

PUBLIC WORKS & HIGHWAY COMMITTEE MEETING MINUTES

March 6, 2018  
Village Hall Board Room

**CALL:** Chm. Kaminski called the meeting to order at 5:30 p.m.

**ROLL CALL:** Chm. Kaminski, Trustee Members Campbell, Warren (absent & excused) and Zabel. Also present were Dir. Ratayczak and Secretary Wick.

**PREVIOUS MINUTES:** **MOTION made by Zabel, seconded by Campbell to approve the minutes of February 5, 6, & 19, 2018.**

**Motion carried unanimously.**

**PUBLIC COMMENT:** None

**CONSIDERATION OF UTILITY CREDIT – N104 W16300 HEDGE WAY:** An email request was submitted to the Director of Public Works requesting consideration of a utility credit toward the property owner's 4<sup>th</sup> quarter, 2017 sewer and water utility billing. An employee of the Water Utility Dept. was sent to the residence and it was determined the homeowner had a leak in their water softener. The softener was put into by-pass mode and a new meter was installed. A follow-up meter reading indicated usage appeared to be back to a normal range. Dir. Ratayczak provided calculations of usage and it was found an estimated over average use was 105,000 gallons during the 4<sup>th</sup> quarter time period. The Committee concurred the softener was leaking and the water went through the meter and was processed through the sanitary sewer system. The original meter tested fine and the new meter was averaging normally. Suggested was the property owner being allowed to pay the total invoiced amount over a period of one year with no interest accrued.

**MOTION made by Zabel, seconded by Campbell authorizing staff to deny the request by Brian & Anna Gresser, N104 W16300 Hedge Way, for a reduction of their 4<sup>th</sup> quarter sewer and water invoice and allow the homeowner to make payments over the course of one (1) year with no interest accrued.**

**Motion carried unanimously.**

**DISCUSSION/AUTHORIZATION – ODOR CLAIM – W140 N10337 FOND DU LAC AVENUE:** Dir. Ratayczak gave a brief history of an odor claim submitted by the property owners at W140 N10337 Fond du Lac Avenue to include costs incurred during the investigation and mitigation of an odor within the home. It was speculated the cause of the odor was due to the Village's 48" sanitary sewer interceptor pipe which was lined and spanned the front of the fore mentioned property. The homeowners hired a plumbing company who investigated the source of the odor inside their home by completing a smoke test and other ways of detecting the odor to no success. Staff reached out to Visu Sewer, contractor of the re-lining project who stated there were no issues during the re-lining. Staff also entered the home and provided testing of potential detection of the odor within a 24 hours period in which there was no reading of gases dangerous to the occupants. The homeowners installed a running trap through the basement floor which will trap water blocking gases to the interior plumbing in the home. Dir. Ratayczak hoped the Insurance Company through their investigative methods would be able to determine what would have caused the odor.

*Don Schulteis, W140 N10337 Fond du Lac Avenue*, stated himself and wife had been long time residents of the community and resided in their home since 1970. He noted his wife would be answering most of the Committee's questions as he was not at home during the time frame of most gas smell occurrences.

*Mary Schulteis, W140 N10337 Fond du Lac Avenue*, clarified the following occurrences;

- The odor started September, 2017; not when the sanitary sewer was re-lined in March, 2016;
- The Schulteis' did have problems when the sanitary sewer was being relined. All drain lines within the home were drained during the re-lining process and they experienced an acetone odor in the house; Randal Hoffman from Visu Sewer witnessed the occurrence and stated this should not have happened;
- Prior to the re-lining the Schulteis' had sewer backup in the basement which Visu Sewer cleaned up and replaced carpets;
- The Village's Insurance Company did contact the Schulteis' but the Schulteis' chose not to answer any of the Insurance Companies questions until after the Public Works and Highway Committee meeting;
- Regarding the recommendation to add a short section of pipe on their roof vent, the Schulteis were told by two plumbers that this would not solve the problem.
- The timeline presented to the Committee showed the odor did not occur every day. Mrs. Schulteis felt the 24 hour gas monitor test may not have detected a gas odor as it did not surface every day. When the occurrence was happening, it was between the hours of 5:30 a.m. to 7:30 a.m. and again at the same time in the evening when usage was high. The odor would dissipate during the day; The Village requested a second smoke test which was negative for any odor in the house. Televising showed the plumbing from the home to the interceptor was intact. The running trap did its job and there is no sewer smell in the house since Nov. 2017.
- Whatever caused the Village to re-line the interceptor sewer in the first place might be causing the problems. The Schulteis' stated they could never sell their home with a running trap and were concerned with keeping a running trap in their home.
- The Schulteis' questioned what the Village planned to do to correct the problem and to re-coop their expenses incurred while proving that their home was not the problem. Mrs. Schulteis had the following questions; Waste Water Supt. Zimmerman provided answers after each question.
  - Have there been any recent inspections of the interceptor sewer and lining in regards to their lateral connection to the interceptor?  
*W.W. Supt. Zimmerman: Yes. Mid City ran a camera from the Schulteis cleanout all the way out to the interceptor sewer connection point. Video records are on file from Visu Sewer when the lateral was re-instated. There had been no inspection since the Schulteis had the odor problem. At the request of the Schulteis', Mid City Plumbing had looked at the connection from the home up to the interceptor connection point.*
  - How long is the lining expected to last?  
*W.W. Supt. Zimmerman: It is expected to exceed a one hundred year life cycle.*
  - Whatever caused the sanitary sewer to deteriorate in the first place, has it been eliminated from the sewage discharge;

