

CITY OF BEL AIRE
STAFF REPORT

DATE: June 23, 2022
TO: Ty Lasher, City Manager
FROM: Dave Leiker, Public Works Director
RE: 2023 Public Works Resources and Goals Report

PUBLIC WORKS RESOURCES

This report reflects a comprehensive look at the resources needed to best operate the Public Works Department. The focal points in this report include; staff, equipment, facility operations and public works goals. The foremost goal is to expand Public Work resources to keep up with increasing city service demands.

Public Works operates five divisions and all divisions are monitored and analyzed continually to help determine how to improve operational procedures. The goal is to operate and provide services at a high level of efficiency while producing good quality. This is needed more than ever now because of the recent city growth. There are 8 new developments and 720 new lots that will be developed in the next several years.

PUBLIC WORKS STAFF

Current Public Works staff consists of ten personnel including the Director, Assistant Director and eight employees. We are fortunate to have long time employees; in fact we have three staff that have worked here for more than 20 years, three staff at 15 years or over, and two at 5 years.

Staff maintains their CDL licenses and have other special licensing as well, including; 2 state certified water operators, a state certified arborist and a state certified chemical applicator. Eight Public Works staff members fall into one of three positions which are an Equipment Operator 1, 2 or 3.

Throughout recent history the PW Department has operated as one department consisting of five divisions which are; Water, Sewer, Streets, Stormwater, and Parks. We have cross-trained staff to learn specialized skill-sets in all divisions and utilize staff to work in all divisions. This has been working well but with the current city growth we need additional personnel to maintain future services we are now providing. One additional staff in 2023 would enable to have three full crews working to provide a combination of street work, sewer cleaning, water service installations, street sweeping, parks and grounds maintenance, etc. In addition, this extra staff member would allow us to perform routine daily services such as utility locating, testing water samples and completing work orders.

EQUIPMENT

Staff has been servicing and keeping equipment in good operational condition and the council has approved additional proposed equipment to be purchased. We are in overall good shape, however, with ten employees we are now short one vehicle and we need a general use 1-ton pickup truck this year. Next year we need to replace an older mower, and look at replacing the old sewer cleaner or service truck. Staff will be submitting a report for the request of next year's equipment and after a full evaluation is completed.

FACILITY OPERATIONS

History-

The current Public Works facility was constructed in 1990. At that time the population of Bel Aire was 3,700 and Public works had 4 employees. The building was designed to eventually facilitate 8 employees. At that time the location had commercial properties to the south, just on the other side of the railroad tracks, and there was no residential to the North. Public Works was isolated from the public. As you can imagine the noise, bright lights, dust and appearance from the facility could be annoying to some residents, especially in the middle of the night during emergencies. So this area was chosen and did not bother anyone at that time or for many years. In 1998 the Quail Ridge development was built and houses were built along the North side of the Public Works property. In 2000 staff was directed to construct large berms along this corridor running from West to East and asked to plant eastern red cedars to act as natural screening. Apparently there were multiple complaints from the residents along this stretch that were annoyed about the site and appearance of the facility. Since this was constructed we still have occasional complaints about dust and noise.

In 2016 staff expanded the grounds to include a pole barn, this now houses the sand/salt in one bay and we are able to house the bucket truck and some small equipment in the other two bays. The next couple of years we expanded further and moved the material bins further away from the building and increased the lot size for semi-trucks to turn around more easily. We also created salt/sand spreader stands and moved those to a location that made it quicker and easier to load on to trucks. In 2021 we moved and added some fencing to incorporate the entire working section of property. There is a natural tree line that protects the large dirt and debris piles located to the far West of the facility. So the homes to the North are somewhat protected from the noise and sites of backhoes and large trucks.

Currently-

We have outgrown this facility and expanded our resources to cover much of the property. There is no more room for any expansion or facilities at this site, *see map on last page*. The equipment we have is not all protected and is parked outside because it cannot fit into the building or pole barn. The PW facility is full to point of us having to use the water towers to store equipment. We have only one restroom and one toilet for ten staff.

