



# City of Racine Meeting Minutes

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Public Works and Services Committee

*Chairman Ronald D. Hart, Vice Chair Pete Karas  
Alderman Robert Anderson, Alderman Raymond DeHahn, Alderman Jeff Coe*

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Tuesday, October 9, 2007

5:30 PM

City Hall, Room 301

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### Call To Order

*The meeting was called to order at 5:30.*

*Members Present: Ald. Ron Hart, 14th District, Chairman; Ald. Peter Karas, 9th District, Vice-Chairman; Ald. Robert Anderson, 2nd District; Ald. Ray DeHahn, 7th District; Ald. Jeff Coe, 1st District; Richard Jones, Commissioner of Public Works/City Engineer; Thomas Eeg, Asst. Commissioner of Public Works/Operations; Asst. Commissioner of Public Works/Engineering*

*Other Aldermen: Ald. Aron Wisneski*

*Staff: Scott Letteney; Ben Hughes*

*Others: Shirl Smith; Christa Hamann-Paul; Randy Curtin; Dan Oakes*

### Approval of Minutes for the September 25, 2007 Meeting.

*On a motion by Karas, seconded by DeHahn, the minutes were approved as printed.*

1. [07-1223](#) **Subject:** Communication from the Downtown Racine Corporation requesting permission to close city streets for the annual Holiday Parade on November 10, 2007.

**Recommendation:** Permission be granted to the Downtown Racine Corporation to close Main Street between State Street and Sixth Street, and Sixth Street between Main Street and City Hall, on Saturday, November 10, 2007, from 4:00 p.m. to 6:30 p.m., for their annual Downtown Holiday Parade on the following conditions:

- A. A hold harmless agreement be executed;
- B. A liability insurance certificate be filed prior to this event;
- C. Any overtime costs incurred by any City department be charged to the sponsor;
- D. Sponsor shall notify all abutting property occupants 72 hours in advance of the event.
- E. The sponsor shall be responsible for the signing of the necessary detours for the State Highway route.
- F. The sponsor shall pay a \$750 special event fee.

Further recommend that the Commissioner of Public Works/City Engineer and Chief of Police provide any necessary assistance, in the interest of public safety, to implement this event.

**Fiscal Note:** There will be nominal costs incurred on a regular shift basis to provide limited assistance to implement this event.

*Rick Jones read the request and noted this is an annual event approved in the past.*

*On a motion by Karas, seconded by Coe, the Committee approved the request.*

**Recommended For Approval**

2. [07-1192](#)

**Subject:** Communication from Shirl Smith, 2629 Washington Avenue, requesting an extension of time to complete sidewalk repairs.

**Recommendation:** That an extension of time to September 1, 2008 be granted to the property owner of 2629 Washington Avenue to complete sidewalk repairs with the following stipulations:

- A. A hold harmless agreement be executed;
- B. A certificate of liability insurance be filed with the City Attorney's office.
- B. A \$50.00 sidewalk extension fee be paid.

Further recommends that if the work is not completed by September 1, 2008, the City of Racine will proceed with the work.

**Fiscal Note:** Not applicable at this time.

*Shirl Smith requested an extension due to some extenuating circumstances.*

*On a motion by Karas, seconded by DeHahn, the Committee approved an extension until September 1, 2008.*

**Recommended For Approval**

3. [07-1195](#)

**Subject:** Communication from Landmark Credit Union requesting the vacation of city right-of-way at 3413 Rapids Drive.

**Recommendation:** Since public interest requires it, that the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

Parts of Lots 3 and 4 and all of Lots 5 and 6 of Block 5 in "FOX ESTATE SUBDIVISION NO. 2" being a subdivision of a part of the Northeast 1/4 and the Southeast 1/4 of Section 6, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

Further recommends that a preliminary resolution be introduced to the Common Council and referred to the City Plan Commission.

