



City of Madison

Meeting Minutes - Final

BOARD OF WATER COMMISSIONERS

City of Madison
Madison, WI 53703
www.cityofmadison.com

Tuesday, July 19, 2005

4:35 PM

119 E. Olin Avenue

CALL TO ORDER

Vice President Jon Standridge called the meeting to order at 4:35 p.m.

ROLL CALL

Present: Ald. Lauren Cnare, Larry L. Studesville and Jonathan H. Standridge

Excused: Priscilla B. Mather and Gregory W. Harrington

PUBLIC COMMENT

APPROVAL OF MINUTES

1. Approval of the minutes of the June 14, 2005 meeting.

Mintues of the meeting of June 14, 2005, were approved unanimously.

INFORMATIONAL REPORTING

2. June 2005 Water Quality Report.

John Marchewka, the Water Quality & Supply Supervisor, was introduced. John began work June 20. He was previously with an international environmental consulting firm, MWH Inc. He worked on landfill remediation, landfill design, groundwater treatment, operation of groundwater treatment systems, sampling groundwater, back flow prevention and cross connection control. John has two bachelors degrees-one in Civil Engineering from UW Madison, and one in Water Resources from UW Stevens Point.

Jon Standridge told John that in his perspective, John has one of the most important jobs in the Utility, with high expectations. Jon asked if John plans to continue this accelerated monitoring of coliform bacteria, above and beyond requirements. John replied yes, he expects that to continue, especially now with the increased pumpage and warm temperatures. John said he is trying to clear up, with the EPA, how many Unregulated Contaminant samples we are supposed to take.

3. July Staffing Report.

Gail Glasser stated that Glenn Puntney started as Water Services Inspector on July 3. The reason for not filling his vacated position is that we had already accommodated another employee from the Water Services Inspector position, into the Water Meter Mechanic position. Gail reported that Mike Pfefferle was selected for the Water Construction Inspector position. The Administrative Clerk 1 (50%) position for the meter shop has been posted. Gail noted that we have a high number of hourlies working for the summer.

4. Operations Report.

In Doug Grueneberg's absence, Al reported pumpage is up due to the dry weather . Al said we replaced 44 lead services this month, bringing the total for the year to 313. He said this is about one-half of our goal of 700 for the year.

5. Engineering Report.

Al said we continue to update the Utility GIS system with as-constructed information as it comes in. We have a long list of design projects that we are working on or that are coming up. UW 29 is complete and operating. Construction on Well 30 will be starting, with a pre-construction meeting scheduled for Friday.

Al said work on Well 10 continues. We will be test pumping at two depths next week. Preliminary low rate test pumping indicated no change in the manganese level. Al said the well is crooked and there are a lot of blast holes in it so there isn't a lot of opportunity to seal it off for isolated testing. This is typical of a well drilled in the 1950s.

Black & Veatch continue to work on the Infrastructure Management Plan and the Master Plan. Al said we expect the final Infrastructure document to be completed this summer.

Al said we have contacted residents for 28 sample sites around UW 10. Sampling will start as soon as we get all of our laboratory equipment and chemicals. He said most of the testing will be done here, with quality control being done at the State or City lab. Jon asked why it is being done in-house and Al replied that cost is a big factor as we can do a manganese sample for less than \$1 whereas the State Lab would be \$15 or \$18, and the City lab would probably be more. We will be conducting quality control testing and will take split samples for verification.

6. New Building Report.

Al said the new building project is complete, and we expect to submit a resolution accepting the project to the Board of Public Works and then the Council at the July 19 and August 2 meetings. He said the Vehicle Storage Building is complete. Maintenance of landscaping has begun. Al said the SCADA system and Operators moved to the new building the week of June 20.

Al reported on the Paterson Street Vehicle Maintenance Building remodel and upgrade design. He said we are meeting with the architect, Bray Associates, and the Alder, Judy Olson. Design should be completed in September and the building started in January 2006. Al said a materials storage building will be added in the back of the Paterson Street vehicle storage building that will serve as a temporary vehicle maintenance building during construction.

7. Customer Service/Billing Report.

Ken Key reported that we are moving ahead with the monthly billing for our largest customers, which involves around 10 or 12 accounts. Our first customer in a joint agreement is the Co-Gen plant-they would like to be billed monthly so we set their meter around mid-May. Their first bill will be a three-month bill and after that it will be monthly. The University and Oscar Mayer are two of the largest customers.

Ken said Gail arranged for a number of our workers to receive training that addressed problems with dogs encountered. Dr. Patricia McConnell presented good insights into getting along with dogs. We will now have employees carry dog treats with them.

FINANCE

8. Fund Balance Report.

Robin Piper noted that the Construction and PILOT Funds are at zero. The PILOT Fund doesn't have a minimum requirement so we used the available balance for payments this month. The Depreciation Fund is down to \$750,000 and the Construction Fund is at zero. Robin said we're waiting for our resolution to be approved by the Council for borrowing from the City in anticipation of our going out later in the year to do revenue borrowing. Jon asked if these minimum balances will affect our bond rating. Robin said they shouldn't, that they are all minimums set by our bond ordinance from 1978. He noted that Jim Kelly always liked to keep a little more in than the \$750,000 minimum, but the alternative to keeping a larger balance than the minimum would be to borrow funds and pay interest, which isn't fiscally responsible.

