

CITY OF MENASHA
Administration Committee
140 Main Street, 3rd Floor Council Chambers
September 4, 2007

MINUTES

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1. CALL TO ORDER

Meeting called to order by Chairman Wisneski at 5:00 p.m.

2. ROLL CALL/EXCUSED ABSENCES

A. [Roll Call](#)

Present

PRESENT: Ald. Taylor (5:03p.m), Wisneski, Pack, Eckstein (5:25p.m.), Michalkiewicz, Chase, Merkes.

Excused

EXCUSED: Ald. Hendricks

Also Present

ALSO PRESENT: Mayor Laux, CA/HRD Brandt, PC Stanke, DPW Radtke, C/T Stoffel, AP Beckendorf, GM Young, Dick Sturm, Clerk Galeazzi and the Press.

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [Administration Committee Minutes, 8/20/07](#)

Moved by Alderman Michalkiewicz, seconded by Alderman Pack to move to approve Minutes

Motion carried on voice vote.

Motion Passed

Results:

4. DISCUSSION

A. [Update on Steam Utility Project and Water Treatment Plant \(Discussion Only\)](#)

Update on Steam Utility Project

Dick Sturm, Steam Plant Manager, reported on the Steam Utility Project: The No. 5 generator is on-line and No. 4 generator is still on-line. Staff will decide in the next week if to take No. 5 generator off-line. It all depends on the weather if No. 5 needs to be operating. The No. 5 back pressure turbine/generator is running on low steam. Engineering problems continue with No. 5 back pressure turbine/generator. The machine can only operate in the low pressure mode. They feel it is unsafe to operate it on high pressure. The valves are unstable. Dresser Rand has had several people on hand to help with working out the problems. Staff has been talking with the mid-management representatives from Dresser Rand on a solution. Upper management representatives

need to make the final decision on replacing the equipment.

Water Treatment Plant

GM Doug Young reported on the Water Treatment Plant: They are in the final stages of painting the railings, pipes and other miscellaneous items in the plant. The landscaping is nearly done on the river side of the plant. The balance of equipment is being installed. The control system is being tested. Broad Street paving has been completed. They are receiving good resolutives from the circulation project on Brighton Beach Road. The construction lighting will remain up until security cameras are installed on the east side of the building.

B. Recommendation from Utility Commission to Approval Sargent & Lundy Workout Plan.

Sargent & Lundy Workout Plan

GM Young reviewed parts of the workout plan. He explained this is a roadmap to help them workout the debt burden. The top priority is to renegotiate current contracts with steam customers. This will help increase revenue. WPPI has indicated a willingness to support the renegotiations. Approval by the Council will allow staff to move forward.

C. Division of Public Health Pandemic Influenza Contract Agreement #15738, Sept. 1, 2007 - July 31, 2008, and authorize signature.

D. Offer to Purchase, 121 River Street, Michael Austin

Offer to Purchase, 121 River Street, Michael Austin

Mayor Laux explained the Plan Commission recommended selling the property, and the Council can decide on the price. Mr. Austin's intent for the property is to renovate the current structure on the property and use it as rental property.

Continued

Discussion ensued on zoning issues of the area, other vision for this area, if the structure is razed would the DNR allow building on the lot, whether the area is in a floodplain, the land alone is appraised at higher than offer to purchase.

Moved by Alderman Merkes, seconded by Alderman Taylor to move to schedule a Closed Session to discuss counter offer.

Motion failed on roll call 2-5.

Motion Failed
Results:

Yes Votes

Ald. Merkes, Taylor - yes

No Votes

Ald. Wisneski, Pack, Eckstein, Michalkiewicz, Chase - no.

E. Authorization of additional commitment of \$12,000 for continued Davis & Kuelthau representation regarding the issue of Fox River PCB contamination.

Authorize \$12,000 for Fox River PCB

No Questions or Discussion.

F. O-13-07 An Ordinance Relating to C-4 Business Park District.

O-13-07 An Ordinance Relating to C-4 Business Park District

Discussion ensued on substations needing to be added under Special Uses. CA/HRD Brandt explained Utilities owned substations would be exempt.

