

BOARD OF PUBLIC WORKS

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Monday, September 30, 2024 at 6:00 PM

AGENDA

In-Person and Remote Teleconference via ZOOM

1. Correspondence.
2. Discussion Topics.
 - a. 2025-2029 Capital Improvement Plan.
 - b. Authorization to seek bids for Project 11-24: Doty Bayorgeon Hardball Stadium Light Replacement.
 - c. Response to Notice of Non-Compliance for Closed CE Landfill.
 - d. Public Works Update.
3. Adjourn.

NOTICES

Notice is hereby given that a majority of the City Council will be present at the meeting of the Board of Public Works meeting scheduled for Monday, September 30, 2024 at 6:00 P.M. to gather information about a subject over which they have decision making responsibility.

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.



MEETING ACCESS INFORMATION:

You can access this meeting by one of three methods: from your telephone, computer, or by an app. Instructions are below.

To access the meeting by telephone:

1. Dial 1-312-626-6799
2. When prompted, enter Meeting ID 234 605 4161 followed by #
3. When prompted, enter Password 54130 followed by #

To access the meeting by computer:

1. Go to <http://www.zoom.us>
2. Click the blue link in the upper right hand side that says Join a Meeting
3. Enter Meeting ID 234 605 4161
4. Enter Password 54130
5. Allow Zoom to access your microphone or camera if you wish to speak during the meeting

To access the meeting by smartphone or tablet:

1. Download the free Zoom app to your device
2. Click the blue button that says Join a Meeting
3. Enter Meeting ID 234 605 4161
4. Enter Password 54130
5. Allow the app to access your microphone or camera if you wish to speak during the meeting

Members of the public will be muted unless there is an agenda item that allows for public comment or if a motion is made to open the floor to public comment.



MEMO

Finance

To: Board of Public Works

From: Finance Director, Van Rossum and DPW Director Neumeier

Date: 9/30/2024

Re: 2025-29 Capital Improvement Plan (CIP) Review

Attached to this memo is the latest version of the Capital Improvement Plan (CIP), which has been reviewed and updated by city staff as of September 2024. This plan provides valuable insights into future projects and helps us understand the potential debt service impact of bonding.

Historically, the city has undertaken projects totaling \$5 million each year, aligning with the debt service payments. The 2025 CIP, as currently presented, includes projects amounting to approximately \$5.6 million aligning close to the typical borrowing year for General Obligation Bonds.

The list of projects for the 2025 CIP are the typical amounts and items we should expect to see from equipment, parks, and Streets. Looking ahead to the request in 2025 of the Fire Engine as well as the garbage truck in 2025 might present lead time challenges. More discuss will be had on these items that might need prior commitment to get the order started and move the item down to the year delivery is expected. By staying consistent with a manageable level of borrowing, the city can maintain its capacity to bond for large projects or developments, if necessary, while minimizing the year-to-year impact on the tax rate.

It is important to note that the estimates in years 4 and 5 of the CIP are preliminary at this point. As the time approaches, staff will provide updated estimates with current numbers to ensure accurate budgeting and planning. The list of projects in 2025 are subject to change. Staff will come back to Council in Spring of 2025 ahead of the bonding to seek approve for the final list of projects that will happen in 2025.

Should you have any questions or require further information about projects on the list or ones that you would like to see on the list, please do not hesitate to reach out to me or other staff members. We treat the CIP as a living document and update as more information is gained.

