



Finance Committee Meeting  
October 18, 2016  
6:00 p.m.

#### FINANCE COMMITTEE AGENDA

1. Call to order
2. Approval of the Minutes of the Finance Committee Meeting held October 4, 2016 - [Finance Minutes 10-04-2016](#)
3. Discussion and Action Items:
  - 2017 Administrator's Budget Update
  - 2017 Capital Budget
4. Correspondence:
  - Memo from the City Clerk/Treasurer re: 2318 East Eden Place Sewer Bill - [2318 E Eden Place - Sewer Bill](#)
5. Unfinished Business:
6. Adjourn

#### 7. PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public hearings, which have qualifying disability under the Americans with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 481-2300. The meeting room is wheelchair accessible from the east and west entrances.

**NOTE:** There is a potential that a quorum of the Common Council may be present.

**MINUTES OF THE FINANCE COMMITTEE MEETING HELD  
OCTOBER 4, 2016**

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Present: Alderpersons McSweeney, Schandel and Tutaj

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker, City Engineer Dejewski, Police Chief Dietrich, Public Health Administrator Scott, Library Director Krahn, Mayor St. Marie-Carls, interested citizens

Chairman McSweeney called the meeting to order at 5:02 p.m.

Moved by Alderman Tutaj, seconded by Alderwoman Schandel to place on file the minutes of the Finance Committee meeting held September 9, 2016. Motion carried.

Presentation of the 2017 Administrator's Budget:

City Administrator Johnsrud stated that this is a completely different format from last year's document.

The levy will increase less than 1% which is what is allowed by the levy limit. The General Fund shows all the levies for each fund included in the General Fund and there are transfers out to the specific funds also included. This is a new requirement by the Department of Revenue. City Administrator Johnsrud went through Revenues and gave explanations of how he came up with the budget numbers. Increases in Building Permits is due to the Bear and Sherman developments that will start in 2017. The Revenues also show the transfer in from TID #3 toward the amount owed to the General Fund. The amount of \$848,511 will come in from part of the refinancing of the borrowing.

Expenditures – there is a slight increase for Expense Allowance for Common Council and Mayor. Salaries and Benefits for Administrator, Clerk, some General Administration, Engineering, Building Inspection, and Highway Department have been split over Sewer, Storm Sewer, Recycling, TID #4 thereby reducing the amount budgeted in the General Fund. Alderwoman Schandel asked why this is being done. City Administrator Johnsrud stated that the other Funds are supported by staff so expenses should be allocated to each fund – they should pay their fair share. He reviewed the Expenditures for the Committee. He also explained that wages included a .4% increase for a Consumer Price Index increase and then a Pay for Performance would be above that.

Police Department:

The wages for the Police Department include filling the Captain position. The Captain will not be fully administrative – that position will fill in shifts if needed to fill minimum staffing requirements and should reduce overtime. The Lieutenant will go to 2<sup>nd</sup> Shift and will do the same thing for that shift.

Fire Department:

Wages include the anticipated amount that will need to be paid with the settling of the Union Contract. City Administrator Johnsrud explained some changes that will be made to staffing in the Fire Department – going to a 4 person shift with 2 paid on call. Chief Lockwood had spoken to the

Administrator and stated that he has people interested in doing the paid on call. This would allow for an engine and ambulance out of the station even if someone calls in sick. The overall department increase is due to correcting the actual numbers that had been budgeted for in the past.

**Public Works:**

Wages were also split out between the other Funds. The budget number includes funding for all three positions in the Engineering Department.

**Holidays:**

The increase includes a one-time donation to the Memorial ceremony for \$3000 and \$1500 for the Christmas parade.

City Administrator Johnsrud went through all the Funds and their individual budgets.

City Administrator Johnsrud stated that with expensing wages/benefits to other Funds, it is more like a business would work. He also stated that this would address issues that were in the audit report. Health Insurance is anticipated at a 7% increase, but that number will be solidified in November.

Discussion was held on filling positions in the Engineering Department. City Administrator Johnsrud stated that the budget supports full staffing and that if in the future the Council wants to look at restructuring the Engineering Department, discussions should be held with the City Engineer to fully understand what the Department needs and how work flows are.

The process now is to meet again to review the Capital Budget. The City will meet all the current levy limits and expenditure restraints. Discussion was held on how Capital funds are accounted for in the individual accounts. The hope is that the Finance Committee would recommend approval by the end of October and the public hearing would be held prior to Thanksgiving – November 15<sup>th</sup>.

Chairman McSweeney asked for a Finance Meeting on October 18<sup>th</sup> so at that time the Capital Budget will be presented then. The meeting would start at 5:00 p.m.

Moved by Alderwoman Schandel, seconded by Alderman Tutaj to adjourn. Motion carried.

Time: 6:34 p.m.



