



Utility Committee MEETING AGENDA

July 25, 2023 - 4:45 PM
Council Chambers
3805 S. Casper Drive

Posted 7/19/2023

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. June 27, 2023 Utility Committee Meeting Minutes
4. **NEW BUSINESS**
5. **OLD BUSINESS**
 - A. UT 10-23 Discussion and possible action that the Utility Committee considers to approve or disapprove a sanitary sewer hook-up including applicable fees associated with the connection
6. **ADJOURN**

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online and are approved at the next regularly scheduled meeting.
- It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.
- You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.
- The City of New Berlin strives to host inclusive, accessible meetings that enable all individuals to engage and participate fully. Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.



Utility Committee MEETING MINUTES

June 27, 2023 - 4:45 PM
Council Chambers
3805 S. Casper Drive

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. CALL TO ORDER

Alderman Harenda called the meeting to order at 4:45PM

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy Clerk Hanson took the roll call as follows:

Present: Alderperson Hopkins, Alderperson Harenda, Commissioner Nissen Jr.,
Commissioner Anderson, Alderperson Kroupa

Staff Present: City Attorney Mark Blum, Utility Manager Jim Hart, Accounting Supervisor John Sughroue and Deputy City Clerk Sherri Hanson

3. APPROVAL OF MINUTES

A. May 9, 2023 Utility Committee Meeting Minutes

MOTION: Motion to Approve the May 9, 2023 Utility Committee Minutes

VOTE: Motion by: Alderperson Kroupa
Second by: Commissioner Anderson
Motion Passed 5-0

4. NEW BUSINESS

A. UT 09-23 Recommend to the Common Council to approve Resolution #23-11 Compliance Maintenance Annual Report (CMAR) for the reporting year 2022.

MOTION: Motion to Approve Resolution 23-11 Compliance Maintenance Annual Report (CMAR) for the reporting year 2022

VOTE: Motion by: Alderperson Hopkins
Second by: Commissioner Nissen Jr.
Motion Passed 5-0

B. UT 10-23 Discussion and possible action that the Utility Committee considers to approve or disapprove a sanitary sewer hook-up including applicable fees associated with the connection John Emanuele, owner of the residence of 16235 W. Hansen Dr., explained to the Committee his need for sanitary sewer hook-up with the City. His

representative was also present and spoke in regards to options that could be done.

There was no action on this item at this time.

- C. UT 11-23 Recommend to the Utility Committee to discontinue the service of allowing the use of City of New Berlin Hydrants for pool filling.

MOTION: Motion to Approve to discontinue the service of allowing the use of City of New Berlin Hydrants for pool filling.

VOTE: Motion by: Alderperson Kroupa
Second by: Commissioner Anderson
Motion Passed 5-0

5. UPDATES

- A. PSC Rate Case

Accounting Supervisor John Sughroue gave an update on the PSC rate case and stated that they are pretty much finished with the sheets the PSC provided and they will be sent out either Thursday or Friday of this week.

6. ADJOURN

MOTION: Motion to Adjourn at 5:18PM

VOTE: Motion by: Alderperson Hopkins
Second by: Alderperson Kroupa
Motion Passed 5-0

*Respectfully Submitted,
Sherri L Hanson, Deputy City Clerk*

STAFF REPORT

EXECUTIVE SUMMARY

CUSTOMER/PROJECT:

Sanitary Sewer Hook-up Request
John and Karen Emanuele

LOCATION:

16235 W. Hansen Drive
New Berlin, WI 53151

REQUEST:

The homeowners, John and Karen Emanuele, are requesting to hook into the City sanitary sewer system due to a failing septic system. (Letter Attached)

UTILITY MANAGER RECOMMENDATION:

Discussion and possible action that the Utility Committee considers to approve or disapprove a sanitary sewer hook-up including applicable fees associated with the connection. (Photo Attached)

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
UTILITIES DEPARTMENT
STAFF REPORT**

**John and Karen Emanuele
16235 W Hansen Drive
Sanitary Sewer Hook-up Request**

DATE STAFF REPORT CREATED: June 14, 2023

CUSTOMER/PROJECT NAME: John and Karen Emanuele
16235 W. Hansen Drive
New Berlin, WI 53151

ISSUE/DESCRIPTION OF PROJECT:

The homeowner has a failing septic system and wishes to connect to the city sanitary sewer.