CITY OF KAUKAUNA
CAPITAL PROJECTS 2025-2029

updated 9/4/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2025		EQUIPMENT							
	421 - Equipment	Replace 2008 Skid Steer Loader (Fleet #30)	\$50,000	\$50,000					
	421 - Equipment	Replace 2015 Chevrolet Impala (Fire Dept)	\$65,000	\$65,000					
	421 - Equipment	Replace 1991 John Deere Grader #22	\$500,000	\$500,000					
	421 - Equipment	Replace 2012 Chevy 1 Ton Dump (Truck 9) With Plow	\$70,000	\$70,000					
	421 - Equipment	Replace 2008 2 1/2 Ton Dump Truck (Fleet #212)	\$270,000	\$270,000					
	421 - Equipment	Purchase new Garbage Truck (228)	\$330,000	\$330,000					
	421 - Equipment	Replace 2009 Pick Up Truck (Fleet #14) - Engineering	\$60,000	\$60,000					
	421 - Equipment	Ambulance Cot	\$30,000	\$30,000					
	421 - Equipment	Pallet conversion leaf loader for (old 228)	\$70,000	\$70,000					
2025		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Wisconsin Ave Switch Back Trail	\$150,000	\$150,000					\$30,000 HOV
	422- Parks and Pools	Grignon Mansion Parking Lot and Stormwater on land acquired in 2023	\$200,000	\$200,000					
	422- Parks and Pools	LaFollette Park Restrooms, BB Court, Parking Lot, Sidewalks	\$800,000	\$800,000					
	422- Parks and Pools	Playground Update -Strassburg	\$150,000	\$100,000					\$50,000
2025		STORM SEWER							
	601 - Storm	Erosion Control / Remediation - Shoreline/Outfalls/Streambank - 1000 Islands/Hoersch	\$100,000			\$100,000			
	601 - Storm	Badger Road Pond	\$350,000			\$350,000			
	601 - Storm	Riverview Stormwater Detention	\$2,000,000			\$1,400,000			\$600,000
2025		SANITARY SEWER							
	602- Sanitary	Desnoyer Street Area Utility Relay (Seymour, Ducharme, Blackwell, Desnoyer)	\$1,250,000		\$200,000		\$1,050,000		
	602- Sanitary	CIPP - River Street Sanitary Sewer and Easement, Plank Road	\$200,000		\$20,000		\$180,000		
2025		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	South Weiler Road, Campfire Court, Antelope, White Wolf	\$1,400,000	\$650,000	\$750,000				
	420 - Streets and Sidewalk	Antelope & Bear Paw (Wildlife Heights)	\$900,000	\$400,000	\$500,000				
	420 - Streets and Sidewalk	Snow Goose, Beckett, White Dove (Bluestem 3)	\$1,000,000	\$450,000	\$550,000				
	420 - Streets and Sidewalk	Ash Grove and CTH Z Walk Extension	\$350,000	\$150,000	\$200,000				
		Reconstruction							
	420 - Streets and Sidewalk	Asphalt Mill/Paving - Grignon(Upper and new lower), River Street, Pool/Well Lot, High Street, 2/3 Alley (St Vinnies)	\$380,000	\$180,000					\$200,000
	420 - Streets and Sidewalk	Alley Paving - 9th Street	\$450,000	\$200,000	\$200,000				\$50,000
	420 - Streets and Sidewalk	Street Patch Program (2025/2026)	\$200,000	\$150,000					\$50,000
	420 - Streets and Sidewalk	I-41 Corridor Bridges	\$40,000	\$40,000					
2025		SIDEWALKS							
2025		MISCELLANEOUS							
	423 - Buildings and Misc	Fox Shores RR Site Remediation	\$60,000	\$60,000					
	423 - Buildings and Misc	Replace Video Surveillance System (Citywide)	\$30,000	\$30,000					
	423 - Buildings and Misc	Rail Crossing Quiet Zone Project	\$100,000	\$100,000					
		TOTAL	\$11,555,000	\$5,105,000	\$2,420,000	\$1,850,000	\$1,230,000	\$0	\$950,000

