

CITY OF MENASHA
Board of Public Works
Third Floor Council Chambers
140 Main Street, Menasha
August 17, 2015
MINUTES

DRAFT

A. CALL TO ORDER

Meeting called to order by Chairman Krautkramer at 9:20 p.m.

B. ROLL CALL/EXCUSED ABSENCES

PRESENT: Aldermen Nichols, Taylor, Krautkramer, Langdon, Keehan, Zelinski, Spencer, Benner
ALSO PRESENT: Mayor Merkes, CA Captain, PC Styka, DPW Radtke, CDD Keil, ASD Steeno,
PHD McKenney, Clerk Galeazzi

C. MINUTES TO APPROVE

1. [August 3, 2015](#)

Moved by Ald. Langdon seconded by Ald. Taylor to approve minutes.
Motion carried on voice vote.

D. DISCUSSION / ACTION ITEMS

1. [Payment – Janke General Contractors; Gilbert Trestle Improvements; Contract No. 2014-04; \\$63,405.26 \(Payment No. 4\)](#)

DPW Radtke explained the payment is for decking on trestle portion of project.

Moved by Ald. Taylor seconded by Ald. Nichols to recommend to Common Council Payment to Janke General Contractors for Gilbert Trestle Improvements, Contract No. 2014-04 in the amount of \$63,405.26 (Payment No. 4)
Motion carried on roll call 8-0.

2. [Payment – Northeast Asphalt, Inc.; New Street Construction and Reconstruction, Concrete Curb and Gutter, Asphalt Pavement, Storm Sewer – Southfield West/Natures Way Subdivision Street; Barker Farm VI Subdivision Streets, River Lea Court, Broad Street, Ida Street, Manitowoc Street and Lincoln Street; Contract No. 2015-01; \\$89,918.07 \(Payment No. 4\)](#)

DPW Radtke explained the payment is for work done on River Lea Court, Broad Street and Ida Street. Project is on schedule. Improvements to the railroad crossing on Broad Street are being scheduled by the railroad so there may be a delay in the completion of Broad Street.

Moved by Ald. Taylor seconded by Ald. Langdon to recommend to Common Council Payment to Northeast Asphalt, Inc. for new street construction and reconstruction, concrete curb and cutter, asphalt payment and storm sewer for Southfield West/Natures Way Subdivision Streets, Barker Farm VI Subdivision Streets, River Lea Court, Broad Street, Ida Street, Manitowoc Street and Lincoln Street, Contract No. 2015-01 in the amount of \$89,918.07 (Payment No. 4).
Motion carried on roll call 8-0.

3. [Recommendation to Eliminate Bus Loading Zone on the North Side of Nicolet Boulevard at St. Patrick Church \(324 Nicolet Boulevard\)](#)

DPW Radtke explained with the closing of Seaton Middle School a bus loading zone is no long necessary in that area. An ordinance change is required to eliminate the bus loading zone.

Moved by Ald. Taylor seconded by Ald. Langdon to recommend to Common Council to eliminate bus loading zone on the north side of Nicolet Boulevard at St. Patrick Church (324 Nicolet Boulevard).
Motion carried on roll call 8-0.

4. [Application for City of Menasha Deferred Assessment Policy, First Addition to Lake Park Heights, Winnebago Investments, LLC \(Van's Realty & Construction\) in the Amount of Approximately \\$924,000.00](#)

Staff explained the developer is requesting the City to front the infrastructure and engineering costs, then special assess these costs using the City's deferred assessment program. The developer is also requesting the assessments for the backbone sewer and water system and regional storm water facility be waived. In addition the developer is requesting that the fees in lieu of parkland dedication be collected at the time a building permit is issued. City Code does allow for deferred assessments and it has been done in previous developments. The developer has agreed they will guarantee the sale of a certain number of lots to cover borrowing costs the City may incur. The developer plans to develop approximately 39 lots in the subdivision in the area of Lake Park Heights and the Ponds of Menasha Subdivision in proximity of the proposed new City park.

General discussion ensued on a development agreement; what has been offered to developers in past; recoup funds through lot sales; financing concerns; guarantee of developer; risk to City; development occurring in that area; financial impact to waive items requested.

Moved by Ald. Nichols seconded by Ald. Benner to recommend to Common Council the application for City of Menasha Deferred Assessment Policy, First Addition to Lake Park Heights, Winnebago Investments, LLC (Van's Realty & Construction) in the amount of approximately \$924,000.00 with the expectation of minimum number of lot sales be required to enable the City to pay the debt incurred by the agreement.

Moved by Ald. Benner seconded by Ald. Taylor to amend to bring this item back to Board of Public Works with a development agreement.

Motion on amendment carried 7-1. Ald. Zelinski voted no.

Original motion as amended carried on roll call 6-2.

Ald. Nichols, Taylor, Krautkramer, Keehan, Spencer, Benner voted yes.

Ald. Langdon, Zelinski voted no.

5. [Resolution R-31-15 Acknowledging Review of City of Menasha 2014 Compliance Maintenance Annual Report Under Wisconsin Administrative Code NR 208 \(Introduced by Ald. Krautkramer\)](#)

DPW Radtke explained the Resolution is the annual requirement of DNR for the City to report on their wastewater collection system. The City achieved an "A".

Moved by Ald. Taylor seconded by Ald. Langdon to recommend to Common Council R-31-15 Resolution Acknowledging Review of City of Menasha 2014 Compliance Maintenance Annual Report Under Wisconsin administrative Code NR 208.

(Introduced by Ald. Krautkramer)

Motion carried on roll call 8-0.

E. ADJOURNMENT

Moved by Ald. Taylor seconded by Ald. Langdon to adjourn at 10:07 p.m.

Motion carried on voice vote.

Respectfully submitted by Deborah A. Galeazzi, WCMC, City Clerk