



City of Racine
Meeting Minutes - Draft
Public Works and Services
Committee

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

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

Tuesday, November 13, 2007

5:30 PM

City Hall, Room 301

Call To Order

The meeting was called to order at 5:30 p.m.

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; Tom Eeg, Asst. Commissioner/Operations; John Rooney, Asst. Commissioner/Engineering

Staff: Brian O'Connell, City Development

Others: James Mauer; Peter Mauer; Jan Roland; Steve Tajnai

Approval of Minutes for the October 30, 2007 Meeting.

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

1. [07-1253](#) **Subject:** Communication from the Commissioner of Public Works/City Engineer regarding the lease agreement with James J. Mauer for use of river frontage at the terminus of Superior Street at the Root River.

Recommendation: The Mayor and City Clerk be authorized and directed to enter into a lease agreement with Peter R. Mauer for use of 60 lineal feet of river frontage at the terminus of Superior Street at the Root River, including the right-of-way to the south line of Liberty Street excepting that portion which is utilized by CNH, Inc. as a driveway entrance, for a three-year period from January 1, 2008 to December 31, 2010 subject to the terms and conditions contained in the lease agreement dated April 14, 2000, except that the yearly annual rental shall be increased by 3% per year beginning with a rental rate due in January 2008 of \$728.85.

Fiscal Note: This agreement will result in approximately \$2,250.00 in revenue to the City of Racine over the three-year period.

James and Peter Mauer appeared before the Committee and requested their lease agreement be extended. Rick noted he had no objection and stated the area is used to launch charter boats. A three year lease would be appropriate with a 3% increase per year.

On a motion by Karas, seconded by DeHahn, the Committee approved the extension and authorized the Mayor and City Clerk to enter into the agreement.

Recommended For Approval

2. [07-1377](#) **Subject:** Communication from Nora Grosse of Racine Habitat for Humanity that the City ask Racine County to transfer a small piece of nonbuildable property to the City to provide off-street parking for the home at 1124-12th Street.

Recommendation of the Public Works and Services Committee on 11/13/07: Defer

Recommendation of City Plan Commission on 11-14-07: That the land transfer is consistent with City plans and programs.

Further, that the transfer be approved.

Fiscal Note: N/A

Jan Roland appeared before the Committee and asked the City to ask the County to transfer a small piece of non-buildable property near 1124 12th Street. There was some confusion as to the exact portion of property to be transferred. Rick suggested the item be deferred while Brian O'Connell investigates the legal description and provide a more accurate description to the Committee.

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

Deferred

3. [07-0611](#) **Subject:** Communication from Sam Azarian Jr. wishing to discuss purchasing the Marquette Street municipal parking lot.

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.

Recommendation of the Public Works and Services Committee on 11/13/07: The Mayor and City Clerk be authorized and directed to enter

into a lease agreement with Sam Azarian, Jr., for the municipal parking lot located on Marquette Street just North of State Street, with the following stipulations:

- A. The term of the lease shall be for 20 years beginning January 1, 2008.
- B. Either party may cancel this lease agreement after providing a 6 month written notice.
- C. The Lessee shall provide all day-to-day maintenance including snow removal, litter control and grass cutting.
- D. The rental rate shall be equivalent to \$1.00 per year plus the stormwater fee which is assigned to this property.
- E. Any capital improvements which are to be made to this property shall first be approved by the City of Racine.
- F. If the City cancels the lease agreement prior to the 20 year term, the City agrees to pay to the lessee the cost of any capital improvements minus depreciation.
- G. If the lease goes full term, the City shall not be responsible to pay any compensation to the lessee for any capital improvements.

Fiscal Note: This lease will relieve the City of Racine of maintenance responsibilities for this parking lot and will result in yearly revenues to the Parking System equal to the stormwater fee plus \$1.00.

Rick informed the Committee of the history of the disposition of the property from the original discussions and a policy was created for the sale of properties. It was then noted by Ald. Hart that a lease agreement would be more appropriate in this instance. Rick noted the proper term of the lease could be 20 years with an escape clause for the City for a six month period, in which they could request use of the property back. The agreement would have to notify the City if the lessee was going to make any improvements and wanted any compensation for said improvements if the property reverted back to the City. It was agreed to lease the property for \$1 per year, plus the cost of stormwater fees for that parcel. Steve Tajnai appeared before the Committee and indicated that would be acceptable.

On a motion by Karas, seconded by DeHahn, the Committee approved the lease and authorized the Mayor and City Clerk to enter into the agreement.

Recommended For Approval

4. [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, 10-30-07 and 11-13-07: Defer

Rick noted the Mayor could not attend the meeting and requested the item be deferred.

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

Deferred

5. [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 indicated there was consensus of the businesses near the intersection to close the area up. There is a need for additional parking and to eliminate some of the confusion at the intersection. Rick noted, since the intersection involves a connecting highway, the appropriate action would be to have a consultant design any modifications to meet the Wisconsin DOT requirements. John suggested contacting the consulting firm of Clark Dietz to get an estimate for alternative geometries for the intersection and perhaps another estimate for design services to see how much it would cost to fund the engineering work. Rick noted, once the estimates were in, the City, if they elected to move forward, could appropriate the funds in the budget to hire a designer to proceed with the improvement project. Rick requested the item be deferred until January while the Assistant Commissioner/Engineering contacts Clark Dietz for some estimates for the work.