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2025-2029

updated 9/4/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2026		EQUIPMENT							
	421 - Equipment	Replace 2003 Pierce Fire Engine	\$1,250,000	\$1,250,000					
	421 - Equipment	Replace 2011 John Deere Gator (118)	\$30,000	\$30,000					
	421 - Equipment	Replace 2001 Snow Go Snow Blower	\$270,000	\$270,000					
	421 - Equipment	Replace 2014 F350 4x4 Dump (Truck 8)	\$65,000	\$65,000					
	421 - Equipment	Replace 2012 GMC Sierra (Truck 3)	\$35,000	\$35,000					
	421 - Equipment	2016 Elgin HE Street Sweeper (#26)	\$320,000	\$320,000					
	421 - Equipment	Extrication Equipment - Combination Tool (Fire)	\$14,500	\$14,500					
2026		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Red Hills Trail to 1000 Islands/OCC	\$800,000	\$700,000					\$100,000
	422- Parks and Pools	Kakalin Trail Extension (TIF 12)	\$50,000	\$50,000					
	422-Parks and Pools	1000 Islands Nature Center Entrance Way Accessibility	\$100,000	\$100,000					
2026		STORM SEWER							
	601 - Storm	Washington, Florence, Plank	\$300,000		\$75,000	\$225,000			
	601 - Storm	Erosion Control / Remediation - Shoreline/Outfalls/Streambank	\$35,000			\$35,000			
2026		SANITARY SEWER							
	602- Sanitary	Industrial Park Sanitary Sewer	\$1,600,000				\$1,600,000		
	602- Sanitary	Diedrich Street Area Utility Relay (Jefferson, Black, Diedrich, Margaret, Maria, Idlewild)	\$750,000		\$100,000		\$650,000		
2026		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	Ridgecrest Drive, Nikki Lane	\$700,000	\$250,000	\$467,000				
		Reconstruction							
	420 - Streets and Sidewalk	9th Street (Brill To Crooks)	\$2,000,000	\$1,100,000	\$900,000				
	420 - Streets and Sidewalk	Brill Street (7th to 9th)	\$400,000	\$250,000	\$150,000				
	420 - Streets and Sidewalk	MSB and Third Street Parking Lots	\$300,000	\$300,000					
	420 - Streets and Sidewalk	Washington, Florence, Plank, Lower Thilmany	\$1,300,000	\$650,000	\$650,000				
	420 - Streets and Sidewalk	Elm Street Bridges Design	\$600,000	\$120,000					\$480,000
	420 - Streets and Sidewalk	Central Park Road	\$60,000	\$30,000					\$30,000
	420 - Streets and Sidewalk	Alley Paving	\$450,000	\$225,000	\$225,000				
2026		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks	\$225,000	\$50,000	\$175,000				
2026		MISCELLANEOUS							
	423 - Buildings and Misc	Replace Library Playmat	\$15,000	\$15,000					
	423 - Buildings and Misc	Upgrades to Backup, Redundancy & Disaster Recovery Systems	\$60,000	\$60,000					
		TOTAL	\$11,729,500	\$5,884,500	\$2,742,000	\$260,000	\$2,250,000	\$0	\$610,000