# MEMO

**TO:** Finance Committee  
**FROM:** City Clerk/Treasurer Uecker  
**RE:** 2318 East Eden Place – Residential Sewer Billing  
**DATE:** October 12, 2016

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The City has been contacted by Jerome Larson who resides at the above referenced address. Mr. Larson received his annual sewer bill in the amount of \$2,413.61. The property is a single family residential home.

Mr. Larson contacted Milwaukee Water Works regarding the high usage on his water bills. MWW tested/changed out the meter and found no problems. The reading in question was for 4<sup>th</sup> quarter and was 293 CF; 1<sup>st</sup> quarter was 211 CF; 2<sup>nd</sup> quarter was 10 CF; and 3<sup>rd</sup> quarter was 10 CF. MWW did not adjust his water bill and Mr. Larson did contest that to the PSC.

I have attached the property billing history from 2012 – present. In 2014 the usage was 25 CF and it was 36 CF in 2015. I have also attached the email correspondence that Mr. Larson forwarded to me regarding the meter issues. During our phone conversation, he did state that there were no issues, ie: running toilet, etc. at the property during the quarters he is disputing.

If the 2016 bill were reduced to the CF used in 2015, his bill would be \$346.18. I just wanted to let you have a comparison.

## Report Criteria:

Customer.Customer Number = 37500413  
 Customer.Cycle = All  
 Group Code.Group Code = All  
 Customer Type.Customer Type = All

Description	COMMERCIA	INDUSTRIAL	None	RESIDENTIAL	Totals
MMSDU Usage	0	0	0	1	1
MMSDU Amount	-	-	-	4.65	4.65
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	1.76	1.76
BASE Amount	-	-	-	31.78	31.78
HAZBC Amount	-	-	-	3.95	3.95
ADMIN Amount	-	-	-	2.90	2.90
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	-	-
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>93.04</b>	<b>93.04</b>
Previous Balance	-	-	-	-	-
Payments	-	-	-	93.04-	93.04-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-
Deposits Applied	-	-	-	-	-
Interest Applied	-	-	-	-	-
Balance Transfers	-	-	-	-	-
Balance Write-offs	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>93.04</b>	<b>93.04</b>
<b>Current Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Year-To-Date: 01/01/2012 to 12/31/2012

MMSDU Usage	0	0	0	1	1
MMSDU Amount	-	-	-	4.65	4.65
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	1.76	1.76
BASE Amount	-	-	-	31.78	31.78
HAZBC Amount	-	-	-	3.95	3.95
ADMIN Amount	-	-	-	2.90	2.90
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	-	-
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>93.04</b>	<b>93.04</b>
Previous Balance	-	-	-	-	-
Payments	-	-	-	93.04-	93.04-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-

## Report Criteria:

Customer.Customer Number = 37500413  
 Customer.Cycle = All  
 Group Code.Group Code = All  
 Customer Type.Customer Type = All

Description	COMMERCIA	INDUSTRIAL	None	RESIDENTIAL	Totals
MMSDU Usage	0	0	0	1	1
MMSDU Amount	-	-	-	4.83	4.83
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	1.80	1.80
BASE Amount	-	-	-	29.84	29.84
HAZBC Amount	-	-	-	4.32	4.32
ADMIN Amount	-	-	-	3.00	3.00
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	-	-
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>91.79</b>	<b>91.79</b>
Previous Balance	-	-	-	-	-
Payments	-	-	-	91.79-	91.79-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-
Deposits Applied	-	-	-	-	-
Interest Applied	-	-	-	-	-
Balance Transfers	-	-	-	-	-
Balance Write-offs	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>91.79</b>	<b>91.79</b>
<b>Current Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Year-To-Date: 01/01/2013 to 12/31/2013

MMSDU Usage	0	0	0	1	1
MMSDU Amount	-	-	-	4.83	4.83
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	1.80	1.80
BASE Amount	-	-	-	29.84	29.84
HAZBC Amount	-	-	-	4.32	4.32
ADMIN Amount	-	-	-	3.00	3.00
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	-	-
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>91.79</b>	<b>91.79</b>
Previous Balance	-	-	-	-	-
Payments	-	-	-	91.79-	91.79-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-

## Report Criteria:

Customer.Customer Number = 37500413  
 Customer.Cycle = All  
 Group Code.Group Code = All  
 Customer Type.Customer Type = All

Description	COMMERCIA	INDUSTRIAL	None	RESIDENTIAL	Totals
MMSDU Usage	0	0	0	25	25
MMSDU Amount	-	-	-	122.00	122.00
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	53.00	53.00
BASE Amount	-	-	-	30.68	30.68
HAZBC Amount	-	-	-	4.39	4.39
ADMIN Amount	-	-	-	6.00	6.00
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	27.48	27.48
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	2.75	2.75
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>294.30</b>	<b>294.30</b>
Previous Balance	-	-	-	-	-
Payments	-	-	-	294.30-	294.30-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-
Deposits Applied	-	-	-	-	-
Interest Applied	-	-	-	-	-
Balance Transfers	-	-	-	-	-
Balance Write-offs	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>294.30</b>	<b>294.30</b>
<b>Current Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Year-To-Date: 01/01/2014 to 12/31/2014