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

Deferred

6. [07-1393](#) **Subject:** Communication from the Alderman of the 9th District submitting

revisions to the sign ordinance.

Recommendation: The communication be referred to the City Plan Commission.

Fiscal Note: Not applicable.

Rick noted this item should have been to the Plan Commission because it relates to a sign ordinance.

On a motion by Karas, seconded by DeHahn, the Committee referred this to the Plan Commission.

Recommended For Further Consideration

7. [07-1333](#) **Subject:** Communication from the Alderman of the 2nd District requesting additional street lighting at the intersection of 16th and Clark.

Recommendation: Defer

Alderman Anderson asked a study be conducted to determine if there is adequate lighting at this location. Rooney requested the item be deferred so the technicians can assess the situation and report back to the Committee.

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

Deferred

8. [07-1406](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer requesting that the City Attorney's office be authorized to obtain easements for the sanitary sewer located in the vicinity of Michigan Boulevard, Chatham Street and Lakecrest Drive.

Recommendation: The City Attorney be authorized and directed to take the necessary steps to acquire easements for the installation of a sanitary sewer at the following locations:

3329 N. Main Street.	3345 N. Main Street
3351 N. Main Street	3407 N. Main Street
3411 N. Main Street	3417 N. Main Street
3429 N. Main Street	3329 Chatham Street
3338 Chatham Street	3340 Chatham Street
3345 Chatham Street	3401 Chatham Street
3412 Chatham Street	3419 Chatham Street
3422 Chatham Street	3429 Chatham Street
3430 Chatham Street	205 Lakecrest Drive
215 Lakecrest Drive	300 Lakecrest Drive
301 Lakecrest Drive	320 Lakecrest Drive
321 Lakecrest Drive	3330 Michigan Blvd.

3340 Michigan Blvd. 3348 Michigan Blvd.
3400 Michigan Blvd. 3414 Michigan Blvd.
3430 Michigan Blvd.

Fiscal Note: Not applicable at this time.

Rick noted sanitary sewers existed along the back property lines in the vicinity of the three streets. These sewers were installed, but not easement has ever been recorded for the sanitary sewers. Easements were drawn up in 1975, however, no signatures by property owners were ever received and they were never recorded at the Register of Deeds. The need for the easements was prompted by a request to do a garage extension, and that's how it came to the attention of the Building Department that a sanitary sewer existed in that location. Rick asked the Committee to authorize the City Attorney to take the necessary steps to acquire easements for the 29 properties affected by the sanitary sewers.

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

Recommended For Approval

9. [07-1348](#) **Subject:** Communication from the Commissioner of Public Works submitting a request for final payment on Contract 61-03 (K3-074), Professional Services - City Hall Windows, Engberg Anderson Design Partnership, Inc., consultant.

Recommendation: The professional services provided by Engberg Anderson Design Partnership, Inc., under Contract 61-03 (K3-074), Professional Services - City Hall Windows, be accepted and final payment authorized for a total contract amount of \$43,091.43, from funds heretofore appropriated.

Fiscal Note: Contract was authorized under Resolution No. 5545, dated October 7, 2003.

Tom Eeg explained the contractor has satisfactorily completed the work and is requesting final payment in the amount of \$43,091.43.

On a motion by Karas, seconded by DeHahn, the Committee approved final payment.

Recommended For Approval

10. [07-1349](#) **Subject:** Communication from the Commissioner of Public Works submitting a request for final payment on Contract 1-05 (K5-001), Professional Services - 2005 Ramp Improvements, HNTB, consultant.

Recommendation: The professional services provided by HNTB, under Contract 1-05 (K5-001), Professional Services - 2005 Ramp Improvements, be accepted and final payment authorized for a total contract amount of \$59,990.93, from funds heretofore appropriated.

Fiscal Note: Contract was authorized under Resolution No. 6284, dated December 7, 2004.

Tom Eeg explained the consultant has satisfactorily completed the work and is requesting final payment in the amount of \$59,990.93.

On a motion by Karas, seconded by DeHahn, the Committee approved final payment.

Recommended For Approval

11. [07-1350](#) **Subject:** Communication from the Commissioner of Public Works submitting a request for final payment on Contract 33-06 (K6-035), Professional Services - 2006 Major Ramp Maintenance, HNTB, consultant.

Recommendation: Defer

Tom requested the item be deferred.

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

Deferred

12. [07-1379](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting a request for final payment on Contract 39-06 (K6-041), Pritchard/Reservoir Park Pond Retrofit, K & L Construction, Inc., contractor.

Recommendation: The work of K&L Construction, Inc., under Contract 39-06 (K6-041), Pritchard/Reservoir Park Pond Retrofit, be accepted and final payment authorized for a total contract amount of \$554,704.38, from funds heretofore appropriated.