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2025-2029

updated 9/4/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2027		EQUIPMENT							
	421 - Equipment	Replace 2012 Chevy Silverado 1500 (Truck 10)	\$35,000	\$35,000					
	421 - Equipment	Replace 2007 International Workstar 7300 (Truck 216)	\$270,000	\$270,000					
	421 - Equipment	Replace 2007 International Workstar 7300 (Truck 217)	\$270,000	\$270,000					
	421 - Equipment	Replace 2009 Chevy Silverado 2500 4x4, Emerg. Equip	\$74,000	\$74,000					
	421 - Equipment	Replace 2012 Volvo Loader L90C (Tractor 22)	\$300,000	\$300,000					
	421 - Equipment	Replace 2015 Zociac Rescue Boat	\$7,500	\$7,500					
	421 - Equipment	Replace Existing Cutter and Spreader Extrication Equipment (Fire)	\$45,000	\$45,000					
	421 - Equipment								
2027		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Bicycle Check Out Hub	\$100,000						
	422- Parks and Pools	Dog Park updates/upgrades (trees, restrooms, wash station)	\$350,000	\$175,000					\$165K Other + \$10K grant
2027		STORM SEWER							
	601 - Storm	Kenneth Avenue Area Reconstruction Phase 2 (2022 Utility Work)	\$400,000		\$100,000	\$300,000			
	601 - Storm	Pond/Stream Bank Restoration	\$45,000			\$45,000			
2027		SANITARY SEWER							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 1 (Sullivan, Kenneth, 11t	\$925,000		\$200,000		\$725,000		
	602- Sanitary	Cleveland Avenue, E 8th, 9th	\$200,000		\$50,000		\$150,000		
2027		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	Bluestem 3/4 (Haas-White Birch)	\$1,100,000	\$500,000	\$600,000				
		Reconstruction							
	420 - Streets and Sidewalk	Kenneth Avenue Area Reconstruction Phase 2 (2022 Utility Work)	\$3,000,000	\$1,500,000	\$1,500,000				
	420 - Streets and Sidewalk	Alley Paving	\$450,000	\$225,000	\$225,000				
	420 - Streets and Sidewalk	3rd Avenue & Kenneth Avenue (3rd to 10th) Design	\$500,000	\$100,000					\$400,000
2027		SIDEWALKS							
2027		MISCELLANEOUS							
	423 - Buildings and Misc	Windows at 1000 Island Center	\$20,000	\$20,000					
	423 - Buildings and Misc	WIFI & Cameras at a few Select Parks (PILOT)	\$200,000	\$200,000					
	423 - Buildings and Misc	Upgrade/Replace Access Control System	\$80,000	\$80,000					
	423 - Buildings and Misc	Refund Pool 2023C Note	\$3,500,000	\$3,500,000					
		TOTAL	\$11,871,500	\$7,301,500	\$2,675,000	\$345,000	\$875,000	\$0	\$400,000

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2025-2029

updated 9/4/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2028		EQUIPMENT							
	421 - Equipment	Replace 2012 Chevy Silverado 1500 4 X 4 (Engineering)	\$60,000	\$60,000					
	421 - Equipment	Replace 2009 Ford E450 Ambulance	\$365,000	\$365,000					
	421 - Equipment	Replace Deweze Hill Mower	\$50,000	\$50,000					
	421 - Equipment	Replace Pelican Sweeper (#25)	\$260,000	\$260,000					
	421 - Equipment		\$0	\$0					
	421 - Equipment		\$0	\$0					
2028		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	1000 Islands Nature Center Play Scape "playground"	\$300,000	\$300,000					
	422- Parks and Pools		\$0	\$0					
2028		STORM SEWER							
	601 - Storm	Kenneth Avenue Area Reconstruction Phase 3 (2023 Utility Work)	\$400,000		\$100,000	\$300,000			
	601 - Storm		\$0	\$0					
2028		SANITARY SEWER							
	602- Sanitary	Lincoln Street Area Utility Relay	\$1,200,000		\$200,000		\$1,000,000		
	602- Sanitary		\$0	\$0					
	602 - Sanitary		\$0	\$0					
2028		STREET PAVING							
		New Concrete Streets							
		Reconstruction							
	420 - Streets and Sidewalk	Kenneth Avenue Area Reconstruction Phase 3 (2023 Utility Work)	\$3,000,000	\$1,500,000	\$1,500,000				
	420 - Streets and Sidewalk	Alley Paving	\$450,000	\$225,000	\$225,000				
	420 - Streets and Sidewalk	Street Patch Program	\$200,000	\$150,000					\$50,000
2028		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks	\$250,000	\$50,000	\$200,000				
2028		MISCELLANEOUS							
	423 - Buildings and Misc		\$0	\$0					
		TOTAL	\$6,535,000	\$2,960,000	\$2,225,000	\$300,000	\$1,000,000	\$0	\$50,000