**Fiscal Note:** Not applicable.

*Christa Hamann-Paul appeared before the Committee and explained the project is to create a drive-thru access for the credit union. She noted City r-o-w would be needed to make the proposed improvement. Rick Jones stated he had no objections to the City vacating r-o-w for the project as it would not affect the road or future road improvement projects. He noted this item would have to be referred to the Planning Commission after approval.*

*On a motion by Karas, seconded by DeHahn, the Committee approved the request.*

**Recommended For Approval**

4. [07-1196](#)

**Subject:** Request from Midwest Professional to install a free-standing, electronic, monument sign over a water and sewer easement crossing their property at 1 Main Street (1 Main Centre).

The placement of the sign was approved by the Downtown Design Review Committee, upon compliance with certain conditions, under File # 07-1007.

**Also refer to Board of Waterworks and Board of Wastewater**

**Recommendation of the Public Works and Services Committee on 10-9-07:** The property owner of 1 Main Street be granted permission to install a free-standing, electronic monument sign over a water and sewer easement, as requested, with the following stipulations:

- A. A hold harmless agreement be executed, in accordance with State Statute 66.0425, Privileges in Streets.
- B. In the event of required repairs, the property owner gives permission to the City of Racine to disconnect electrical connections and to remove the sign for the performance of such work.
- C. Any damages caused to said sign shall be the responsibility of the abutting property owner.

Further recommends that the property owner be charged a \$50.00 fee to cover costs associated with filing this item with the Register of Deeds office.

**Fiscal Note:** There will be no cost to the City of Racine.

*Randy Curtin appeared before the Committee and requested an electronic sign be relocated. Rick noted that with the construction of State and Main, the sign's view is blocked and noted the location for it to be moved. He indicated the new location is near the area of a water and sewer easement across from the property at 1 Main Street. Rick*

*noted Keith Haas had no objection to moving the sign into the easement by the water main. The sign would have to be relocated with an electric disconnect and the ability of the Water Department to move the sign off the base if the water main needed maintenance or replacement. Racine Water and Wastewater indicated they would need a hold harmless for any damage occurring in moving the sign off the base.*

*On a motion by Karas, seconded by DeHahn, the Committee approved the installation of the sign at the new location.*

**Recommended For Approval**

5. [07-0611](#)

**Subject:** Communication from Sam Azarian Jr. wishing to discuss purchasing the Marquette Street municipal parking lot.

**Recommendation of the Public Works and Services Committee on 6-12-07, 7-10-07, 7-31-07, 8-14-07, 8-28-07, 9-11-07, 9-25-07 and 10-9-07:** Defer

**Recommendation of the Transit and Parking Commission on 5-30-07:** The Marquette Street municipal parking lot be sold to Sam Azarian Jr. for a cost of \$1 contingent upon the upgrade of fencing and landscape, and the separation of lighting circuits.

**Fiscal Note:** The sale will generate \$1 to the Parking System

**Recommendation of the City Plan Commission on 6-13-07:** That the proposed sale is not in conflict with adopted City plans and programs.

Further, that the sale be approved.

**Fiscal Note:** The sale price of the property will be determined by the Public Works and Services Committee.

*Rick requested the item be deferred.*

*On a motion by Karas, seconded by DeHahn, the Committee deferred the communication.*

**Deferred**

6. [07-0674](#)

**Subject:** Request from River Bend Lofts, LLC to acquire the air space property interest in the space over the Racine Street right-of-way, pursuant to Wis. Stat. 66.0915(4).

This request is for rights above and beyond those approved under Resolution 06-7197.

**Recommendation:** The Mayor and City Clerk be authorized and directed to enter into an Air Space Easement Agreement with River Bend Lofts LLC

for the construction and placement of balconies above the public right-of-way on Racine Street between 6th Street and 8th Street, as requested, in accordance with State Statute 66.0915(4), Air Rights.

Further recommends that the property owner be charged a \$50.00 fee to cover costs associated with filing this item with the Register of Deeds office.