There are several structures staff would like to construct including snow plow racks, and brining mixer and station. We would like to eventually make our own street signs and have a metal shop area safe for welding. We currently do not have enough shop bays to have a truck lift which would certainly be beneficial. There are many other items such as these that would save the city money by allowing us to do more in-house and operate more efficiently. We have the staff, we have the talent, expertise and licensing to make this a better community, we have the equipment, we are now in desperate need of a bigger facility.

2022 PUBLIC WORKS GOALS

STREETS

- Assist PEC with phase one street evaluations, measuring quantities, bidding and monitor street repairs
- Crack seal and mastic streets throughout town
- Pothole weekly and respond to complaints
- Grade and add material to all gravel roads as needed
- Add rock to shoulders on Rock Rd. & 45th
- Outsource city-wide street evaluation

SEWER

- Continue Cured in Place Pipe (CIPP) lining project in Pearson's and then move to the Lawn Terrace neighborhood.
- Replace pump at Rock Rd. lift station with grinder pump
- Clean lift stations as required
- Keep all lift station pumps and controls in good operational condition
- Clean sewer lines in Park Vista

WATER

- Water main replacements

Pearson's - 41st North Edgemoor to Danbury 900 ft.
Aurora Park - 40th St Oliver to Harding 600 ft.
Aurora Park - Battin Haring to dead end 1,110 ft.

- Fire Hydrant Replacements

4259 Stratford
3953 Edgemoor
4816 Harding
4800 Glendale
6610 Rodeo

- Valve Exercising

Willow Creek
Summit Hill
Rodeo
Pearson's
Eagle Lake

STORMWATER

- Drainage study for Aurora Park and Arthur Heights
- Dig out ditches in Aurora Park

- Repair drainage at 45th & Hillcrest
- Make drainage repairs at Oliver & 45th St.
- Dig out around culvert on Krueger

PARKS

- Install drainage system in Bel Aire park sand pit
- Add and grade play area at Eagle Lake Park
- Order and install new park entrance sign at Eagle Lake Park
- Stock Alley Park Lake with grass carp to help aquatic plant growth
- Install disk golf baskets at Alley Park
- Start weed and fertilizer program and cleared shoreline at Alley Park
- Construct and install bridge at Alley Park
- Build parking lot and add trash receptacles and dog waste station in Alley Park
- Add BD2 rock in play area in Brookhouser Park

Equipment Replacement

- Purchase Mini Excavator- on order
- Purchase Mastic Machine-on order
- International truck-on order
- Purchase new Exmark mower
- Purchase new Landpride RC5015 mower

2023 PUBLIC WORKS GOALS

- *Complete a Public Works facility design*
- *Add one additional staff member*

STREETS

- Assist PEC with phase two street evaluation, measuring quantities, bidding and monitor street repairs
- Crack seal and mastic streets throughout town
- Pothole weekly and respond to complaints
- Grade and add material to all gravel roads as needed

SEWER

- Purchase new grinder pumps for Rock Rd and 53rd Street lift stations
- Complete sewer line cured in place pipes in Aurora Park
- Rock Rd Lift Station SCADA control upgrade

WATER

- Danbury water line replacement, Woodlawn to Danbury
- Hanover water line replacement, Auburn to Janesville
- Lawn Terrace waterline replacement-Krueger and Harding
- Hydrant replacements-Bel Aire Heights
- Pump house SCADA control upgrade

STORMWATER

- Engineering study on Trib 7 storm water drainage
- Regrade and make repairs to roadside ditches
- Complete 45th and Glendale storm sewer extension project

PARKS

- Bel Aire Park tennis court study
- Design and start install new Sky view neighborhood Park
- Maintain all parks amenities and keep parks well maintained

EQUIPMENT REPLACEMENT

- Truck mounted sewer cleaner
- Exmark mower