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2025-2029

updated 9/4/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2029		EQUIPMENT							
	421 - Equipment	Replace 2007 Pierce Rescue Truck	\$1,400,000	\$1,400,000					
	421 - Equipment								
	421 - Equipment								
	421 - Equipment								
2029		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Central Park Riverwall	\$1,000,000	\$1,000,000					
	422- Parks and Pools	1000 Islands Environmental Center Display Case	\$10,000	\$10,000					
	422- Parks and Pools								
	422- Parks and Pools								
	422- Parks and Pools								
	422- Parks and Pools								
	422- Parks and Pools								
2029		STORM SEWER*							
	601 - Storm	Kenneth Ave Storm Sewer	\$500,000			\$100,000			\$400,000
	601 - Storm								
	601 - Storm								
	601 - Storm								
2029		SANITARY SEWER*							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 2 (Sullivan, Kenneth, 14t	\$1,200,000		\$200,000		\$1,000,000		
	602- Sanitary								
	602- Sanitary								
	602- Sanitary								
2029		STREET PAVING							
		New Concrete Streets Reconstruction							
	420 - Streets and Sidewalk	Tobacnoir Street Area Reconstruction Phase 1 (2024 Utility Work)							
	420 - Streets and Sidewalk	3rd Avenue & Kenneth Avenue (3rd to 10th) (Possibly Move based on Grant determination)	\$4,900,000	\$490,000	\$490,000				\$3,920,000
	420 - Streets and Sidewalk	River Street/Parking Area	\$600,000	\$500,000	\$100,000				
	420 - Streets and Sidewalk	Elm Street Bridges Design	\$5,000,000	\$1,000,000					\$4,000,000
2029		SIDEWALKS							
	420 - Streets and Sidewalk								
2029		MISCELLANEOUS							
	423 - Buildings and Misc								
	423 - Buildings and Misc								
TOTAL			\$14,610,000	\$4,400,000	\$790,000	\$100,000	\$1,000,000	\$0	\$8,320,000

* Funds were borrowed in prior year



MEMO

Engineering Department

To: Board of Public Works
From: John Neumeier, Director of Public Works / City Engineer
Date: September 30, 2024
Re: **Item 2b. Authorization to Seek Bids for Project #11-24 – Doty Bayorgeon Hardball Stadium Light Replacement**

Background information:

During the tornado and straight-line windstorm in May 2024, one stadium light pole and associated lights at Doty Bayorgeon hardball diamond was damaged. Street Superintendent VanGompel has been working with the city insurance carrier, vendors, and contractors to try and find a proper repair or replacement for the wooden pole and lights that were damaged. Due to design constraints, age/style of the existing lights, and bedrock depths, a new galvanized light pole with concrete base and LED lights is the recommended replacement.

Strategic Plan:

This replacement is needed for the future use of the hardball diamond. It supports creating a community of choice by providing a field for evening and night games at the park. The efforts that Street Superintendent VanGompel has put into working with contractors and vendors to create the most cost-effective solution that will meet our needs and will qualify for payment from our insurance company, shows his commitment to financial responsibility.

Budget:

This project will be funded by an insurance claim due to storm damage. Estimated cost of the complete replacement is \$55,000.

Staff Recommendation:

Authorize the Engineering Department to Seek Bids for Project #11-24 – Doty Bayorgeon Hardball Stadium Light Replacement.





To Whom it may concern,

The City of Kaukauna has received a Notice of Noncompliance (NON), dated September 3, 2024, for a June 27, 2024, Inspection at the Closed CE Land Landfill, City of Kaukauna, Outagamie County, License No. 0073 from Kristin DuFresne, Waste and Materials Management Supervisor for the Northeast Region. The City is not the owner of the site, but has a Memorandum of Agreement with Wisconsin DNR to ensure regular maintenance of the site is completed in the absence of the owner. The City has reviewed the NON and has prepared responses to the areas of Alleged Noncompliance and the areas of concern noted. Please review the responses and confirm that the DNR is in concurrence with the methods, repairs, and proposed schedules to help bring the site into compliance.