**Fiscal Note:** There will be no cost to the City of Racine.

*Scott Letteney appeared before the Committee and noted that originally that a license to revoke air space rights was not accepted by River Bend Lofts. The City Attorney's Office used outside counsel to help create an air space easement agreement. This followed State statute closely and was written also with consideration of condominium law. He noted the easement is a fair representation of the statute and the responsibility has been assigned to the condo owners and not the developers. Essentially, the City is selling the easement, not leasing it. Scott noted the insurance requirements and the options associated with increasing those requirements in future years. He asked the air space agreement be approved.*

*On a motion by Karas, seconded by DeHahn, the Committee approved the request.*

**Recommended For Approval**

7. [07-0404](#)

**Subject:** Communication from the Alderman of the 2nd District wishing to discuss the rehabilitation of the brick pavement on College Avenue from DeKoven Avenue to 14th Street.

**Recommendation of the Public Works and Services Committee on 9-25-07:** The policy for reconstruction of streets with brick/concrete pavers be approved. The following requirements will be used for the construction or reconstruction of streets with brick/concrete pavers:

- A. Street must be in a recognized Historic District.
- B. Street is classified as a local street.
- C. Street must have been paved with paver bricks at some point in its history.
- D. That the residents abutting the street agree to pay the equivalent of the assessment charge for construction with concrete.
- E. That the city utilizes sewer revenue dollars to cover the difference in cost between the total cost of the project and the amount owed by assessments.

**Fiscal Note:** This policy will allow for the rehabilitation of brick streets, such as College Avenue, with the abutting residents paying their fair share without placing a burden upon the remaining city taxpayers. This policy will also allow the means to expanded the number of streets paved with pavers which will be an asset to those neighborhoods helping to maintain or increase property values.

**REFERRED BACK TO COMMITTEE BY COUNCIL ON 10-2-07.**

**Recommendation of the Public Works and Services Committee on  
10-9-07: Defer**

*Rick noted that at a future meeting he would have a map of all the asphalt pavements that are over brick streets. The amount of streets built this way is not that great. He distributed a map of historical areas in the City and portions of the Revenue Sharing Agreement, indicating what those funds can be used for.*

*On a motion by Karas, seconded by DeHahn, the Committee deferred the item.*

**Deferred**

8. [07-1144](#)

**Subject:** Communication from the Alderman of the 12th District requesting the installation of a new street light in the 700/800 block of Kentucky Street.

**Recommendation:** In accordance with Section 2-94 of the Municipal Code of the general ordinances of the City of Racine, the following street lighting changes be approved: Install one (1) 100-watt high-pressure sodium street in the 700/800 block of Kentucky Street.

**Fiscal Note:** The estimated installation cost of this lighting is \$200.00 for installation and the annual operating cost is \$130.00.

*John described the 700/800 block of Kentucky Street. Alderman Wisneski indicated at the last meeting the residents of this block were desirous of installing an additional street light south of the light located mid-block. John referred to a drawing showing an appropriate location for installing the light. He noted the amount of trees on the block and this location seemed to fit the request.*

*On a motion by Karas, seconded by DeHahn, the Committee approved the request.*

**Recommended For Approval**

9. [07-0876](#)

**Subject:** Communication from the Alderman of the 9th District wishing to draft a resolution to expand current recycling rules to include public and private events.

**Also refer to Board of Parks, Recreation and Cultural Services**

**Recommendation of the Board of Parks, Recreation and Cultural  
Services on 8-8-07 and 9-12-07: Defer**

**Fiscal Note:** N/A

**Recommendation of the Public Works & Services Committee on  
8-14-07, 8-28-07, 9-11-07 and 9-25-07: Defer**

**Recommendation of the Public Works & Services Committee on**

**10-9-07:** The communication be received and filed.

**Fiscal Note:** Not applicable.

**Recommendation of the Board of Parks, Recreation & Cultural**

**Services on 10-10-07:** that the communication be received and filed.

**Fiscal note:** N/A

*Alderman Karas and Rick Jones discussed the meeting that had taken place with the Park and Recreation Department regarding recycling practices. The best way to start this project would be to create a pilot project in certain areas to see how the public responds to using the recycle containers at these public locations. They would use some advertising funds in the recycling program to get this project started and notify the public of the availability. Rick asked that the item be received and filed and it would be handled administratively. A report on the progress could be presented to the Committee at a later date.*

*On a motion by Karas, seconded by DeHahn, the Committee received and filed the communication.*

**Recommended to be Received and Filed**

10. [07-1103](#)

**Subject:** Communication from the Alderman of the 9th District wishing to discuss the reconfiguration of the intersection of Grange Avenue, Washington Avenue and Wright Avenue.

