

MINUTES
PUBLIC WORKS COMMITTEE MEETING
Thursday, October 10, 2013
7:00 am Allouez Village Hall

Present: T. Flucke, P. Zeller, C. Berndt, L. Green.

Excused: R. Gast

Others Present: Steve VandenAvond

The meeting was called to order at 7:05 am

1. MODIFY/ADOPT AGENDA - **Motion Zeller/Berndt to approve the agenda. Motion carried.**
2. APPROVE MINUTES FROM September 13, 2013 MEETING – **Motion Zeller/Green to approve minutes. Motion carried.**

NEW BUSINESS:

3. DISCUSSION/ACTION: STREET AND UTILITY RECONSTRUCTION PROJECT PHASE 2-A SCOPE AND COST - (DPW Berndt) Berndt reviewed the proposed plan – including Phase 2-A, 2-B and Emergency Water Main Replacement Project. Phase 2-A projects would begin in 2014, Phase 2-B would begin in 2016/17 and the emergency water main project to begin in 2015. The village would borrow for all three projects with the emergency water main project to be covered thru a Safe Drinking Water Fund loan. - **Motion Zeller/Green to approve going ahead with phase 2-A as recommended in 2014. Motion carried. Motion Zeller/Green to authorize submitting for DOT funding thru the MPO for Libal reconstruction from 172 overpass north. Motion carried. Motion Zeller/Green to approve submittal of a funding application thru the Safe Drinking Water Fund for Emergency Water Main Replacement Project with the addition of St Mary's Boulevard (\$400,000). Motion carried.**
4. DISCUSSION/ACTION: 2014 WATER, SANITARY AND STORM UTILITY BUDGET AND RATE REVIEW (DPW Berndt) Berndt reviewed the proposed 2014 utility rates. There is no proposed increase for the water utility. A proposed rate increase of 5.5% in the sanitary sewer utility and a proposed \$0.50 per ERU increase in the storm water utility. Discussion was informational only as this will be discussed during the budget review process.
5. DISCUSSION/ACTION: VERIZON PROPOSAL FOR CELL COMMUNICATION FACILITY AT WATER TOWER (DPW Berndt) Verizon has approached the Village requesting locating a cell communication facility at the Allouez water tower site on Webster Ave. Verizon wants to put antennae on the tower but also a large building adjacent to the driveway. The building is required due to the large ground equipment required to support the Verizon antennae and the capacity of this cell system. After review the Committee decided to refer to Village Board without comment for review and input regarding whether to proceed further with evaluation of locating this facility at the water tower site.
6. DISCUSSION/ACTION: EXTENETCONTRACT FOR CELLULAR PROJECT AND DARK FIBER SERVICE (DPW Berndt). The draft ExteNet dark fiber contract was discussed. This is the agreement that provides a dark fiber strand for future Village use as part of the service agreement to locate this cell communications in the Village of Allouez. The agreement is under legal review and it is expected that Village Attorney review will be completed by the time of the village board meeting. Not action taken as this will be reviewed at the village board meeting.
7. DISCUSSION/ACTION: HIRE STREET DEPARTMENT OPERATOR DUE TO RETIREMENT OF D. METZNER (DPW Berndt) Mr. Metzner will be retiring December 2, 2013 and we need to replace him ASAP. **Motion Zeller/Green to proceed with Special Equipment Operator hiring. Motion carried.**

8. **ADJOURN – Motion Green/Zeller to adjourn at 8:30am. Motion carried.**

Minutes completed by: Tracy Flucke, Administrator

VILLAGE OF ALLOUEZ

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Department of Public Works

PROPOSED STREET AND UTILITY RECONSTRUCTION PATH FORWARD

The following summarizes a proposed path forward to continue the street and utility reconstruction projects, and integrate in the Hoffman Road and Riverside Drive road projects.

The key elements of the proposed plan are as follows:

1. Implement a Phase 2-A Street and Utility Reconstruction Project in 2014, which includes the Hoffman Road reconstruction project jointly funded by Brown County and Allouez. This phase includes Hoffman Road, completes the remainder of Hastings Street, reconstructs the two sections of Clay Street that are in very poor condition, and replaces the sanitary sewer on Waubenoer Drive which is in very poor condition. The estimated construction cost including engineering and bond issuance costs is \$3,750,000.