**Response to Alleged Areas of Noncompliance from:
Notice of Noncompliance (NON) for June 27, 2024, Inspection at the Closed CE Land
Landfill, City of Kaukauna, Outagamie County, License No. 0073**

1. Section NR 507.13, Wis. Adm. Code, requires a facility owner to repair or replace wells that are damaged, provide a conduit to the subsurface or otherwise fails to function properly, within 60 days after it is discovered.

- a. The following devices are required to be monitored annually per the department's June 10, 2004, approval and have not been monitored for several years:
 - i. Groundwater monitoring well B-12 is reported broken.
 - ii. Groundwater monitoring well nest B-5 (groundwater monitoring wells B-5, B-5A, and B-5B) are reported as lost.
 - iii. Groundwater monitoring well B-1S is damaged and cannot be sampled due to a pinch in the well casing and low water level.

Items noted are continued areas of noncompliance from the department's June 10, 2022, notice of noncompliance letter. The department received a letter dated October 27, 2022, and an email from Robert E. Lee (REL) on July 19, 2024, providing status updates and a summary of repairs to these wells in response to the June 10, 2022, noncompliance letter. It is the department's understanding that the City prefers not to proceed with new well installation or plan modification to potentially eliminate wells due to funding. Before, proceeding, the City would like to explore the City's financial responsibility for these items and availability of additional funding assistance. By **October 3, 2024**, submit a written plan outlining a timeline for the abandonment and replacement of the monitoring devices or contact the department to schedule a meeting to discuss alternative actions.

Response 1a) The City and our consultant Rober E. Lee and Associates(REL) have requested a meeting to continue to discuss funding sources or alternate requirements with DNR staff(email sent September 18, 2024, 10:52am from Cody Applekamp, P.G. The City does not agree that the requested actions are regular maintenance items.

b. Gas probe GP-5 was observed to not be lockable due to the hinges on the protective cover rusting through.

The lockable cover to gas probe GP-5 needs to either be repaired or replaced, in accordance with s. NR 507.13, Wis. Adm. Code. Provide the department photo documentation of the repair or request an alternative timeline for repairs by **October 3, 2024**.

Response 1b) The City will have the lockable cover repaired or replaced before **12/6/2024** with DNR approval of this schedule. Photos of the repair/replacement will be sent to DNR upon completion.

c. Two passive gas vents along the Southern Passive Vent (SPV) trench require repair, including SPV-5 which was observed to be broken and uncovered at the ground surface and SPV-3 that was observed to be broken and unstable/wobbly. Provide the department photo documentation of the repairs or plan outlining a timeline for the repairs to the department by **October 3, 2024**.

Response 1c) The City will have SPV-3 and SPV-5 repaired before **12/6/2024** with DNR approval of this schedule. Photos of the repair/replacement will be sent to DNR upon completion.

2. Sections NR 506.08(3)(a) and (d), and 506.08(4), Wis. Adm. Code, requires vegetation establishment to prevent erosion and grading of the final cover to allow for positive storm water drainage.

a. During the inspection the department observed multiple areas of ponding water located in the northwest portion of the landfill. The ponding water areas need to be graded to allow for positive storm water runoff off the final cover. Due to the extent of the bare spots, the department recommended a topographic survey to ensure that the grading work will not redirect the storm water to other low areas of the final cover. Please provide a response to the department in writing by **October 3, 2024** for next steps to correct the ponding water areas.

Response 2a) The City requests a map showing the proposed limits of the area that DNR is requesting a topo survey. The City will work with REL to perform a topographic survey of the cap area in question. City staff will mow the areas in fall of 2024 and coordinate a drone topo survey following. Anticipated date for results of the topo study would be prior to **1/1/2025** with DNR approval of this schedule. A plan for leveling any areas in question will be developed and a separate timeline for completion will be established with DNR concurrence, based on scope/size dictated by the topo.

b. Four bare spots located on the sideslopes of the landfill adjacent to the northernmost Coffee Hill condominiums were observed during the inspection. The bare spots need to be stabilized to prevent erosion of cover soils. Please provide photo documentation of

the repairs completed or a response to the department in writing by **October 3, 2024** for next steps to correct the bare spots located near the Coffee Hills condominiums.