MMSDU Usage	0	0	0	25	25
MMSDU Amount	-	-	-	122.00	122.00
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	53.00	53.00
BASE Amount	-	-	-	30.68	30.68
HAZBC Amount	-	-	-	4.39	4.39
ADMIN Amount	-	-	-	6.00	6.00
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	27.48	27.48
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	2.75	2.75
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>294.30</b>	<b>294.30</b>
Previous Balance	-	-	-	-	-
Payments	-	-	-	294.30-	294.30-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-

## Report Criteria:

Customer.Customer Number = 37500413  
 Customer.Cycle = All  
 Group Code.Group Code = All  
 Customer Type.Customer Type = All

Description	COMMERCIA	INDUSTRIAL	None	RESIDENTIAL	Totals
MMSDU Usage	0	0	0	36	36
MMSDU Amount	-	-	-	189.00	189.00
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	76.32	76.32
BASE Amount	-	-	-	30.21	30.21
HAZBC Amount	-	-	-	4.76	4.76
ADMIN Amount	-	-	-	6.00	6.00
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	-	-
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	-	-
Total Charges	-	-	-	354.29	354.29
Previous Balance	-	-	-	-	-
Payments	-	-	-	354.29-	354.29-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-
Deposits Applied	-	-	-	-	-
Interest Applied	-	-	-	-	-
Balance Transfers	-	-	-	-	-
Balance Write-offs	-	-	-	-	-
Total Charges	-	-	-	354.29	354.29
Current Balance	-	-	-	-	-

## Year-To-Date: 01/01/2015 to 12/31/2015

MMSDU Usage	0	0	0	36	36
MMSDU Amount	-	-	-	189.00	189.00
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	76.32	76.32
BASE Amount	-	-	-	30.21	30.21
HAZBC Amount	-	-	-	4.76	4.76
ADMIN Amount	-	-	-	6.00	6.00
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	-	-
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	-	-
Total Charges	-	-	-	354.29	354.29
Previous Balance	-	-	-	-	-
Payments	-	-	-	354.29-	354.29-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-

Description	COMMERCIA	INDUSTRIAL	None	RESIDENTIAL	Totals
Deposits Applied	-	-	-	-	-
Interest Applied	-	-	-	-	-
Balance Transfers	-	-	-	-	-
Balance Write-offs	-	-	-	-	-
Total Charges	-	-	-	354.29	354.29
<hr/>					
Current Balance	-	-	-	-	-
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Report Criteria:

Customer.Customer Number = 37500413

Customer.Cycle = All

Group Code.Group Code = All

Customer Type.Customer Type = All

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Report Criteria:

Customer.Customer Number = 37500413  
 Customer.Cycle = All  
 Group Code.Group Code = All  
 Customer Type.Customer Type = All

Description	COMMERCIA	INDUSTRIAL	None	RESIDENTIAL	Totals
MMSDU Usage	0	0	0	293	293
MMSDU Amount	-	-	-	1,687.68	1,687.68
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	644.60	644.60
BASE Amount	-	-	-	21.71	21.71
HAZBC Amount	-	-	-	3.93	3.93
ADMIN Amount	-	-	-	7.69	7.69
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	147.73	147.73
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,561.34</b>	<b>2,561.34</b>
Previous Balance	-	-	-	-	-
Payments	-	-	-	-	-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-
Deposits Applied	-	-	-	-	-
Interest Applied	-	-	-	-	-
Balance Transfers	-	-	-	-	-
Balance Write-offs	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,561.34</b>	<b>2,561.34</b>
<b>Current Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,561.34</b>	<b>2,561.34</b>

Year-To-Date: 01/01/2016 to 10/31/2016

MMSDU Usage	0	0	0	293	293
MMSDU Amount	-	-	-	1,687.68	1,687.68
MMSIN Amount	-	-	-	-	-
LOCSU Amount	-	-	-	644.60	644.60
BASE Amount	-	-	-	21.71	21.71
HAZBC Amount	-	-	-	3.93	3.93
ADMIN Amount	-	-	-	7.69	7.69
STORM Amount	-	-	-	48.00	48.00
PENAL Amount	-	-	-	147.73	147.73
SEWTC Amount	-	-	-	-	-
SEWPTP Amount	-	-	-	-	-
<b>Total Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,561.34</b>	<b>2,561.34</b>
Previous Balance	-	-	-	-	-
Payments	-	-	-	-	-
Contract Adjustments	-	-	-	-	-
Assistance Applied	-	-	-	-	-

## Anne Uecker

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**From:** Jerome W Larson <Jerome\_W\_Larson@rush.edu>  
**Sent:** Wednesday, October 12, 2016 8:04 AM  
**To:** Anne Uecker  
**Subject:** Regarding our conversation about the sewer bill yesterday  
**Attachments:** JeromeLarson-PSC.pdf

Hello Anne,

As promised, I am sending you all the correspondence between myself, my landlord and the actual owner of the property (Matthew Tadisch), Milwaukee Water Works and the Public Service Commission.