Fiscal Note: Contract was authorized under Resolution No. 06-7200 of September 5, 2006.

John explained the contractor has satisfactorily completed the work and is requesting final payment in the amount of \$554,704.38. The contractor has planted the winter wheat at these parks. The appropriate action is to final this contract and either get another contractor or the Parks Department to come in the spring and plant the fescue grass.

On a motion by Karas, seconded by DeHahn, the Committee approved final payment.

Recommended For Approval

13. [07-1190](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting a request for final payment on Contract 28-07 (K7-032), Street Paving, Mann Brothers, Inc., contractor.

Recommendation: Defer

John requested the item be deferred as the contractor has not agreed upon final quantities.

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

Deferred

14. [07-1370](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting Amendment No. 1 to Contract 33-07 (K7-037), Professional Services - Design Photovoltaic Electrical Generating System, Earth Tech, Inc., consultant.

Recommendation: Defer

Rick requested the item be deferred because they are still negotiating the amendment.

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

Deferred

15. [07-1378](#) **Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting an easement for traffic signal and street lighting at the intersection of 18th Street and S. Memorial Drive.

Recommendation: The City Attorney be authorized and directed to take the necessary steps to acquire an easement from Modine Manufacturing, Inc., for the future installation of traffic signals at the intersection of 18th Street and S. Memorial Drive.

Fiscal Note: Not applicable at this time.

John noted an easement is needed for future traffic signal and street lighting at the intersection of 18th Street and S. Memorial Drive. The easement is needed on the Modine property, which is the entrance to their facility off S. Memorial Drive. He noted this entrance is located across from the new 18th Street built for the Southside Industrial Park. The future traffic signal conduits were put in, in the event traffic generation from the park created a demand for signals. He noted, however, during construction, there was no place to put the conduit in the existing r-o-w and the easement is required. Modine approved the installation prior to the easement being filed. He asked the City Attorney be authorized to take the necessary steps to acquire the easement.

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

Recommended For Approval

16. [07-1386](#) **Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting Amendment No. 3 to the Three- Party Agreement on State Contract #2703-03-05, Ohio Street - 16th Street to 21st Street, Clark-Dietz, Inc., consultant.

Recommendation: That Amendment No. 3 to State Contract ID: 2703-03-05, Ohio Street from 16th Street to 21st Street, Clark Dietz, Inc., consultant, be approved in the amount of \$44,706.29, with the City's share

being \$8,941.26.

Further recommend that funding to defray the cost of the City's share of these professional services be appropriated from the following accounts;

\$5,518.70 - Account 986.600.5010, Traffic Signal Replacements

\$3,422.56 - Account 987.908.5020, Concrete Pavement Replacement

\$8,941.26

Fiscal Note: Funds are available as herein delineated.

John presented the amendment and noted it is in the amount of \$44,706.29 with the City's share being 20% or \$8,941.26. The amendment is for additional traffic signal work, temporary traffic signal work during construction and temporary street lighting design for construction, additional real estate and utility coordination work with WE Energies. Rick noted the cost of the amendment is negotiated by the Wisconsin DOT Local Program Manager.

On a motion by Karas, seconded by DeHahn, the Committee approved the amendment and authorized the Mayor and City Clerk to enter into the agreement.

Recommended For Approval

17. [07-1395](#)

Subject: Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting Amendment No. 4 to the Underground Locating Services Agreement, SM&P Utility Resources, contractor.

Recommendation: Defer

John requested the item be deferred because we are waiting for the amendment from SM&P. There would be a slight increase for the price for locates.

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

Deferred

18. [07-1394](#)

Subject: Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering requesting to amend Res. 07-0365 relating to Contract 40-06 (K6-042), Professional Services - Marino Park/State Street Storm Sewer, Earth Tech, Inc.

Recommendation: That Resolution No. 07-0365, dated August 6, 2007, be rescinded.

Further recommend that Amendment No. 3 to Contract 40-06 (K6-042), Professional Services - Marino Park/State Street Storm Sewer, Earth Tech, Inc., consultant, as submitted, be approved in the amount of \$13,500.00.

Further recommends that funding to defray the cost of these professional services be appropriated from Account 101.130.5610, Professional Services.

Fiscal Note: Funds are available as herein delineated.

John asked for the resolution be amended to reflect the correct amount. He noted the funding memo was correct but it was reported out incorrectly to the Common Council. He noted it was a clerical error and needed to be fixed. The appropriate amount of the amendment was \$13,500 and inappropriately reported out at \$8,100.

On a motion by Karas, seconded by DeHahn, the Committee approved amending the resolution.

Recommended For Approval

Miscellaneous Business

Rick noted the Village of Mt. Pleasant has authorized sidewalk extensions on their portion of Oakes Road north of 16th Street and south of 21st Street. The sidewalk extensions would be taken on by Mt. Pleasant and they have requested the City install sidewalks on our portion of the Oakes Road project as well. Sidewalks are an assessable cost and a public hearing would have to be held. If this was to move forward, he would notify the Committee if a preliminary resolution would have to be submitted for a public hearing at that time. This is informational only and no action is needed at this time.

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.