



CITY OF WAUWATOSA

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BOARD OF PUBLIC WORKS

Regular Meeting – Monday, April 30, 2007 – 8:30 a.m.

PRESENT: Mr. Braier, Finance Dir.; Mr. Kesner, City Atty.; Ms. Welch, Community Dev. Dir. -3

EXCUSED: Ms. Ledesma; Mr. Wheaton

ALSO W. Kappel, Dir. of Public Works; W. Wehrley, City Engineer; S. Presnal, Plmbg. Insp.;
PRESENT: W. Ramcheck, Public Works Prog. Analyst; J. Archambo, City Admin.; Ald. D. Birschel

Mr. Kesner in the Chair.

The Chair requested any additions or corrections to the minutes of the previous meeting.

It was moved by Ms. Welch, seconded by Mr. Braier to accept
the minutes as printed. Ayes: 3

Use of Parking Lot at 10001 Innovation Drive for Invitation-Only Event. The Board reviewed a request by Wild Impact Marketing, 1001 Innovation Drive, for authorization to use a portion of their parking lot for an invitation-only client event from 4 to 8 p.m. on June 7, 2007. Heidi Nidy of Wild Impact Marketing was present and said that the event will showcase their office and allow clients to see where they work. They expect 100-150 guests.

Mr. Wehrley indicated that staff has no objection to this use but asked that contact phone numbers be provided for use in the event of an emergency in connection with the tent. Ms. Welch noted that there should be no serious impact on parking given the planned hours.

It was moved by Ms. Welch, seconded by Mr. Braier to approve the
requested use. Ayes: 3

Village Popcorn Wagon. Michael Kristof, 6707 Vista Avenue, owner of The Popcorn Wagon, reported that the most recently discussed site for the popcorn wagon at Underwood and Harwood Avenues has not worked out due to concerns about sightlines for drivers and the reluctance of the parking lot's owner to give up a parking space. They are now considering a spot at the south end of the Village pedestrian bridge, essentially the southeast corner between the bridge and the metal sculpture where it could be tucked back of the main bridge path. They would request access to a city electrical junction box at that location. They are also awaiting a response from Russ Drover regarding use of his vacant property on State Street.

Mr. Kappel said that finding a new site was initially treated as a stopgap measure so that the popcorn wagon would not disappear from the Village. Although it is an asset to the community, it is not the city's

responsibility to find a site. He believes that power should come from a WE Energies pole rather than the city's junction box, and he would like to review the actual positioning to assure there is ADA-compliant accessibility. If this site does not work out, he suggested that the owners consult with the Village Business Improvement District (BID) about finding another site, since it is the Root Commons project that displaced the wagon.

Ms. Welch commented on the popcorn wagon's value to the Village and its popularity dating back to when it was located on Mr. Drover's property. She urged the owners to continue to work on finding a good permanent location. She noted that the site at the south end of the bridge would draw attention to the city's newly paved parking lot and the Little Red Store for which fundraising will soon proceed.

It was moved by Ms. Welch to request that the owners of The Popcorn Wagon work with staff on finalizing a site and then bring the final plan back to the Board –

The Chair clarified that a lease would be drafted that includes indemnification and some rental payments to the city. Jaimie Kristof said that the former owners paid \$125 per month and were also billed for electrical service from a city source.

The motion was seconded by Mr. Braier. Vote on the motion, Ayes: 3

Just prior to adjournment Mr. Braier reintroduced this item, suggesting that the Kristofs be allowed to move forward without having to come back to the Board.

With the consent of Ms. Welch, Mr. Braier moved for reconsideration of the earlier vote and moved to allow staff to approve the proposed site at the south end of the pedestrian bridge if determined to be appropriate. Ayes: 3

Variance for Operation of a Well at 2015 N. 119th Street. The Board reviewed an application by Stan and Michele Zurawski, Jr. for a variance to keep a well in operation at 2015 N. 119th Street. Mr. Zurawski was present.

Mr. Presnal explained that Mr. Zurawski had not complied with city ordinances requiring well inspection and a safe water sample report by the end of the year. At that time, the well did not comply with the city code. Mr. Zurawski subsequently requested a variance from the state, which was granted after required updates and corrections were made to bring the well into compliance. Since the deadline for a well permit has now expired, Board action is required to reissue a permit, which Mr. Presnal supported.