REQUESTED ACTION:

Discussion and possible action that the Utility Committee considers to approve or disapprove a sanitary sewer hook-up including applicable fees associated with the connection. (Photo Attached)

FISCAL IMPACT: None

SOURCE OF FUNDS: None

RATIONAL:

UTILITY MANAGER RECOMMENDATION:

That the Utility Committee considers to approve or disapprove a sanitary sewer hook-up including applicable fees associated with the connection. (Photo Attached)

ATTACHMENTS: Resident Letter
Photo

John and Karen Emanuele
16235 W. Hansen Dr
New Berlin, WI 53151

June 8, 2023

To: The City of New Berlin

Recently, our septic tank collapsed beneath our concrete patio and we are currently out of service.

We are seeking the permission to connect our home at the above address to the sanitary sewer in S. Top O Hill Dr. South Top O Hill runs along our south lot line and has a sewer main in the road.

We have had a septic company to look at a septic repair and were told the following:

- The tank cannot be replaced without replacing the entire system

This is based on a soil test being required to replace the tank and if the soil test doesn't pass for an in-ground system, a mound will be required. The soil test is unlikely to pass to keep the in-ground system.

- If a mound is required, due to our well location, place to test would be over old system and it is not recommended that a mound go over old systems.

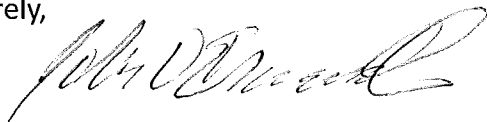
- Also in the proposed mound area the contours go opposite what would be needed and the mound would have to be modified and designed to fit in an area where and how it would not be typical for a mound system to go.

Also our concern is a mound system is another temporary fix, while we have sewer in the street along our south lot line and would be a much better solution to our current issue.

The septic / sewer company highly recommends to us that we seek permission to connect to the sanitary main as that would be by far our best option. They said options could range from directional drilling directly into the manhole on the corner of Hansen. This method eliminates any impact to the roads. If this is not permitted, then open cut to the main in S. Top O Hill.

We appreciate your consideration.