*W.W. Supt. Zimmerman: The interceptor sewer was relined with a plastic liner so the sewage was no longer running along a concrete surface. The liner is impervious to hydrosulfate deterioration. The liner is not expected to be televised for another 10 years. If there were problems in the interceptor itself, staff would know about it.*

- How many more homes/businesses are to be added to the sanitary sewer interceptor therefore increasing the pressure going past their home;

*Dir. Ratayczak: There is no pressure in a gravity sewer pipe. It is opened up to the atmosphere. Storm sewer grates were installed on several of the sanitary sewer manholes particularly the one in front the Schulteis driveway. There was no airflow coming out from the storm sewer grates.*

*W.W. Supt. Zimmerman: Four manholes were vented upstream of the Schulteis connection point and four manholes downstream. The manhole at the Schulteis driveway was a fully wide open storm inlet. There was no air coming out of those grates. Supt. Zimmerman noted there were days when you couldn't smell the odor in the basement but could smell it when walking into the home via the garage door. Mid City Plumbing and himself were in the attic area where the last piece of cast iron was evident and everything was fine. The strongest concentration of an ammonia type smell was in the basement, in a wall pocket where the soil stack went up which was in the area of a shower and bathroom. Waste Water staff ran a triple gas meter in the area and it read zero parts per million over a 24 hour period. No flammables, no hydrogen sulfide, no lack of oxygen, no carbon monoxide, or carbon dioxide. Supt. Zimmerman stated he could not explain why, if it was sewer gas, how the odor was getting into the house. The interceptor sewer which is running at 1/3 capacity was sized to service the entire Village of Germantown toward the corporate limits near Cabelas. The interceptor sewer has corroded due to the head space in the pipe which had allowed the gas to escape from the sewage. The hydrogen sulfide gas reacted to the concrete and formed hydrochloric acid which then ate at the concrete pipe. The Village was being proactive in sizing the interceptor sewer for a lifetime. The Village did not grow as anticipated therefore not meeting its capacity and causing the deterioration of the concrete.*

In speaking with others, Mrs. Schulteis stated they were surprised that the Schulteis were directly connected into the interceptor sewer. *Supt. Zimmerman stated it was not a common practice to install someone directly into the interceptor sewer. When the interceptor was installed, direct connects were done. There are approximately 60 residents/businesses that are directly connected to the interceptor. Today the WDNR would not allow a direct connection. A separate 8"-10" line allows easier access for maintenance.*

Trustee Zabel noted he had only heard odor complaints from the area of Fond du Lac Avenue and nowhere else. Supt. Zimmerman noted he received the most sewer gas complaints from homes with septic conversions. When the Schulteis' connected to the interceptor sewer, they were proactive and replaced all of their plumbing under the floor.

Trustee Zabel added when the pipe was being cleaned and the liner installed, there was a drawdown of water from the system. Every time he had dealt with this scenario the stack or venting system did not allow the air to flow from the house and flow out. Discussion followed on different scenarios'.

*Mary Schulteis* stated as of November 13, 2017 when department staff plugged the lateral exiting the house, there was no sewer smell at all. The running trap was installed and there had not been any odor since.

Dir. Ratayczak stated by submitting the odor claim to the Village's Insurance Company, it may provide other independent, expert sources help determine the cause of the odor in the Schulteis residence. Any reports received from the Insurance Company would be shared with the Schulteis' and the Committee.

**AUTHORIZATION TO REPLACE EXISTING PANEL VIEW – WELL #4:**

**MOTION made by Kaminski, seconded by Campbell to postpone action on the topic of replacing the existing panel view at Well #4 until further notice.**

**Motion carried unanimously.**

**AUTHORIZATION TO REPROGRAM NEW PANEL VIEW – WELL #4:**

**MOTION made by Kaminski, seconded by Zabel to postpone action on the topic of reprogramming the new panel view at Well #4 until further notice.**

**Motion carried unanimously.**

**AUTHORIZATION TO PURCHASE – REPLACEMENT PUMP – LIFT STATION #7:**

Supt. Zimmerman explained with the complete failure of a pump at Lift Station #7 it was no longer an option to be rebuilt. A new pump with warranty would be \$12,400.