It was moved by Mr. Braier, seconded by Ms. Welch to approve issuing a permit for the well at 2015 N. 119th Street. Ayes: 3

Request from White Oak Farm to Market Bagged and Bulk Yard Materials. Mr. Kappel reported that White Oak Farm, the company that handles composting and processing of leaves, branches, brush, and other yard and wood materials for the city at the public works yard, has requested authorization to sell bagged compost blends and bulk blended mulch and bark/wood chips at the public works site. They

have been experiencing increased costs because of the need to sort out an unanticipated level of contaminants found in incoming yard debris. This proposed public-private partnership would help keep their costs down so that they would not have to raise their fees to the city.

Mr. Ramcheck explained that the bags to be used are from the “Father Don’s” operation in Kenosha, which is also somewhat of a public-private partnership. Wauwatosa materials would be mixed with manure to conform to content labels on the bags. There would be information at the site explaining that the final product is mixed off site. At this point, their commitment is for 1,500 bags as a one-year trial. This would get more material off site and also address the problem with contamination of incoming material. The products would be available to city permit holders, who would also continue to have access to free compost. Mr. Ramcheck said that the price White Oak Farm plans to charge would cover the extra costs they are experiencing as well as a donation they would make beyond the cost of purchasing the bags. This vendor has saved the city over \$100,000 a year, so it is worthwhile to retain this operation. Mr. Kappel noted that the city’s free compost is basically just ground and composted leaves; this product will be much more of an organic mix.

The Board discussed the issue of competing with local businesses. Mr. Kappel felt that the use of our leaves and wood waste would outweigh any concerns about such competition. The anticipated price is probably at the high end of the market and would not undercut local retailers. The Chair and Ms. Welch supported that viewpoint. Mr. Braier said that competition with local businesses has always been a consideration when permits for selling products from a parking lot have been reviewed, and the benefits to the city do not outweigh that factor. The Board agreed that this is a policy decision that should be made by the Common Council.

It was moved by Mr. Kesner, seconded by Ms. Welch to forward this matter to the Budget & Finance Committee. Ayes: 3

Exception for Nighttime Work at W. Blue Mound and N. Mayfair Roads. In an April 23, 2007, letter to the Board, Craig Mottl, Superintendent of J & A Pohl, Inc., requested authorization to do nighttime work at W. Blue Mound and N. Mayfair Roads in connection with the installation of loop detectors, pole bases, and pavement markings under a Wisconsin Department of Transportation (DOT) contract. Mr. Wehrley explained that the DOT recommended performing some of the work outside of normal hours when there is less traffic congestion. The contractor plans to do the vast majority of the work in the daytime and do nighttime work only when lane closures lead to congestion, backups, and significant safety hazards. Mr. Wehrley indicated that staff supports the request.

The Board discussed potential noise disturbance to residents of the condominiums and motel to the west of 109th Street and residents along 107th Street. Mr. Wehrley said that this work extends to 109th Place. It was determined that the contractor should be requested to notify those property owners of the work and the possibility of some inconvenience.

It was moved by Mr. Braier, seconded by Ms. Welch to approve the request to allow nighttime work at W. Blue Mound and N. Mayfair Roads contingent upon notification of affected residents. Ayes: 3

Contract 07-18, Aggregate Sealcoating – Award of Bid. Mr. Wehrley reported that two bids were received, the lowest being from Fahrner Asphalt Sealers, Inc., in the amount of \$197,542.20. The engineer's estimate was \$184,695.50, and the budgeted amount is \$187,000. Quantities will be reduced to match the available budget.

It was moved by Ms. Welch, seconded by Mr. Kesner to recommend to Council award to Fahrner Asphalt Sealers, Inc., in an amount not to exceed \$187,000. Ayes: 3

Contract Updates. Mr. Wehrley reported on the status of the 2006 and 2007 manhole rehab contracts, this year's first utility contract, and two DOT contracts. Staff is in the process of completing the annual evaluation and rating of city streets.

The meeting adjourned at 9:07 a.m.

Secretary to the Board

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