**Recommendation:** Defer

*Ald. Karas stated he had not had a chance to speak with some of the property owners and requested the item be deferred.*

*On a motion by Karas, seconded by Anderson, the Committee deferred the communication.*

**Deferred**

11. [07-1162](#)

**Subject:** Communication from the Alderman of the 14th District requesting a street light in the 1400 block of Ostergaard Avenue.

**Recommendation:** The communication be received and filed.

**Fiscal Note:** Not applicable.

*John went over the lighting layout and noted street lights were located at the end of Ostergaard Avenue at both intersections of this short block. He did not feel additional lighting was warranted because of the close spacing of the intersections and the amount of light already provided.*

*On a motion by Karas, seconded by Anderson, the Committee received and filed the*

*communication.*

**Recommended to be Received and Filed**

12. [07-0812](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting a final payment request on Contract 8-07 (K7-008), 2007 Parking Ramp Maintenance, RAM Building Restoration & Waterproofing LLC, contractor.

**Recommendation:** The work done by RAM Building Restoration & Waterproofing, LLC, under Contract 8-07 (K7-00819), 2007 Parking Ramp Maintenance, be accepted and final payment authorized for a total contract amount of \$154,185.00, from funds heretofore appropriated.

**Fiscal Note:** This contract was approved by Resolution 07-0074, dated February 21, 2007.

*Tom Eeg explained the contractor has satisfactorily completed the work and is requesting final payment in the amount of \$154,185.*

*On a motion by Karas, seconded by DeHahn, the Committee accepted the work and authorized final payment.*

**Recommended For Approval**

13. [07-1193](#) **Subject:** Resolution No. 07-0420, of September 18, 2007, relating to street improvements.

**Recommendation:** Defer

*Rick noted this item had been deferred and he is awaiting a response from the Village of Mt. Pleasant regarding delaying the Oakes Road project. He has received no communication from Mt. Pleasant to date. Dan Oakes appeared before the Committee and asked to meet with the Commissioner of Public Works and Racine County to see if they would be interested in funding a portion of the project.*

*On a motion by Coe, seconded by DeHahn, the Committee deferred the communication.*

**Deferred**

14. [07-1245](#) **Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Operations submitting Change Order No. 3 to Contract 1-07 (K7-001), City Hall Renovations - Phase I, Seater Construction Co., Inc., contractor.

**Recommendation:** That Change Order No. 3 to Contract 1-07 (K7-001), City Hall Renovations - Phase I, Seater Construction Co., Inc., contractor, as submitted, be approved in the amount of \$1,738.00.

Further recommends that funding to defray the cost of this change order be appropriated from Account 986.100.5010, City Hall Facility Plan



Implementation.

**Fiscal Note:** Funds are available as herein delineated.

*Tom Eeg explained the change order is for additional work required for the City Hall renovations. It is in the amount of \$12,149 and funding is available.*

*On a motion by DeHahn, seconded by Coe, the Committee approved the change order.*

**Recommended For Approval**

15. [07-1246](#)

**Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Operations submitting Change Order No. 4 to Contract 46-06 (K6-049), City Hall Data Center Improvements, Ricchio, Inc., contractor.

**Recommendation:** Change Order No. 4 on Contract 46-06 (K6-049), City Hall Data Center Improvements, Ricchio, Inc., contractor, as submitted, be approved in the amount of \$6,598.00.

Further recommends that funding to defray the cost of this change order be appropriated from Account 987.100.5030, City Hall-IS Computer Room HVAC.