Underneath is my forwarded complaint to the PSC after the initial dialogue between Mr. Tadisch and the MWW. You will also see an attached PDF file that is a scanned copy of the letter that the PSC sent me at the end of September when their investigation was concluded.

I will be forwarding you an additional stack of e-mails that will contain most of the correspondence between Mr. Tadisch and the MWW. I did not participate much in that conversation because it had to be initiated by the property owner, but you will see that we both went to rather extreme lengths to get an explanation on this problem.

Jerome Larson, M.D.  
Jerome\_W\_Larson@rush.edu  
(405) 397-0376

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**From:** Jerome W Larson  
**Sent:** Thursday, August 25, 2016 2:24 PM  
**To:** Matthew Tadisch  
**Subject:** RE: PSC- Water Update

I just filed the complaint. I put my specific comment underneath in bold. I will keep you updated once I hear back from them.

**First, I would like to make a clarification. Although I have not contacted the utility personally, my landlord Matthew Tadisch has spoken both with Milwaukee Water Works and PSC about this issue. Please reference any correspondence between Mr. Tadisch and the aforementioned entities for further information.**

**Our concern regards an excessive amount of water usage recorded by my water meter. If you go back and look at the old usage history, the average quarterly usage in the house from May 2013 to November 2015 was about \$70. After I moved into the house in July 2015, I had a normal quarter of water usage. Around the time of winter, I received two huge usage spikes of about 293 ccf and ~200 ccf, which equates to quarterly bills of \$784 and \$549. Things have since normalized, and I do not understand what the cause of the increased usage was. I did not change anything about my water usage habits and my landlord did a full investigation into the house which did not yield any findings.**

**In addition to the excessive water bills, these usage spikes are leading to a \$2400 sewer bill from the City of St Francis, and that is just for the first portion of the usage (the 293 ccf). Therefore, I can expect to see another sewer bill that will be AT LEAST \$1500 next year when I am billed again for the remaining 200 ccf of usage (in addition to my normal usage).**

**All testing of the meter that was in my house at the time has apparently been within normal operating limits, and the new meter that was installed after our initial complaint has shown no such aberrant usage.**

I am filing a complaint because I am not satisfied with simply being told that the meter worked as it should and that this is somehow my doing. There are only two people living in the house and our water usage is quite modest, so to be stuck with what will amount to over \$5000 in erroneous charges for this issue is not acceptable. My landlord and I have been very understanding throughout this entire process and we have thoroughly investigated any possible causes, but at this point I am feeling a little exasperated. Please feel free to contact me if you require any further clarification. I can easily forward you any records that I have at my disposal. Please be aware that if you contact me by phone, my job requires me to be in an area with very poor reception and I may not receive your message until the end of the business day. I look forward to your response.

Thank you,

- Jerome Larson

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**From:** Matthew Tadisich [matthewtadisich@gmail.com]

**Sent:** Tuesday, August 23, 2016 9:59 AM

**To:** Jerome W Larson; Matthew Tadisich

**Subject:** PSC- Water Update

Jerome

All tests from the meter came back as expected.

I've continued to dispute the results of the test but in further discussions with the PSC, they recommended that you contact them directly if you would like to dispute it further. Technically you are responsible for the bill so it must come from you (their requirements).

Here is the link: <http://psc.wi.gov/consumerInfo/complaints/index-complaints.htm>

Let me know your plan.

Matt

Matthew D. Tadisich

3% Real Estate- Agent

Director- MSOE Alumni Association- Midwest Region

Milwaukee School of Engineering- Adjunct Professor

Cell: 414.722.2034

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[Spam](#)

[Phish/Fraud](#)

[Not spam](#)

[Forget previous vote](#)



# Public Service Commission of Wisconsin

Ellen Nowak, Chairperson  
Phil Montgomery, Commissioner  
Mike Huebsch, Commissioner

610 North Whitney Way  
P.O. Box 7854  
Madison, WI 53707-7854

September 27, 2016

Mr. Jerome Larson  
2318 E Eden Place  
Saint Francis, WI 53235-3749

Re: File 3720-207226

Dear Mr. Larson:

This letter is in response to the complaint you filed with the Public Service Commission of Wisconsin (Commission) regarding Milwaukee Water Works (MWW). You were concerned about receiving a high water bill for your property at 2318 E Eden Place, Saint Francis.