Sincerely,

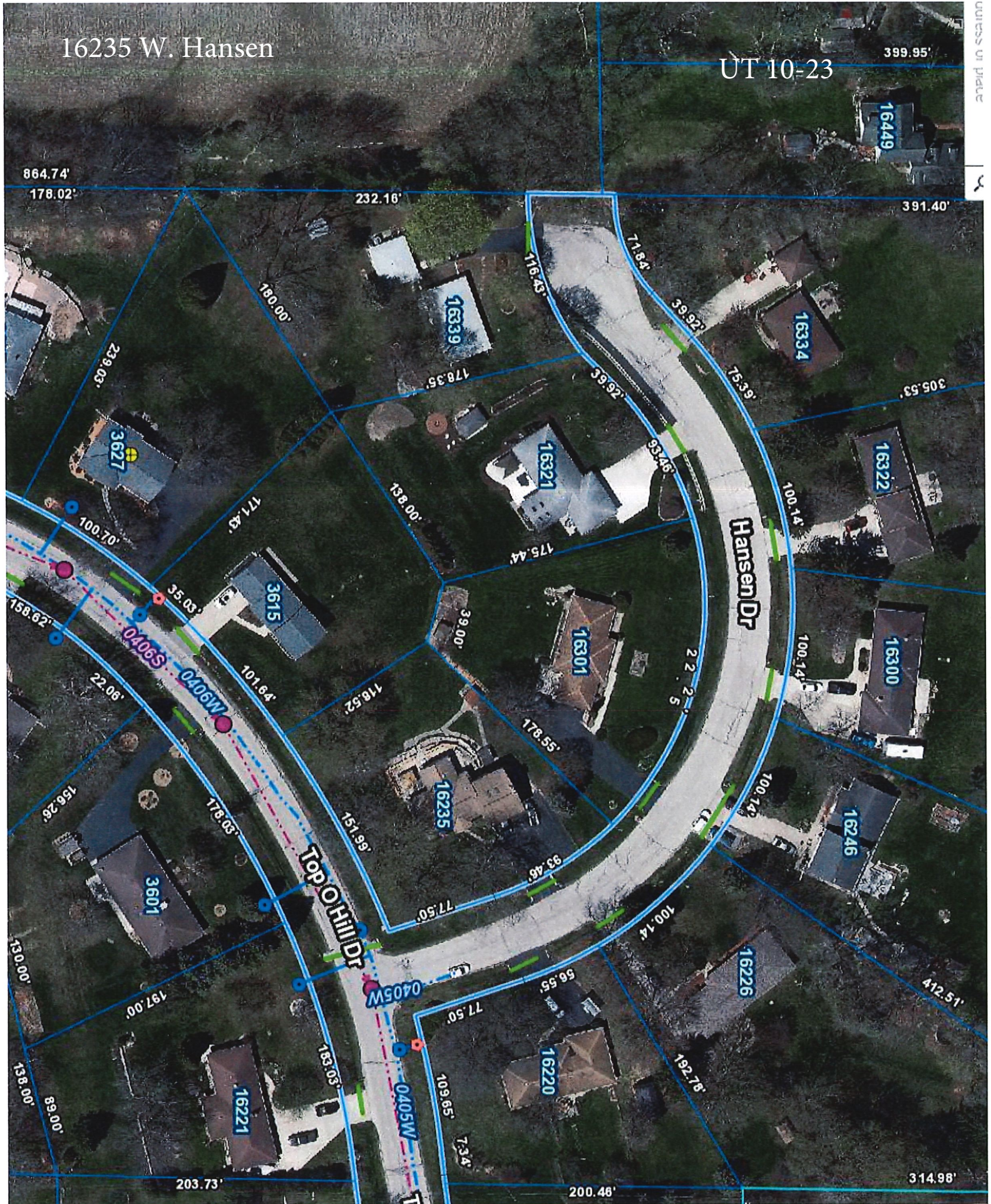


John and Karen Emanuele

16235 W. Hansen

UT 10-23

business in private



We had done some research as far as what other communities have charged for a Sewer Connection fee. We used four of our neighbors, and then three other growing communities in Waukesha County.

Muskego:

A \$500.00 sewer connection fee is required to be paid at the time a Plumbing Permit is issued for connection to the City's Sanitary Sewer Facilities.

They also charge a Reserve Capacity Assessment (Connection fee): \$1,060.00 for existing building (increases \$22.50 on Jan 1) or \$6,360.00 for new construction (increases \$135 on Jan 1)

Waukesha:

Sewer Connection Fee: Is done by the size of the water meter.

5/8"	\$ 2,226
3/4"	\$ 3,303
1"	\$ 5,493
1 1/2"	\$ 10,986
2"	\$ 17,591
3"	\$ 32,957
4"	\$ 54,928

Brookfield

There is no one time connection fee charged for sewer.

Greenfield:

There is no one time connection fee charged for sewer.

Mukwonago:

The Village has a Sewer connection fee of \$1,975. Also, the Village charges \$996 for an impact fee. The impact fee is only on new construction.

Pewaukee:

The City has a Reserve Capacity fee of \$3,377. They also have areas of their system that has an Interceptor Capacity Assessment. The fees range from \$300 - \$6,600 depending on area.

Oconomowoc:

Impact fee depending on service area and water meter size ranging from \$777 - \$10,786 in one service area to \$2,146 - \$31,895 in another service area.

There is a connection fee that they call a Sewer Availability charge. Fees for those are the following:

5/8" to 3/4"	\$ 4,577
1"	\$ 7,985
1 1/2"	\$ 40,963
2"	\$ 68,038

John and Karen Emanuele
16235 W. Hansen Dr
New Berlin, WI 53151

July 19, 2023

To: City of New Berlin
Jim Hart-Utility Manager

RE: Sanitary Sewer Connection request

Pursuant to your letter of July 11, 2023, I submit the following statement of hardship:

