



City of Racine Meeting Minutes

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, September 11, 2007

5:30 PM

City Hall, Room 205

PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR STREET IMPROVEMENTS

September 11, 2007

5:30 P.M.

Room 205, Council Chambers

PUBLIC WORKS AND SERVICES COMMITTEE AGENDA

6:00 p.m.

Call To Order

The meeting was called to order at 6:48 by Ald. Hart.

Members Present: Ald. Ron Hart, 14th District, Chairman; Ald. Robert Anderson, 2nd District; Ald. Ray DeHahn, 7th District; Ald. Jeff Coe, 1st District; John Rooney, Asst. Commissioner/Engineering

Others: Ald. Greg Holding, 11th District

Others: Devin Sutherland

Approval of Minutes for the August 28, 2007 Meeting.

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

1. [07-1082](#) **Subject:** Communication from the Downtown Racine Corporation requesting to close portions of Main Street and Sixth Street for the 5th Annual Party on the Pavement on Saturday, October 6, 2007, from 12:00 p.m. to 7:00 p.m.

Recommendation: Permission be granted to the Downtown Racine Corporation to close Main Street from State Street to 7th Street and Sixth Street from Main Street and Grand Avenue, on Saturday, October 6, 2007, from 7:00 a.m. to 10:00 p.m., for the 5th annual "Party on the Pavement" event.

Further recommends that permission be granted with the following

stipulations:

- A. A hold harmless agreement be executed;
- B. Proof of liability insurance 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; and
- F. The sponsor shall pay a special event fee of \$700.00.

Further recommends that the Commissioner of Public Works/City Engineer and Chief of Police provide limited 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.

Devin Sutherland appeared before the Committee and explained the request. Rooney noted this has been approved in the past in accordance with the usual stipulation. The Transit Planner has no objections to the request.

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

Recommended For Approval

2. [07-1040](#)

Subject: Communication from James Jackson, 2501 Douglas Avenue, requesting permission to hang flags over the public right-of-way.

Recommendation: The property owner of 2501 Douglas Avenue be granted permission to hang projecting flags over city right-of-way, as requested, with the stipulation that a hold harmless agreement be executed, in accordance with State Statute 66.0425, Privileges in Streets.

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

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

Rooney read a letter from the Chief Building Inspector indicating he had no objections to the installation.

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

Recommended For Approval

3. [07-1049](#) **Subject:** Communication from Eddie Johnson, 2821 Norwood Drive, requesting additional street lighting on Norwood Drive.
- John requested this item be deferred since Mr. Johnson could not appear before the Committee.*

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

Deferred

4. [07-1083](#) **Subject:** Communication from St. Paul Missionary Baptist Church requesting an extension of time to replace sidewalk in the 800 and 900 blocks of Carroll Street.

Recommendation: That an extension of time to September 1, 2008 be given to the property owner of 815, 819, 821, 823, 825, 829, 831, 835, 915 and 930 Carroll Street to complete sidewalk repairs with the following stipulations:

- A. A hold harmless agreement be executed;
- B. A certificate of liability be filed with the City Attorney's office.
- B. A \$250.00 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.

Rooney read the communication and noted this type of extension has been given in the past. He recommended an extension be given until September 1, 2008, and sidewalk repairs be completed by that time.

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

Recommended For Approval

5. [07-1102](#) **Subject:** Communication from the Alderman of the 9th District regarding damage caused by construction in the alley bounded by 15th Street, Flett Avenue and Grange Avenue.

John requested this item be deferred.

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

Deferred

6. [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.

John requested this item be deferred.

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

Deferred

7. [07-1069](#) **Subject:** Communication from the Alderman of the 12th District regarding sewer problems in the 100 block of Virginia Street during heavy rains.

Also refer to the Water and Wastewater Commission

Recommendation of the Wastewater Commission on 8-28-07:

Receive and File

Recommendation of the Public Works and Services Commission on 8-28-07 and 9-11-07: Defer

John requested this item be deferred.