The Commission is responsible for the regulation of public utilities, including those that are municipally owned. In addition to ensuring utility compliance with Wisconsin Statutes, Wisconsin Administrative codes, and record-keeping requirements, Commission staff diligently investigates and mediates thousands of consumer complaints annually. During the complaint process, Commission staff reviews all pertinent information to make certain that the utility's handling of the complaint is in compliance with the applicable rules.

Wisconsin Administrative Code ch. PSC 185 requires utilities to bill for the amount of water that goes through the meter and to make sure the meter is operating properly, not to determine what is or was using the water. Utilities are prohibited from crediting appropriately billed usage.

I forwarded your concern to MWW and received a response from Ms. Nichelle Jackson. Ms. Jackson states on September 29, 2015, in response to the utility's AMR meter replacement program, the utility exchanged Meter #99493428 and installed meter # 46678915. Meter #99493428 was tested and shown to be accurate to an average of 100.5 percent which is within the guidelines for accurately registering meter as required in the Wis. Admin. Code.

Ms. Jackson states that at some point between September 29, 2015 and January 5, 2016, the property experienced a spike in usage and 293 CCFs were measured this period. Due to the high bill, your landlord requested that the new meter be exchanged. Ms. Jackson states at some point between January 5, 2016 and February 19, 2016, when the meter was exchanged, 207 additional CCFs were measured.

On February 19, 2016, meter # 46678915 was removed by a field technician and nothing unusual was noted about the meter or the surrounding area and meter #47584754 was installed. Meter # 46678915 was tested and shown to be accurate to an average of 100.15 percent, which is also within the guidelines for accurately registering meter as required in the Wis. Admin. Code.

Telephone: (608) 266-5481  
Home Page: <http://psc.wi.gov>

Fax: (608) 266-3957  
E-mail: [pscsecs@wisconsin.gov](mailto:pscsecs@wisconsin.gov)

Mr. Jerome Larson  
File 3720-207226

The meter in dispute was tested a second time, and the test was witnessed by a third party, and the meter registered accurately. Both meters tested as accurately reporting. The utility reports that between February 19, 2016 and April 5, 2016, the newly installed meter only measured 4 CCF's, which indicates that the issue causing the high usage had been resolved.

Although it would be helpful to determine exactly why the water consumption was higher than expected, MWW is not required to determine the reason for the usage. The utility's obligation is to test the meter to ensure that it is operating accurately. Because the meter tested accurately, MWW is obligated to bill the consumption as metered.

Utilities are required to offer a deferred payment agreement (DPA) to residential customers who are unable to pay their balance in full. A DPA consists of two elements: a reasonable down payment and an installment plan to pay the remaining outstanding balance over a specified period of time.

On a monthly basis, customers with a DPA are required to pay their current charges in full, in addition to the agreed-upon installment payment. The utility must receive each payment on or before the due date. A late payment will cause the DPA to default and may result in your service being disconnected. The utility is not required to renegotiate a defaulted DPA prior to disconnection, unless the customer's ability to pay has changed significantly.

To set up a DPA, you will need to contact MWW at (414) 286-2830. Please be aware that if no agreement is reached, your service may be subject to collection action or disconnection.

Thank you for contacting the Public Service Commission. If you have further questions or concerns, please do not hesitate to contact me either by letter or by telephone at 1-800-225-7729.

Sincerely,



Carol Brockman, Consumer Protection Investigator  
Division of Water, Telecommunications and Consumer Affairs

CB:pc

## Anne Uecker

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**From:** Jerome W Larson <Jerome\_W\_Larson@rush.edu>  
**Sent:** Wednesday, October 12, 2016 8:10 AM  
**To:** Anne Uecker  
**Subject:** Additional correspondence between landlord and MWW

Hello Anne,

Here is my best attempt to consolidate all of the emails that I was forwarded. Sorry if this seems like a lot, but I am trying to be as thorough as possible so that it's clear just how extensively we worked this problem up.

Let me know if there is anything else that you could need from me that may be helpful.

Thanks,

Jerome Larson, M.D.  
Jerome\_W\_Larson@rush.edu  
(405) 397-0376

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**From:** Jerome W Larson  
**Sent:** Wednesday, August 17, 2016 12:46 PM  
**To:** Matthew Tadisch  
**Subject:** RE: Fw: Meter Test

Thanks for keeping me updated but there is no way I could take off work for that. Let me know what happens.

Jerome Larson, M.D.  
Jerome\_W\_Larson@rush.edu  
(405) 397-0376

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**From:** Matthew Tadisch [matthewtadisch@gmail.com]  
**Sent:** Wednesday, August 17, 2016 8:11 AM  
**To:** Jerome W Larson; Matthew Tadisch  
**Subject:** Fwd: Fw: Meter Test

Not sure if you want to be present for this...