1. Our septic tank has collapsed and is in need of replacement. See attached Stanley Walter invoice regarding notification of the collapsed tank.
2. Replacing our septic tank will require replacement of the entire system.
3. We are requesting permission to connect to sanitary sewer main in S. Top-O-Hill Drive which runs along our entire south lot line.
4. Our request is based on the following:
 - a. To replace our system with another temporary solution when a permanent solution is to connect to sewer does not make practical sense.
 - b. There are significant mature trees which would have to be removed for us to install another temporary onsite system.
 - c. During a telephone call we had with Skylar Behm of Waukesha County yesterday, she said that if sewer was available to us they would not issue a permit for an onsite system.
 - d. Cost-effectiveness: There is significant cost difference between installing a mound system and connecting to the existing sewer system. The cost of \$40,000+ for the mound system is a significant financial burden for our family, while connecting to the sewer system would be a more affordable option. This cost savings would allow us to allocate resources to other important aspects of homeownership and contribute to the local economy.
 - e. Environmental impact: There is potential negative environmental impact of installing a large mound system in our front yard, such as the removal of three large mature trees and the loss of our entire front yard. We believe it is important to protect green spaces and trees for environmental sustainability, air quality, and the overall aesthetic value of the community.
 - f. **Long-term sustainability:** This is really the main issue of our request. Connecting to the sewer system provides a more permanent and reliable solution compared to a mound system. The sewer system is already in place and maintained by the city, ensuring efficient waste management for the long term. A mound system may require regular maintenance, repairs, and potential replacement in the future, which could pose additional costs and inconvenience.

- g. Health and safety: We are concerned about the potential health risks associated with a mound system, such as odor, potential leakage, and the need for regular monitoring and maintenance. Connecting to the sewer system would eliminate these risks, providing a safer and more hygienic solution for both us and the community.
 - h. Community benefits: Connecting to the existing sewer system seems to better align with the broader goals and vision of the community. By connecting to the sewer system, we are contributing to the overall infrastructure development and enhancement of the community's quality of life. We appreciate the benefits of a centralized sewer system, such as reducing the potential for groundwater contamination and improving overall sanitation.
5. We completely understand that if allowed to connect we will be responsible for:
- a. A signed agreement between us and the City of New Berlin Utility as prepared by the City Attorney.
 - b. A \$ 6,000.00 connection fee
 - c. A work within right of way permit which includes:
 - i. Scaled design plans of how connection will be made
 - ii. Certificate of Insurance from contractor performing the work
 - iii. Application form
 - iv. Permit fees
 - v. \$ 5,000.00 Financial guarantee
1. Can the financial guarantee be in the form of a bond?

We look forward to the meeting on July 25th at 4:45 p.m.

Thank you

John and Karen Emanuele
Attachment: Stanley Walters invoice

A handwritten signature in black ink, appearing to read "John Emanuele", with a large, sweeping flourish extending from the end of the name.

Stanley Walter Septic Tank Cleaning LLC.

S65 W22175 National Avenue
Waukesha, WI 53189
info@stanleywalterseptic.com (Email)
262-679-1383 (Office)
262-679-0732 (Fax)

INVOICE

Invoice #: 85385
Customer #: 3883
Service date: 5/26/2023
PAID: \$215.00

☐ Check this box if you're billing address has changed and indicate the changes on the reverse side of this slip.

Bill to

John Emanuele
16235 W Hansen Dr
New Berlin, WI 53151

Site address

16235 W Hansen Dr
New Berlin, WI 53151

Detach and remove top portion with your payment.

Stanley Walter Septic Tank Cleaning LLC.

S65 W22175 National Avenue
Waukesha, WI 53189

Invoice #: 85385
Driver: RJW

Inspection

Were the tank(s) at the proper operating level? **NO**

Notes: **Overfull**

Was there ponding? **NO**

Were the baffles OK? **N/A**

Are the tank(s) structurally sound? **NO**

Notes: **Top of tank collapsed**

Were the tank(s) locked? **N/A**

Was there drainback? **N/A**

Were the filter(s) cleaned? **N/A**

Comments

Septic Tank is collapsed the entire septic system will need to be replaced

Service date: 5/26/2023, 4:23 PM

500 gallons of septic

Services provided

Service	Amount
Pump septic	\$215.00

There will be a charge for all returned checks.
1% interest will be assessed on all unpaid
balances after 30 days.
For billing inquiries: 262-679-1383

SubTotal	\$215.00
Total	\$215.00
PAID	\$215.00
DUE	\$0.00



Thank you for choosing Stanley Walter Septic Tank Cleaning LLC.