The project design will be completed this year, the bond borrowing will be initiated this year for funds available by April, and February construction bidding.

The alternate bid items are streets that should be reclaimed (paved) and would be added to the project based on available funds. An option is to include some of the paving in the base project and increase the bond borrowing.

2. The Phase 2-B project is proposed for 2016/2017 to coincide with the Greene Avenue and Riverside Drive WisDOT reconstruction projects. The costs presented are planning level costs and will be refined further. The scope of the Phase 2-B project includes the utility replacement on Riverside Drive, the local share of the WisDOT Greene Avenue reconstruction cost (including sanitary sewer replacement), reconstruction of East St. Joseph Street, and a proposed WisDOT project for resurfacing of Libal Street from HWY 172 to Baird Street. Greenwald (from Mission to Allouez Avenue) is an alternate for this phase. With this Phase 2-B project most of the original Phase 2 reconstruction project will be completed.

The Greene Avenue project (Libal to East River Drive) has been scoped and cost estimated by Graef at a \$1.50 million project, and will require complete streets including bike lanes and sidewalk on both sides of the street. The Allouez share of the project cost is \$400,000 for the street, plus a \$300,000 cost to replace the sanitary sewer and laterals.

The Libal Street project is proposed because this street should be resurfaced due to deterioration of large sections. Due to the length of this street it will be a very expensive to complete with only Village funds. This project is proposed to submit to the

MPO/WisDOT under the current urban streets program and may get funded in this cycle. This means that 80% of the project is funded by WisDOT. While there are funds available for WisDOT projects, this project may or may not get funded due to the ranking of projects it must compete against.

3. An Emergency Water Main Replacement Project is proposed to complete many of the remaining poor condition water mains. This is proposed as a way to proceed with these main replacements but not wait until a future reconstruction project. This approach is similar to the first emergency water main replacement project. Along with the water main replacement the street lane and curb will be replaced.

The Safe Drinking Water Fund (SDWF) had excess funds available in 2013. This situation may occur in 2014 as well. This increases the chance that an Allouez project will be funded. This would be a 2015 project. As the previous project, at time of notice of funding award Allouez can modify or drop the project. The SDWF

If funded for 2015 or 2016 construction, this project would coincide with refinancing of the CBCWA debt. This could reduce the annual debt service cost to Allouez, thereby offsetting part or all of the additional annual debt service cost for the water main project—making this project cost feasible.

4. A borrowing will be required in 2016 for completion of years 3 and 4 of the water meter replacement project. This cost will be in the range of \$600,000 and is a water utility cost only. This could be a state trust fund loan or other source.

This proposed approach to the Phase 2 reconstruction project and the emergency water main replacement project continues the efforts to reconstruct streets and utilities in very poor condition.

Recommendations:

1. Approve proceeding with the Phase 2-B project including a bond issue in 2014. The alternate street resurfacing can remain as alternates or added as an additional borrowed cost.
2. Proceed with a submittal to the Safe Drinking Water Fund for an Emergency Water Main Replacement Project. This requires the funding application and the submittal of engineering plans.
3. Proceed with submitting a WisDOT funding application for the Libal Street Resurfacing Project.

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PHASE 2-A STREET AND UTILITY RECONSTRUCTION PROJECT PLAN

The following is the proposed Phase 2-A plan for the Street and Utility Reconstruction. The estimated construction cost includes street/utilities/engineering/contingencies.

<u>Street</u>	<u>Estimated Construction Cost</u>
Hoffman Road (Webster to East River)	\$1,520,000
South Clay St (Le Brun to Vande Hei)	\$ 880,000
North Clay St (Hoffman to Waubenoer)	\$ 730,000
Hastings St (Irwin to Baird, Clark to Bismark)	\$ 400,000
Waubenoer Drive Sanitary Sewer Replace	<u>\$ 220,000</u>
Estimated Total Construction Cost	\$3,750,000
Alternate Bid--Waubenoer Drive (Paving Only)	\$ 200,000
Alternate Bid—Somerset Drive (Paving Only)	\$ 200,000
Alternate Bid—Hilltop/Hilltop Way (Pave Only)	\$ 165,000
Alternate Bid—DuCharme Road (Paving Only)	\$ 50,000

The alternate bid items are for implementation should there be funds available based on the project bids. It is likely that one or more alternates can be implemented.