Response 2b) The City has completed the restoration the area near Coffee Hills condominiums. Photos of the restoration are attached, dated 09/26/2024. The City will re-inspect growth in spring of 2025.

- c. During the inspection, woody vegetation was observed growing on the eastern side/sideslope of the landfill, along the public access trail. The department could not determine if the woody vegetation was on the final cover. If on the final cover, the woody vegetation needs to be removed to prevent damage to the landfill cover. Please evaluate if the woody vegetation is on the final cover and provide documentation of the evaluation to the department in writing by **October 3, 2024**.

Response 2c) The City has added this area to our regular maintenance area to be cut annually, typically in late spring of each year, when the City rents a flail mower for similar projects.

Areas of Concern

1. Section NR 506.07(4), Wis. Adm. Code, requires effective means be utilized to prevent the migration of explosive gases generated by the waste fill area. Three areas were identified during the inspection to have potential to impede current and/or require landfill gas migration measures:

- a. During the inspection, the department observed two areas of potential gas stress related to noncompliance item numbers 2a and 2b, discussed above.
 - i. An area of ponding water located in the northwest portion of the landfill, adjacent to the mowed trail on the south side, was observed bubbling. At the time of the inspection, the department discussed adding additional clean fill to the area to prevent the gas from migrating through the final cover. The department additionally recommends that due to the current use of the landfill as a public park, measures should be taken to ensure that the bubbling water, and all areas specifically used for public recreation, are not emitting landfill gas at concentrations that may cause negative affects to citizens utilizing the park (i.e., explosion hazard from open flames/grilling activities).
 - ii. The cause of the bare spots located on the sideslope of the landfill adjacent to the northernmost Coffee Hills condominiums needs to be determined. If topsoiling and seeding the bare spots does not result in vegetation establishment, additional measures will be needed to determine the cause of the stressed vegetation and measures needed to vegetate the bare spots. The department recommends performing a surface emission scan for landfill gases to determine if the bare spots are caused by gas stress.

Response C1a i and ii) The City will work with REL to develop an annual inspection for emissions using an FID meter or a landfill gas meter to inspect along the residential abutting cap areas and along trails/park space.



- b. The department observed areas of ponding water on or in close proximity to the North Passive Vent (NPV) trench. The areas of ponding water are recommended to be graded to promote storm water drainage away from the NPV to ensure the trench continues to function as intended.

Response C1b) The City will address these areas in concert with NON 2a, topo study and follow up grading plan.

- c. The department observed woody vegetation is on or in close proximity to the NPV trench and 20th Street vent. The woody vegetation is recommended to be removed to prevent damage from the tree roots to the passive gas vent trenches to ensure the trenches continue to function as designed.

Response C1c) The City will work with the adjacent property owners to relocate or remove trees and shrubs from this area.

2. **Section 506.07(5)(b), Wis. Adm. Code, requires all liquid that comes in contact with waste be handled as leachate.**

During the inspection, a bare spot located east of the northern most Coffee Hill condominiums contained rust colored staining on the soil surface that has the potential to be caused by a leachate release or gas stress. The department recommended adding clean fill to the area and vegetating as an initial step to remediating the area. If additional fill does not prevent future seeps or new seeps form, additional actions may be needed to remediate leachate/gas releases.

Response C2) The City has completed the restoration the area near Coffee Hills condominiums. The City will re-inspect growth in spring of 2025.

Please reach out to my office with any comments or concerns with the methods and schedules described within this response letter. Thank you for your time and consideration.

Sincerely,

John W. Neumeier
Director of Public Works / City Engineer

CITY OF KAUKAUNA
920.766.6305, ext. 4
jneumeier@kaukauna.gov
www.kaukauna.gov

Attached: Photos of restoration dated 09/26/2024 in response to NON item 2b and C1b.