**MOTION made by Zabel, seconded by Campbell to forward to the Village Board with a positive recommendation authorizing the purchase of a Flygt NP-3135, 20 horsepower submersible sewage pump from Xylem Water Solutions USA for an amount not to exceed \$12,400.00. Funds to be allocated from Acct. #60-1800-184-3230.**

**Motion carried unanimously.**

**AUTHORIZATION TO CONTRACT – FURNACES – VILLAGE HALL:**

**MOTION made by Zabel, seconded by Campbell to forward to the Village Board with a positive recommendation to contract Mr. Holland's Heating and Air for an amount not to exceed \$24,767.00 for the replacement of four furnaces at Village Hall. Funds to be allocated from Acct. #10-519-570-8201.**

**Motion carried unanimously.**

**AUTHORIZATION TO CONTRACT – ROOF REPLACEMENT – SCHOENLAUFFEN**

**PARK:** Supt. Olszewski reported as part of the 2018 Budget, \$15,000 was allocated for the replacement of the roof on the shelter at Schoenlauffen Park. Presented were three bids ranging from \$6,579 to \$7,461. The remainder of the budgeted funds would be used to power wash and

seal the exposed ceiling and beams and also repair the fascia on the shelter. Comparable pricing for additional work will be obtained by various contractors.

**MOTION made by Zabel, seconded by Kaminski to forward to the Village Board with a positive recommendation to contract Murphy's Exterior Construction for the roof replacement at Schoenlauffen Park (\$6,579.04) and, associated work to include power washing and sealing of exposed ceiling/beams and repairs to the fascia for a total budgeted amount not to exceed \$15,000. Staff shall report back to the Committee with final costs. Funds to be allocated from Acct. #10-553-570-8100.**

**Motion carried unanimously.**

**AUTHORIZATION TO CONTRACT – SIDING & DORMER REPAIRS – VILLAGE HALL:** Supt. Olszewski presented bids received ranging from \$5,740.89 to \$17,270 for the repair of the dormers and siding at Village Hall, and use the balance of the budgeted funds for spot repairs on the overhang at the employee entrance to Village Hall.

**MOTION made by Zabel, seconded by Campbell to forward to the Village Board with a positive recommendation to contract Murphy's Exterior Construction for the siding and dormer repairs at Village Hall (\$5,740.89) and, associated work to include spot repairs on the overhang at the employee entrance at Village Hall for a total budgeted amount not to exceed \$10,000. Staff shall report back to the Committee with final costs. Funds to be allocated from Acct. #10-519-570-8201.**

**Motion carried unanimously.**

**DISCUSSION/ACTION – USE OF PRIVATE CONSULTANTS – ENGINEERING DEPARTMENT:** Dir. Ratayczak requested authorization to solicit and hire private consultants for select projects within the Engineering Department. Due to the vacancy of the Village and Civil Engineer positions, it had become necessary to consider a private firm for select projects within the department. An example of projects included; P.D. Impound Building, Sewer and Water Design for TIF #7 along Goldendale Road and, design of the proposed Sewage Pump Station near Mequon & Country Aire. Dir. Ratayczak would determine the need for the hiring of consultant firms with the approval of the Village Administrator. Upon approval Dir. Ratayczak would monitor funds made available from wage savings from the vacant positions and other funds available to pay consultant engineering firms. Discussion followed.

**MOTION made by Zabel, seconded by Campbell authorizing staff to hire Engineering Consultant firms on an as needed basis and recommend the Director of Public Works look at the carryover of salaries to be utilized and used for the engineer consulting services. Staff shall notify the Committee of costs incurred.**

**Motion carried unanimously.**

**DISCUSSION/AUTHORIZATION TO PAY INVOICE – MICHELS MATERIALS – TID #6:**

**MOTION made by Zabel, seconded by Campbell to forward to the Village Board with a positive recommendation authorizing the payment of \$9,610.71 to Michels Materials for the labor and equipment used to move and place fill for the monument sign area in TID #6-Willow Creek Business Park.**

**Motion carried unanimously.**

**VILLAGE LABOR AND EQUIPMENT RATES:**

**MOTION made by Zabel, seconded by Campbell to forward to the Village Board with a positive recommendation to approve the 2018 Village Labor and Equipment Rates as presented by staff.**

**Motion carried unanimously.**

**NEXT MEETING DATE:** The next Public Works and Highway Committee meeting will be held **TUESDAY**, April 3, 2018 at 5:30 p.m.

**ANNOUNCEMENTS:** NONE.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 6:36 p.m.

A handwritten signature in cursive script, appearing to read "Janice Wick". The signature is written in dark ink and is positioned above the typed name of the Recording Secretary.

Janice Wick, Recording Secretary