Matt

Matthew D. Tadisch

3% Real Estate- Agent

Director- MSOE Alumni Association- Midwest Region

Milwaukee School of Engineering- Adjunct Professor

Cell: 414.722.2034

----- Forwarded message -----

**From:** Tadisch, Matthew <tadischm@msoe.edu<mailto:tadischm@msoe.edu>>

Date: Wed, Aug 17, 2016 at 7:57 AM  
Subject: Fw: Meter Test  
To: "matthew.tadisch@gmail.com<mailto:matthew.tadisch@gmail.com>"  
<matthew.tadisch@gmail.com<mailto:matthew.tadisch@gmail.com>>

Matthew D. Tadisch

Real Estate Agent- 3% Real Estate

Director- MSOE Alumni Association- Midwest Region

Milwaukee School of Engineering- Adjunct Professor

Cell: 414.722.2034<tel:414.722.2034>

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From: Davila, Richard <Richard.R.Davila@milwaukee.gov<mailto:Richard.R.Davila@milwaukee.gov>>  
Sent: Wednesday, August 17, 2016 6:40 AM  
To: Tadisch, Matthew  
Cc: Herrejon, Diana G; Carpenter, Ronald; Olson, John  
Subject: RE: Meter Test

Thursday 8/18/16 at 1 pm. Address 2919 W. Cameron Av.

From: Tadisch, Matthew [mailto:tadischm@msoe.edu<mailto:tadischm@msoe.edu>]  
Sent: Tuesday, August 16, 2016 5:15 PM  
To: Davila, Richard <Richard.R.Davila@milwaukee.gov<mailto:Richard.R.Davila@milwaukee.gov>>  
Cc: Herrejon, Diana G <Diana.G.Herrejon@milwaukee.gov<mailto:Diana.G.Herrejon@milwaukee.gov>>; Carpenter, Ronald <Ronald.A.Carpenter@milwaukee.gov<mailto:Ronald.A.Carpenter@milwaukee.gov>>; Olson, John <John.D.Olson@milwaukee.gov<mailto:John.D.Olson@milwaukee.gov>>  
Subject: Re: Meter Test

Thursday after 12

Friday after 11

8/23 from 8-10

8/26 from 8-10

Matthew D. Tadisch

Real Estate Agent- 3% Real Estate

Director- MSOE Alumni Association- Midwest Region

Milwaukee School of Engineering- Adjunct Professor

Cell: 414.722.2034<tel:414.722.2034>

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From: Davila, Richard <Richard.R.Davila@milwaukee.gov<mailto:Richard.R.Davila@milwaukee.gov>>  
Sent: Tuesday, August 16, 2016 1:25 PM  
To: Tadisich, Matthew  
Cc: Herrejon, Diana G; Carpenter, Ronald; Olson, John  
Subject: RE: Meter Test

When can you make it?

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From: Tadisich, Matthew [mailto:tadisichm@msoe.edu]  
Sent: Tuesday, August 16, 2016 1:49 PM  
To: Davila, Richard <Richard.R.Davila@milwaukee.gov<mailto:Richard.R.Davila@milwaukee.gov>>  
Cc: Herrejon, Diana G <Diana.G.Herrejon@milwaukee.gov<mailto:Diana.G.Herrejon@milwaukee.gov>>; Carpenter, Ronald <Ronald.A.Carpenter@milwaukee.gov<mailto:Ronald.A.Carpenter@milwaukee.gov>>; Olson, John <John.D.Olson@milwaukee.gov<mailto:John.D.Olson@milwaukee.gov>>  
Subject: Re: Meter Test

Richard

Left you another message. Can you please provide some dates and times to select? Unfortunately, tomorrow doesn't work.

Matthew D. Tadisich

Real Estate Agent- 3% Real Estate

Director- MSOE Alumni Association- Midwest Region

Milwaukee School of Engineering- Adjunct Professor

Cell: 414.722.2034<tel:414.722.2034>

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From: Davila, Richard <Richard.R.Davila@milwaukee.gov<mailto:Richard.R.Davila@milwaukee.gov>>  
Sent: Friday, August 12, 2016 3:15 PM  
To: Tadisich, Matthew  
Cc: Herrejon, Diana G; Carpenter, Ronald; Olson, John  
Subject: Re: Meter Test

Wednesday 8/16 at 9 am. Address 2919 W Cameron AV, Mil. My office number is 286-8119, please let me know if this is good for you.

Sent from my iPhone

On Aug 10, 2016, at 4:45 PM, Tadisich, Matthew <tadisichm@msoe.edu<mailto:tadisichm@msoe.edu>> wrote:

Left you a message. Please let me know what times/days work next week to review the test...