G. [O-14-07 Ordinance Relating to Height, Setback and Area Exceptions](#)

O-14-07 An Ordinance Relating to Height, Setback and Area Exceptions

No Questions or Discussion.

H. [O-15-07 An Ordinance Relating to Zoning Districts](#)

O-15-07 An Ordinance Relating to Zoning Districts

No Questions or Discussion.

I. [O-16-07 An Ordinance Relating to R-3 Multi-Family, Medium Density Residence District](#)

O-16-07 An Ordinance Relating to R-3 Multi-Family, Medium Density Residence District

Discussion ensued on adding the wording under General Standards (f)(1) [whichever is less], regarding yard setbacks.

J. [O-17-07 An Ordinance Relating to R-4 Multi-Family, High Density Residence District.](#)

O-17-07 An Ordinance Relating to R-4 Multi-Family, High Density Residence District

No Questions or Discussion.

K. [O-18-07 An Ordinance Relating to C-1 General Commercial District](#)

O-18-07 An Ordinance Relating to C-1 General Commercial District

Discussion ensued that an office building exceeding three stories in height would require a Special Use Permit.

L. [O-19-07 An Ordinance Relating to C-2 Central Business District.](#)

O-19-07 An Ordinance Relating to C-2 Central Business District

No Questions or Discussion.

M. [O-20-07 An Ordinance Relating to I-1 Heavy Industrial District.](#)

O-20-07 An Ordinance Relating to I-1 Heavy Industrial District

Discussion ensued on Accessory Building and Uses should include Watchmen Quarters

N. [O-21-07 An Ordinance Relating to I-2 General Industrial District.](#)

O-21-07 An Ordinance Relating to I-2 General Industrial District

No Questions or Discussion.

O. [O-22-07 An Ordinance Relating to R-2A Multi-Family, Zero Lot Line Residence District.](#)

O-22-07 An Ordinance Relating to R-2A Multi-Family, Zero Lot Line Residence District

No Questions or Discussion.

P. [O-23-07 An Ordinance Relating to C-3 Business and Office District.](#)

O-23-07 An Ordinance Relating to C-3 Business and Office District

Discussion ensued on landscaping should be increased to 25-30%. CA/HRD Brandt explained landscaping is covered in Ordinance O-25-07.

Q. [O-24-07 An Ordinance Relating to Pole Signs.](#)

O-24-07 An Ordinance Relating to Pole Signs

Discussion ensued on type of materials should be used for pole signs.

Public Hearing Recessed

6:50 p.m - Recessed for Public Hearing

Reconvened

6:52 p.m. - Reconvened

R. [O-25-07 An Ordinance Relating to Site, Architectural, Landscaping and Lighting Plan Review.](#)

O-25-07 An Ordinance Relating to Site, Architectural, Landscaping and Lighting Plan Review

Discussion ensued on the type of construction material will be used in the lower 1/3 of the buildings.

Public Hearing Recessed

6:55 p.m - Recessed for Public Hearing

Reconvened

6:58 p.m. - Reconvened

S. [O-26-07 An Ordinance Relating to Monument Signs.](#)

O-26-07 An Ordinance Relating to Monument Signs

No Questions or Discussion.

T. [O-27-07 An Ordinance Relating to Traffic Visibility, Loading, Parking and Access.](#)

O-27-07 An Ordinance Relating to Traffic Visibility, Loading, Parking and Access

No Questions or Discussion.

U. [Accounts payable and payroll for 8/17/07-8/31/07 in the amount of \\$834,196.45.](#)

Accounts payable and payroll

Ck. #13916-GMN Consulting-\$380.00 -- vacation coverage for IT staff. Ck. #13944-Omini Assoc.-\$3,000.00 -
- real estate acquisition for Third Street project. Ck. #13957-Stafford Rosenbaum-continue service for SCA
Tissue tax-exempt status.

5. ADJOURNMENT

A. [Adjournment](#)

Moved by Alderman Michalkiewicz, seconded by Alderman Pack to move to adjourn at 7:00 pm

Motion Carried on Voice Vote

Motion Passed

Results:

Clerk

Respectfully submitted by Deborah a. Galeazzi Clerk