

MARCH 6, 2017 JOINT PROPERTY/PUBLIC WORKS COMMITTEE MEETING MINUTES

3 p.m. Council Chamber. Members present: A. Hraban, M. Hraban, B. Morgan. Others present: Al Christianson, K. Gorsegrner, A. Kenyon, D. Parker, J. Pohlman.

Call to Order:

Mr. M. Hraban called the Property meeting to order, and Mr. A. Hraban called the PW Committee meeting to order.

PROPERTY

Lot Sale:

It was reported that an abutting owner would like to buy a vacant City lot at 411 Sabin Ave. E. As with other lots the City has as a result of using CDBG funds to raze dwellings, it has to be sold to LMI buyers who plan to build a house on it (in 2 years) with the proceeds being recycled into an acquisition and razing account. NWRPC will contact the Division of Housing to request that City be allowed to sell these to any abutting owners with no requirement to build a house and place the proceeds into an account to be used for a future demo.

Cottonwood Log:

The cottonwood log display at the bottom of the Brooklyn Bridge really cuts short the usable veterans mural space at that location. The log could, perhaps, be moved closer to the river, but that would require a new slab, etc. Another option is to relocate the log somewhere in Memorial Park. The log's condition will be evaluated before any decisions are made.

Veterans Mural:

Another location for a veterans mural might be along the fence on the east side of the Memorial Park tennis courts. It appears about 100' of space could be available although it would be interrupted by two light poles and at least one tree. It might interfere a little bit with a motorist's view of the river, although the tennis court arguably already does so. It is a nice setting.

It was suggested that a mural just inside the fairgrounds fence could be considerably longer and highly visible.

Plow Museum:

It was noted that the property south of the plow museum is expected to become available soon as its owner has purchased a different house.

Ranger Station:

Those present were asked if they have had further thoughts over winter on the ranger station. Trim and o.h. doors on the concrete block garage were painted last year, but not much else was finished.

It was reported that WE Energies plans to shut off gas service at the ranger station as required when it hasn't been used in a decade.

Footbridge:

Mr. Morgan advocated spray priming the entire Falge Park footbridge, including a seal coat underneath, before the Fine Arts Center Gallery puts on the red exterior color. Mr. Morgan will talk with Mr. Hetchler about doing the priming.

City Hall:

A couple local contractors are expected to provide proposals soon to remodel City Hall, primarily for security reasons.

PUBLIC WORKS**Bucket Truck:**

The City's current bucket truck has a 1969 boom and bucket mounted on a 1984 chassis. Those present viewed information on a used bucket truck available at Rice, MN. It is recommended that Public Works employees be authorized to travel to Rice to view this truck and be authorized to advise that the City will buy it if they are satisfied with the unit.

Estimate:

Those present reviewed a cost estimate for the Phillips Ave. reconstruction project. At \$295,000, that will require most of the 2017 street construction budget. Audit results indicated that \$160,073 earmarked for street work remained unspent in 2016, which, if carried forward, should cover other planned work. It is expected that TIFD #8 monies can be applied to work on 1st St. and E. 2nd St., which also serve underutilized properties along nearby Worden Ave. Action should be taken to carry the 2016 balance forward.

E. 4th St. S.:

The estimated cost to mill and overlay E. 4th St. from Lindoo Ave. south to Phillips Ave. is \$75,000.

Borrowing Needs:

This item was added in case the cost of the Phillips Ave. project made it necessary to put off other planned work. Borrowing will not be necessary if the 2016 street work balance is carried forward as recommended above.

Special Assessments:

The City's practice has been to levy special assessments where new water or sanitary sewer mains are installed. These include completely new mains and mains installed to completely replace old ones (since W. 5th St. S. in 1982). Assessments have not been assessed where replacement has been of a single pipe or partial piece when deemed a one-time repair. Where to draw this line gets difficult though. A case involving curb and gutter replacement was considered.

Mr. Pohlman questioned installing sidewalk, curb and gutter in locations where there hasn't been any. He went on to say that with the costs of infrastructure continuing to increase, while overall property values seem to continue to decrease, levying assessments may amount to a property "taking".

Memo Review:

Those present reviewed a memo from Teresa Anderson of MSA wherein she recommends not including replacement of water main in W. 2nd St. as part of the Pederson Ave. reconstruction project as that will, at the least, require redoing the income survey. Different survey results could, perhaps, reduce the chances of receiving much needed grant assistance. Motion was made by A. Hraban, seconded by M. Hraban and carried by voice vote to recommend to the Council that it exclude the W. 2nd St. water main replacement from the current Pederson Ave. project.

Shop Electrical:

DPW Gorsegner displayed a burned out socket removed as part of ongoing electrical upgrades at the City Shop.

OCR Order:

Those present reviewed a draft report prepared by WisDOT in response to the Commissioner of Railroad's order that the City and WisDOT investigate the feasibility of painting in the median OCR has ordered be built of raised concrete when the Lake Ave. portion of U.S. 8 is rebuilt in 2020. The draft report concludes that such painted median is feasible and provides that WisDOT will paint it and sign it in 2017, but that the City will maintain it thereafter as part of the City's "connecting highway" jurisdiction. It is suggested that the City not "support" the draft report as such, but that it "acquiesce" to it being submitted and implemented.

Adjourn:

Upon motion by A. Hraban, which was seconded by Morgan and carried by voice vote the meeting adjourned at 4:20 p.m.