Matt

Matthew D. Tadisich

Real Estate Agent- 3% Real Estate

Director- MSOE Alumni Association- Midwest Region

Milwaukee School of Engineering- Adjunct Professor

Cell: 414.722.2034<tel:414.722.2034>

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From: Davila, Richard <Richard.R.Davila@milwaukee.gov<mailto:Richard.R.Davila@milwaukee.gov>>  
Sent: Wednesday, August 10, 2016 10:25 AM  
To: Tadisich, Matthew  
Subject: Meter Test

I have called and left messages to schedule a meter test that you are requesting. Please call me to schedule a date and time for the meter witness test, thank you.

Richard Davila

Water Meter Services Manager

Milwaukee Water Works

2919 W Cameron Av

Milwaukee, WI 53209

Office 414.286.8119<tel:414.286.8119>

Cell 414.708.9003<tel:414.708.9003>

Fax 414.286.8190<tel:414.286.8190>

richard.r.davila@milwaukee.gov<mailto:richard.r.davila@milwaukee.gov>

Learn more about Milwaukee Water at:

<http://www.milwaukee.gov/water><[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_www.milwaukee.gov\\_water&d=DQMFaQ&c=XxU8ngzB\\_WPJXKyin\\_6iQ&r=KjFwT1u1ngiCnih28o-B8Y\\_tk-WPrIXq1bhEcxtb7cA&m=sj7WkwKe-NUGmjX0yrLajn1m-9CKHCQJSjQKJVaL7z4&s=heR5S8CUI7aDOBgrRekUpy0z3NxrwcWYa-OOP8fAHZs&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__www.milwaukee.gov_water&d=DQMFaQ&c=XxU8ngzB_WPJXKyin_6iQ&r=KjFwT1u1ngiCnih28o-B8Y_tk-WPrIXq1bhEcxtb7cA&m=sj7WkwKe-NUGmjX0yrLajn1m-9CKHCQJSjQKJVaL7z4&s=heR5S8CUI7aDOBgrRekUpy0z3NxrwcWYa-OOP8fAHZs&e=>)>

Safe, abundant drinking water

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**From:** Matthew Tadisch [matthewtadisch@gmail.com]  
**Sent:** Monday, July 25, 2016 9:54 AM  
**To:** Jerome W Larson  
**Subject:** RE: 2318 E Eden Place- Contest Water Bills

Please send me a picture of the bill. I have not heard anything from them but it was going to take 3 to 4 weeks.  
Matthew D. Tadisch  
Real Estate Agent- 3% Real Estate  
Director- MSOE Alumni Association- Midwest Region  
Milwaukee School of Engineering- Adjunct Professor  
Cell: 414.722.2034

On Jul 25, 2016 9:37 AM, "Jerome W Larson" <[Jerome\\_W\\_Larson@rush.edu](mailto:Jerome_W_Larson@rush.edu)> wrote:  
Hey Matt,

I wanted to follow up on the contested water bill situation because there has been a new development on my end. I just got back from a little time away and received my sewer bill for this last year from the city of St. Francis. As you might expect, it is high because of the insanely high usage recorded by that old water meter. I wasn't prepared for just **how** high it was going to be though. My sewer bill for the year is something like \$2500. I don't have the letter with me because I am typing this from work, but more accurately I think it is about \$2550.

Did you ever hear back from the PSC about the complaint that you filed? The sewage is calculated based off of the water usage, so my guess is that the only way to contest this is to get that usage amended somehow. I remember that

the last tenants (who stuck us all with their sewage bill) had to pay something like \$300 dollars for their year of usage, so this bill is pretty much in line with how elevated the water bill payments were.

I am getting pretty tired of learning new just how many ways this meter reading is trying to screw me, but I want to talk rationally about what we would do rather than flying off the handle. I have thought about the logistics of paying for all of this. If I DO get stuck with the entirety of this sewage bill in addition to the nearly \$550 water bill that is still outstanding while I await your appeal results (this is on top of the \$750 that I already paid), we are starting to get into upwards of \$4000 to make this problem go away.

The only way I could afford to deal with this type of thing from my end would be put it all on a card (which I would probably have to open as a new card). Clearly I am hoping that it doesn't come to that and sanity prevails. That is an unbelievable amount of money, and I still don't understand how all of this occurred, how it was "fixed" and how it is my fault or responsibility, other than the obvious point that I live in the house where it all happened and would be affected by the city's response.

I am really hoping that you have some good news for me about all of this, but since I haven't heard anything about it from you I am guessing that you are either still waiting or didn't hear anything. I can send you a pic of the bill when I get home just so you have something to document all of this. I'll keep you updated of anything further.