PHASE 2-B/RIVERSIDE DRIVE/GREENE AVENUE RECONSTRUCTION PROJECT
PLAN

The following is the proposed Phase 2-B/Riverside Drive/Greene Avenue project plan for bidding in 2017 and construction. A bond borrowing would be necessary in early 2017 for these projects.

<u>Street</u>	<u>Estimated Construction Cost</u>
Riverside Drive (Utilities Replace)	\$1,000,000
(Power, Lighting)	\$ 500,000
Greene Ave (Libal to East River Drive)	\$ 700,000
East St. Joseph St. (Libal to East River Drive)	\$ 440,000
Libal St Resurfacing (Hwy 172 to Mission Rd)	<u>\$ 500,000</u>
Estimated Total Construction Cost (Includes bond issue costs)	\$3,140,000

WATER METER REPLACEMENT PROJECT – Years 3 and 4

The second half of the water meter replacement project funding will require a borrowing in 2016. This would be a borrowing solely of by and for the water utility.

The estimated cost of this borrowing is approximately \$600,000. This could be a state trust fund loan, or other.

EMERGENCY WATER MAIN REPLACEMENT PROJECT--2015

The Emergency Water Main Replacement Project—2015 intended to replace select areas of water main that is in very poor condition but which cannot be addressed in the reconstruction projects due to the cost of total street reconstruction. This project will be submitted to the WDNR for Safe Drinking Water Fund financing at a lower subsidized interest rate. This project will likely be funded for construction in 2015, which coincides with refinancing the CBCWA bonds and the likely reduced CBCWA charge to member customers.

<u>Street (Water Main Only)</u>	<u>Estimated Construction Cost</u>
Bordeaux Way	\$ 100,000
Arrowhead Drive (Crescent to Webster)	\$ 200,000
Bryan Street	\$ 350,000
East Briar Lane (Libal to E.Briar)	\$ 300,000
Vista Road (Brevort to Stambaugh)	\$ 100,000
Stambaugh Road	\$ 125,000
Brevort Lane	\$ 100,000
Miramar (DuCharme to Webster)	\$ 225,000
Meadow Lane	<u>\$ 100,000</u>
St. Mary Blvd (added at Public Works Mtg)	<u>\$ 400,000</u>
Estimated Total Construction Cost	\$2,000,000

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VERIZON PROPOSAL FOR CELL COMMUNICATIONS AT WATER TOWER

Verizon has approached the Village requesting locating a cell communication facility at the Allouez water tower site on Webster Avenue. We had an initial meeting at the site and discussed their options for locating on the site.

Verizon requires a large building to house its equipment, larger than any other systems we have or have had at this site. There is recently vacated site area on the west side of the tower, but it is too small for the Verizon equipment. There is room at the top of the water tower for the antennae needed.

We discussed with Verizon the possible locating a building along the driveway, but located east of the tower so not be visible from the adjacent home. It would also have to match the architecture of the adjacent home and the Heritage Hill Cotton House which is south of the water tower. This building would need to look like a small home.

Attached is the site plan and building view as proposed by Verizon. This would require relocating an existing storm sewer and repaving a portion of the existing driveway.

The basic question is whether the Village will entertain locating a small building on this site. The possible noise from building air conditioning is a concern and would have to be addressed.

The conditions of locating this facility on the tower site might include the following:

1. Require a long-term lease of the site, say 10-years, with a cost penalty for termination.
2. Require that upon termination the building ownership revert to the Village, or the Village can require removal and restoration of the site. The Village may want to use this building in the future for a pump station.
3. Verizon pay for the storm sewer relocation cost.
4. Verizon pay for a new driveway for the site. The driveway could use replacement and this would make sense at completion of the work.
5. The annual rental fee should be a higher amount than other leases due to the amount of site use requested.

The Village could also consider requiring a larger building and use part of it to house the Village water tower communications equipment.

Does the Village feel this is a viable addition to the water tower site?

C. Berndt, September 30, 2013