**Fiscal Note:** Funds are available as herein delineated.

*Tom Eeg explained the change order is for additional work required for the data center. It is in the amount of \$6,598 and funding is available.*

*On a motion by DeHahn, seconded by Coe, the Committee approved the change order.*

**Recommended For Approval**

16. [07-1238](#)

**Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting Change Order No. 6 on Contract 24-06 (K6-025), Concrete Street Reconstruction and Paving, Milwaukee General Construction Company, contractor.

**Recommendation:** That Change Order No. 6 on Contract 24-06 (K6-025), Concrete Street Reconstruction and Paving, Milwaukee General Construction Company, contractor, as submitted, be approved in the credit amount of \$23,620.00.

**Fiscal Note:** Change Order No. 6 will result in a decrease in the contract price.

*John Rooney explained the change order is for the credit amount of \$23,620 for granular backfill.*

*On a motion by DeHahn, seconded by Coe, the Committee approved the change order.*

**Recommended For Approval**

17. [07-1234](#) **Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting Change Order No. 1 on Contract 17-07 (K7-020), 2007 Sidewalk Construction, Phase I, D.C. Burbach, Inc., contractor.

**Recommendation:** That Change Order No. 1 on Contract 17-07 (K7-020), 2007 Sidewalk Construction, Phase 1, D.C. Burbach, Inc., contractor, as submitted, be approved in the credit amount of \$5,099.05.

**Fiscal Note:** Change Order No. 1 will result in a decrease in the contract price.

*John Rooney explained the change order is in the credit amount of \$5,099.05 and rectifies the contract quantities.*

*On a motion by DeHahn, seconded by Coe, the Committee approved the change order.*

**Recommended For Approval**

18. [07-1189](#) **Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting Change Order No. 1 on Contract 25-07 (K7-029), 2007 Concrete Street Reconstruction, LaLonde Contractors, Inc., contractor.

**Recommendation:** Change Order No. 1 on Contract 25-07 (K7-029), 2007 Concrete Street Reconstruction, LaLonde Contractors, Inc., contractor, as submitted, be approved in the amount of \$255,514.31.

Further recommends that funding to defray the cost of this change order be appropriated from the following accounts:

\$201,402.53 - Account 987.908.5020, Conc. Pvmt. Repl. Misc. Locations  
\$ 19,483.54 - Account 104.987.5420, Storm Sewers, Misc. Locations  
\$ 25,820.80 - Account 987.907.5310, Sanitary Sewer Construction  
\$ 1,227.44 - Account 987.590.5010, Replace City Circuits  
\$ 7,580.00 - Wastewater Utility  
\$255,514.31 - Total

**Fiscal Note:** Funds are available as herein delineated.

*John Rooney explained the change order is in the amount \$255,514.31 and is for additional work found to be needed during construction. He noted the change order is largely due to poor soils on Grand Avenue and 16th Street. He noted the amount of material that had to be under cut and new material brought in to bring those roads up to subgrade elevation. He also noted the cost of bringing in fabric material to cover a gas main for the entire length of 16th Street and some cost is being charged to the Water & Wastewater Utility. The remobilization fee is to be charged to the Wastewater Utility for*

*the contractor to come back and build the gap on Grove that was left out for the construction of the Wastewater project in that area.*

*On a motion by DeHahn, seconded by Coe, the Committee approved the change order.*

**Recommended For Approval**

19.     [07-1239](#)     **Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting a request for reduction in retainage on Contract 39-06 (K6-041), Pritchard/Reservoir Park Pond Retrofit, K & L Construction, Inc., contractor.

**Recommendation:** Defer

*John Rooney noted the contractor just completed bringing in some organic material to facilitate some growth on the projects. It has been tilled in with the existing topsoil, along with a winter wheat. He needs to determine the level of effort in the spring to plant fescue grass, and until that amount of effort is quantified, he could not reduce the retainage to cover that amount. He asked that the item be deferred.*

*On a motion by Coe, seconded by DeHahn, the Committee deferred the communication.*

**Deferred**

**Miscellaneous Business**

**Adjournment**

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of Public Works at 262.636.9121 at least 48 hours prior to this meeting.**