Thanks,

- Jerome and Monica

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**From:** Matthew Tadisich [[matthewtadisich@gmail.com](mailto:matthewtadisich@gmail.com)]  
**Sent:** Monday, June 13, 2016 9:17 AM  
**To:** Jerome W Larson  
**Cc:** Monica Grigor  
**Subject:** Re: 2318 E Eden Place- Contest Water Bills

Spoke to the PSC this morning and we should have something in the next 2-3 weeks.

Matthew D. Tadisich  
3% Real Estate- Agent  
Director- MSOE Alumni Association- Midwest Region  
Milwaukee School of Engineering- Adjunct Professor  
Cell: 414.722.2034

On Fri, Jun 10, 2016 at 1:32 PM, Jerome W Larson <[Jerome\\_W\\_Larson@rush.edu](mailto:Jerome_W_Larson@rush.edu)> wrote:  
Hi Matt,

Thanks for keeping us in the loop. I have not submitted anything because I was under the impression that suing the city was the only recourse available to me. I was not made aware of the Public Service Commission by anyone in the MWW office, which is annoying. Anyway, keep us updated and thanks for your efforts thus far.

- Jerome and Monica

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**From:** Matthew Tadisich [[matthewtadisich@gmail.com](mailto:matthewtadisich@gmail.com)]  
**Sent:** Friday, June 10, 2016 11:44 AM  
**To:** Jerome W Larson; Monica Grigor; Matthew Tadisich  
**Subject:** Fwd: 2318 E Eden Place- Contest Water Bills

Jerome/Monica

See below as an FYI. I submitted a complaint to the Milwaukee Water Works utility. Their response was below. I am not sure what they told you or what additional actions you took after that discussion but the response led me to the Public Service Commission where I filed the attached complaint...

We will see what happens.

Please let me know if you already submitted something so I know if this is a waste of time or not or what other actions you took....

Matt

Matthew D. Tadisch  
3% Real Estate- Agent  
Director- MSOE Alumni Association- Midwest Region  
Milwaukee School of Engineering- Adjunct Professor  
Cell: 414.722.2034

----- Forwarded message -----

From: **Webcs** <[webcs@milwaukee.gov](mailto:webcs@milwaukee.gov)>  
Date: Mon, Jun 6, 2016 at 8:25 AM  
Subject: RE: 2318 E Eden Place- Contest Water Bills  
To: Matthew Tadisch <[matthewtadisch@gmail.com](mailto:matthewtadisch@gmail.com)>

Good morning Matthew,

Your meter tested at 101% accuracy. Meters must test in at 97% or above to be considered accurate. You may wish to further dispute your charges with the Public Service Commission at [800/225-7729](tel:8002257729). Thank you for your inquiry.

If you have any further questions or concerns you may contact our customer service department at [414-286-2830](tel:4142862830) Monday-Friday from 7:30am to 5:00pm.

*Reminder: Final Bill (\$35) and Interim Read fees (\$30) will be added to the Final Bill. Processing Final Bill requests may take 24-48 hours. Please plan your request with this timeframe in mind.*

Jennifer

Customer Service Representative - Bilingual

Milwaukee Water Works, 841 N Broadway, Milwaukee, WI 53202

Phone: [\(414\) 286-2830](tel:4142862830) Fax: [\(414\) 286-5452](tel:4142865452)

[watwebcs@milwaukee.gov](mailto:watwebcs@milwaukee.gov)

[www.milwaukee.gov/water](http://www.milwaukee.gov/water)

*Safe, Abundant Drinking Water*

**From:** Matthew Tadisch [mailto:[matthewtadisch@gmail.com](mailto:matthewtadisch@gmail.com)]

**Sent:** Saturday, June 04, 2016 2:39 PM

**To:** Watwebcs <[Watwebcs@milwaukee.gov](mailto:Watwebcs@milwaukee.gov)>; Matthew Tadisch <[matthew.tadisch@gmail.com](mailto:matthew.tadisch@gmail.com)>

**Subject:** 2318 E Eden Place- Contest Water Bills

Hello

I would like to respectfully contest the water bills for my property at 2318 E Eden Place, St. Francis, WI 53235.

In September the original meter was changed out for a new meter. Prior to that all readings were normal and logical water usage. After the 29th, as you can see in the attached document, readings were significantly higher (293 CCF which would mean over 200,000 gallons of water usage). After receiving the first water bill, I called to contest the meter. On February 19th, a new meter was installed and the readings are now back to normal.

All plumbing systems were checked by a plumber for leaks so the only logical explanation is the meter was faulty.

Please let me know the next steps to contest this....

Thank you,

Matt

Matthew D. Tadisich  
3% Real Estate- Agent  
Director- MSOE Alumni Association- Midwest Region  
Milwaukee School of Engineering- Adjunct Professor  
Cell: [414.722.2034](tel:414.722.2034)

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Spam

Phish/Fraud

Not spam

Forget previous vote