewater Impact Fees paying 40% of costs for oversizing of lift station. Second by Mr. Dude.

Discussion again begins with questions regarding the cost to the City. Mr. Holzinger would like to see the CIP document read as follows: Construction cost is \$577,000 with \$221,000 coming from impact fees, and the developer committed to paying the difference of \$356,000. The committee requests a definition of the difference between Special Assessments and Impact Fees.

Mr. Wilms explains that Special Assessments would include items such as new curbs, sidewalks ie: benefits which increase the land value. Impact fees are a charge to new customers based on their potential impact to the City for common facilities ie: wells, storage tanks, oversizing. Basically, buying into common infrastructure and the need to expand the current system.

Additional questions include where the lift station will be built, how much property is being used, and if it is built on the Jacobs Ridge property, who is ultimately responsible for the maintenance and operating costs.

Upon voting, the motion passes unanimously.

ITEM 32-01 2002 Sewer and Water Budgets

Mr. Holzinger informs the committee that the budgets will be presented at the next meeting. They have not yet been finalized, and need to be run by the Mayor for approval. These budgets may have to be adjusted, as the PSC is looking at a 13 – 15% water rate increase, and they are currently are based on the 24% approved by the committee and the Council. There will be a public hearing, tentatively scheduled for November 8th at which time, we will make teleconferencing available for water customers.

Motion to adjourn at 5:50 p.m. by Mr. Holzinger, second by Alderman Ament, and approved unanimously.