9. Capital Project Report.

Robin said we are almost done paying for this building and Unit Well 29, and UW 30 will just be starting. Jon asked if the resolution for short term borrowing from the City didn't go through, would UW 30 be on hold. Al said UW 30 is already under contract. We would have to pay something to terminate the contract. Robin said there is no reason for the resolution not to go through. Al said he understands that by passing the budget, we've committed to the project. The Comptroller's Office signed off on the project and recommended to the City Attorney and Mayor's Office to sign the contract, which they did.

Larry Studesville made a motion to accept the informational reports. Lauren Cnare seconded; unanimously passed.

ADMINISTRATION

10. General Manager's Report.

Dave Denig-Chakroff reported that the 2005 Water Quality Report has been mailed to all customers. Larry asked if there is a system where people could be notified by email rather than a mailing. Dave said we are required by federal law to mail the report.

Dave said, because of the hot, dry weather, we've been running water conservation messages on the radio suggesting people water before 8 a.m. and after 7 p.m. He said over the weekend there was a power outage at UW 28, which was helping to fill our reservoir at UW 26. Without UW 28, the reservoir could not keep up with area demand. Dave said a press release was put out regarding that, and we've been getting a fair amount of media attention on it. Jon asked if UW 28 is back up and Al said yes, the problem was a blown fuse in the Alliant Energy distribution grid. Jon asked about back-up generators and Al said there isn't one at UW 28, that we have 9 or 10 strategically placed at wells throughout the system .

Al said we had seven days in June that were above 40 million gallons pumped for the whole system, and we had one day on the 24th that we almost hit 50 million gallons. In July, from the 8th until now, we've been above 40 million gallons a day, and yesterday we went over 50. Demand has gone up significantly.

Lauren Cnare made a motion to take up Item 14 before 11, 12 and 13. Larry Studesville seconded, unanimously passed.

NEW BUSINESS

11. [01542](#)

Authorizing a loan from the general fund to the water utility fund and the reimbursement of certain capital expenditures from the proceeds of future waterworks system revenue bonds.

Sponsors: Lauren Cnare

A motion was made by Studesville, seconded by Ald. Cnare, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Robin said this is a standard thing that we do prior to our revenue bond issue, when we are running a little short on cash. The motion passed by acclamation.

RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Robin said this is a standard thing that we do prior to our revenue bond issue, when we are running a little short on cash.

Enactment No: RES-05-00671

12. [01648](#) Improvements Accepted Madison Water Utility Administration and Vehicle Storage Buildings, Contract W5472. (AD 13)
- Sponsors:** Common Council By Request
- A motion was made by Ald. Cnare, seconded by Studesville, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS AI said normally this would be Board of Public Works business, but since this is such a major project for the Water Utility, he wants the Board to go on record as supporting it. Jon asked what staff recommendation on this is, and AI said acceptance and Dave agreed.**
- The motion passed by acclamation.
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- Enactment No:** RES-05-00666

13. [01649](#) Authorizing the Mayor and the City Clerk to execute Amendment No. 1 to the Professional Services Agreement with Strand Associates Inc. for site planning, building design, and preparation of plans and specifications for Unit Well 30 to include construction administration services.
- Sponsors:** Common Council By Request and Lauren Cnare
- A motion was made by Studesville, seconded by Ald. Cnare, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER AI said we hired Strand to provide design services. He drafts the consulting contracts without the construction services in the original contract, which gives us an out if we don't want to use Strand for construction. He doesn't see a need to go to a different consultant so this is just an amendment to their contract to include construction services. We did the same thing for UW 29. This is all in the budget. The motion passed by acclamation.**
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- Enactment No:** RES-05-00672

CORRESPONDENCE AND SPECIAL INTEREST

14. Discussion of an offer for the purchase of 2202 Vondron Road.

When the Board of Water Commissioners considers this item, it may go into closed session pursuant to Section 19(1)(e), Wisconsin Statutes, which reads as follows: 19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session.

Joe Stepnik of City Real Estate reported they have had the Utility's property at 2202 Vondron Road for sale for six months. There is an offer from an investor, and it is contingent on the investor getting a lease from a company that is being represented by agent David MacDonald from NAI-MLG Commercial. David said he has a national client in Dane County and they need to double their size. They need some office space and significant parking space. He said this is a good location that meets his client's need.

At this time, Larry Studesville made a motion to go into closed session. Lauren Cnare seconded; unanimously passed.

Discussion was held on the possible sale of the land.

After the discussion, Larry Studesville made a motion to go out of closed session . Lauren Cnare seconded; unanimously passed.

Dave asked if there is a condition on this that the buyer would get the lessee, and if not, the offer would not go forward. Joe said yes, that is the deal. Joe said we can still accept secondary offers, that this just takes the property off serious contention.

Larry Studesville made a motion for recommendation of acceptance of the offer as presented. Lauren Cnare seconded; unanimously passed.

At this time, the Board went back to Item 11 on the agenda.

15. Confirmation of the next regular meeting date of August 16, 2005.

Meeting date of August 16 was confirmed.

ADJOURNMENT

At 5:35 p.m. Larry Studesville made a motion to adjourn the meeting. Lauren Cnare seconded; unanimously passed.