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CITY OF MENASHA
Board of Public Works
Third Floor Council Chambers
140 Main Street, Menasha
September 21, 2015
MINUTES

A. CALL TO ORDER
Meeting called to order by Chairman Krautkramer at 7:55 p.m.

B. ROLL CALL/EXCUSED ABSENCES
PRESENT: Aldermen Krautkramer, Langdon, Keehan, Zelinski, Spencer, Nichols, Taylor
EXCUSED: Alderman Benner
ALSO PRESENT: Mayor Merkes, PC Styka, DPW Radtke, CDD Keil, ASD Steeno, PHD McKenney, Clerk Galeazzi.

C. MINUTES TO APPROVE
1. September 8, 2015
Moved by Ald. Keehan seconded by Ald. Langdon to approve minutes.
Motion carried on voice vote.

D. DISCUSSION / ACTION ITEMS
1. Development Agreement Between the City of Menasha and Van's Realty and Construction of Appleton, Inc.
CDD Keil explained the request of Van's Realty and Construction to use the City's deferred assessment program to help develop land adjacent to the Lake Park Heights and Ponds Subdivisions. They are also requesting that the City not assess for the backbone sewer and water system and storm water management facilities that are located outside the development property.

Unanimous consent to allow Jerry Haen, President of Van's Realty and Construction of Appleton to address the Board.

Mr. Haen explained his request is similar to what he and other developers have received from the City with past developments.

Moved by Ald. Taylor seconded by Ald. Zelinski to recommend to Common Council to deny Development Agreement between the City of Menasha and Van's Realty and Construction of Appleton, Inc.
General discussion ensued on cost of backbone sewer and water system and storm water management facilities; promoting housing market in the City; deferred assessment program; cost of infrastructure to be installed and recovery of the cost. Staff was asked to provide information on deferred assessment program.

Ald. Zelinski stated he would like to remove his second.

Ald. Taylor stated Point of Order – second on a motion cannot be removed once discussion has occurred.

Chairman Krautkramer ruled Point of Order is germane and second cannot be removed.

Motion failed on roll call 2-5.
Ald. Taylor and Langdon voted yes.
Ald. Nichols, Krautkramer, Keehan, Zelinski, and Spencer voter no.

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Moved by Ald. Zelinski seconded by Ald. Langdon to recommend to Common Council Development Agreement between the City of Menasha and Van's Realty and Construction of Appleton, Inc., with a two year deferral on special assessments rather than the five year deferral as per the municipal code, and the developer pays for the backbone sewer and water system and storm water management facilities.

General discussion ensued on changes to the development agreement; tax revenue from future development.

Motion carried on roll call 4-3.
Ald. Taylor, Keehan, Zelinski, and Spencer voted yes.
Ald. Nichols, Krautkramer, and Langdon voted no.

2. Recommendation to Modify Lane Assignments on Washington Street North of Nicolet Boulevard

DPW Radtke explained the request of the Police Department to improve movement of traffic at intersection of Washington Street and Nicolet Blvd. City staff consulted with City of Neenah since the intersection is in both jurisdictions. Because of a recent change by City of Neenah to the traffic signal detention at the intersection and the removal of parking on Commercial Street, they agree with the recommendation to allow traffic in both southbound lanes on Washington Street to go straight onto Commercial Street.

Moved by Ald. Taylor seconded by Ald. Keehan to recommend to Common Council to modify lane assignments on Washington Street North of Nicolet Boulevard.
Motion carried on roll call 7-0.

3. Methodology of Billing Storm Water

ASD Steeno explained the current methodology used to bill storm water charges. She provided an analysis showing the effects if duplexes were charged 1.0 ERU or 1.5 ERU's instead of the established 2.0 ERU's, (1.0 ERU per dwelling unit).

General discussion ensued on what other municipalities charge duplexes and multifamily units for storm water fees; procedures needed to change City of Menasha's methodology to be more in line with some other municipalities; staff should consider reviewing ways to improve methodology used to bill storm water charges; what is covered by storm water fees; ERU's average amount of impervious surface in the City.

Moved by Ald. Zelinski seconded by Ald. Langdon to recommend to Common Council to change storm water charges for duplexes to .75 ERU per dwelling unit.
Motion carried on roll call 6-1. Ald. Nichols voted no.

4. Motion to Remove from Table – Ald. Krautkramer – Resolution R-25-15 Pertaining to Equivalent Runoff Unit (ERU) Charges for Storm Water Utility; Introduced by Mayor Merkes (carryover from 8/3/15 meeting)

Moved by Ald. Nichols seconded by Ald. Keehan to Remove from the Table R-25-15 Resolution Pertaining to Equivalent Runoff Unit (ERU) Charges for Storm Water Utility. (Introduced by Mayor Merkes)
Motion carried on roll call 6-1. Ald. Taylor voted no.

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Mayor Merkes stated based on the change in how duplexes are charged for storm water fees Resolution R-25-15 as presented is not germane so he removes his name from the resolution.

ASD Steeno explained the importance to increase the current storm water fees to keep the storm water utility operating at a prudent level. She recommends adopting R-25-15 to increase the storm water fees in 2015 and 2016.

General discussion ensued on street reconstruction; new street sweeper; keeping storm water utility in a productive capacity to operate at a prudent level.

Moved by Ald. Zelinski seconded by Ald. Keehan to recommend to Common Council R-25-15 Resolution Pertaining to Equivalent Runoff Unit (ERU) Charges for Storm Water Utility.
Motion carried on roll call 6-1. Ald. Taylor voted no.

E. ADJOURNMENT
Moved by Ald. Taylor seconded by Ald. Langdon to adjourn at 9:26 p.m.
Motion carried on voice vote.

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