



MEMORANDUM

DATE: December 14, 2018

TO: Commissioners

FROM: Dan Duchniak, General Manager

RE: Approve resolution recommending the Council purchase land from Waukesha County for the Great Lakes water Booster Pumping Station and Water Storage Reservoirs.

As part of the Great Water Alliance program that will bring Great Lakes water from the City of Milwaukee to City of Waukesha residents, our staff, in conjunction with Greeley and Hansen, the Program Manager, has determined that a Booster Pumping station and Storage is necessary.

The ideal location for these facilities is along the preferred route for the water supply pipeline. The location that has been identified is in the New Berlin portion of Minooka Park near the intersection of South Racine Avenue and Swartz Road. The water utility and County have been working closely on the new water supply for nearly a decade, so when county staff was approached by the water utility, they reviewed the long-term plan for this part of the park to determine the feasibility of utilizing this parcel for the booster pump station and reservoirs. This area of the park was originally planned for a golf course but the County has since determined that they do not plan to increase the golf courses they own. They have also determined that the space we are looking to purchase is too small for other types of development. Therefore, they are willing to sell the land to the City.

The Booster Pumping Station is a key part of the new water supply system for the City of Waukesha for the following reasons:

- It serves as both an air and surge break between the City of Milwaukee and the City of Waukesha, protecting our pressurized water system pipe.
- It allows us to have additional water storage to protect us in the event of a problem with the pipeline between Milwaukee and Waukesha, and gives us time, if pipeline repairs cannot be completed quickly, to reactivate the emergency wells.
- It allows the pumps and pipes from Milwaukee to be sized to a more common industry standard pressure rating.
- It allows the Waukesha to have one location to adjust the levels of water treatment chemicals, prior to the water entering our distribution system.

Therefore, staff is recommending that a resolution on the purchase of land from Waukesha

County for the purposes of a water supply pump station and reservoirs be approved by the Common Council and that the City Attorney's Office prepare the proper paperwork necessary to complete the transaction. An appraisal of the property determined the value of the parcel to be \$223,000 for an 8.57-acre parcel. The Utility will also pay for all closing costs, any real estate transfer and recording, and any other costs associated with the transaction.

Following Commission approval, the item will be placed on the Planning Commission agenda for official action, followed by the Common Council action. The City Attorney's office will then prepare the necessary paperwork to complete and record the transaction.

I look forward to discussing this with you at the commission meeting on December 20, 2018. Please let me know if you have any questions you would like to discuss.

Recommended motion: Move to approve a resolution recommending the council purchase land from Waukesha County for the Great Lakes water Booster Pumping Station and Storage Reservoirs.

**City of Waukesha
Water Utility Commission**

**A Resolution Recommending the Purchase of Land from Waukesha County
for a Water Supply Booster Station and Reservoirs**

Whereas the Waukesha Water Utility has entered into a contract to purchase water from the City of Milwaukee for distribution to residents within the City of Waukesha Water Utility Service Area; and

Whereas the construction of a pipeline from the City of Milwaukee to the City of Waukesha is necessary for the delivery of water purchased from Milwaukee to Waukesha; and

Whereas such a pipeline will require a booster pumping station and reservoirs to maintain delivery pressure; provide air breaks; protect Waukesha's pressurized water system pipes from pressure surges; provide reserve water capacity for emergency situations; allow pumps and pipes from Milwaukee to be sized to a common industry-standard pressure rating for ease of operation and maintenance; and provide a site where the levels of water treatment chemicals necessary for public health can be adjusted before the water's entry into the City of Waukesha's distribution system; and

Whereas the pipeline will pass along Racine Avenue in the vicinity of Minooka Park, and the Waukesha Water Utility has determined that an 8.57-acre parcel of Minooka Park adjacent to the intersection of Racine Avenue and Swartz Road is an ideal location for a required booster pumping station and reservoirs; and

Whereas Waukesha County, the owner of Minooka Park, has approved, by an ordinance passed by the Waukesha County Board December 18, 2018, the sale of that 8.57-acre parcel of land in Minooka Park to the City of Waukesha for a purchase price of \$223,000; and

Whereas the Water Utility Commission has determined that \$223,000 is a fair purchase price for the 8.57-acre parcel, and that the City of Waukesha Water Utility should provide funds for the purchase price and bear the costs of title insurance, document preparation, real estate transfer taxes, and recording fees associated with the purchase;

Now, therefore, the Waukesha Water Utility Commission resolves to recommend to the City of Waukesha Common Council the following:

1. The purchase by the City of Waukesha of the approximately 8.57-acre parcel of land shown on the attached Exhibit 1 for the location of a booster pumping station and reservoirs.
2. A purchase price of \$223,000, plus payment of the costs of title insurance, document preparation, real estate transfer taxes, and recording fees associated with the purchase, to be paid with funds drawn from the Waukesha Water Utility account.
3. Authorization of the Mayor and City Clerk to execute all documents necessary to effect the purchase.

Resolved the 20th day of December, 2018.

Joseph J. Piatt, President

Greg Zinda, Secretary