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

Deferred

8. [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.

John requested this item be deferred.

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

Deferred

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 and 9-11-07: Defer

John requested this item be deferred.

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

Deferred

10. [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.

John requested this item be deferred.

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

Deferred

11. [07-0776](#) **Subject:** Communication from the Commissioner of Public Works/City Engineer submitting a request for the City to develop a policy regarding the sale of City owned properties.

Recommendation: The City of Racine adopt the following policy for the sale of excess city property:

POLICY REGARDING THE SALE OF CITY OWNED PROPERTY

The sale of City owned property should be done through a process which is in the best long term interest of the taxpayer and which is conducted in a fair and consistent manner.

Therefore, the following guidelines should be followed whenever City owned property is to be sold.

1. That the parcel of land is declared excess land by the Common Council.
2. That a "Notice of Sale" be published in the official newspaper stipulating the last date by which offers will be accepted.
3. That the City Assessor provide an estimate of fair market value.
4. That all sales are as is. All environmental studies are paid for by the prospective purchaser of the land.
5. That the actual sale price be no less than the City Assessor's estimate of fair market value, or the highest value if multiple proposals are received, unless purchaser agrees to invest dollars to improve the property. Such improvements may include demolition of existing structures, environmental remediation, provision of utilities, landscaping, storm water management, etc., as well as the construction of new buildings on the property.

6. Purchaser agrees to submit a plan for the property which details use, improvements, and a schedule for such improvements.
7. For each amount equal to the purchase price which is proposed to be invested in the improvements to the property or the total development, the sale price may be discounted by 1%.
8. City of Racine maintains the right to repurchase the property for the price paid by the purchaser if purchaser fails to begin development of the property as proposed within 12 months of closing date.
9. City of Racine maintains the right of first option to repurchase the property for the price paid plus the cost of any improvements if purchaser ever sells the property.
10. City of Racine maintains the right to repurchase the property for the price paid plus the cost of any improvements if purchaser fails to complete development within three years of closing date.
11. The sale of City owned property must be approved by a standing committee of the Common Council which shall set or agree to the sale price.
12. All proposed property sales shall then be referred to the City Plan Commission to determine if the proposed sale is in conformity with formally adopted City plans.

Fiscal Note: Not applicable.

Rooney read the policy for the sale of City owned property. The Committee agreed to all the items in the policy and made an addition. Alderman DeHahn asked that the City of Racine maintains the right of first option to re-purchase the property for the price paid, plus the cost of any improvement if purchaser ever sells the property.

On a motion by Coe, seconded by DeHahn, the Committee approved the policy.

Recommended For Approval

12. [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 and 9-11-07: 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.

John requested the item be deferred.

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

Deferred

13. [07-1128](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting bid results on Contract 51-07 (K7-059), State Street Bridge Sidewalk Replacement.

John requested this item be deferred.

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

Deferred

14. [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.

John requested the item be deferred.

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

Deferred

15. [07-1129](#) **Subject:** Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting Change Order No. 1 on Contract 10-07 (K7-010), Gaslight Drive Renovations, Cornerstone Pavers, LLC, contractor.

Recommendation: Change Order No. 1 on Contract 10-07 (K7-010), Gaslight Drive Renovations, Cornerstone Pavers, LLC, contractor, as submitted, be approved in the credit amount of \$3,900.00.

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

John explained the change order is to reduce the contract price for liquidated damages. He noted the number of days the contractor was late on substantial completion and the

appropriate charge per day was applied, which resulted in the decrease of the contract price.

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

Recommended For Approval

16. [07-1130](#)

Subject: Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting a request for Change Order No. 1 on Contract 12-07 (K7-012), 2007 Asphalt Paving, C.D.B.G., Payne & Dolan, Inc., contractor.

Recommendation: Change Order No. 1 on Contract 12-07 (K7-012), 2007 Asphalt Paving, C.D.B.G., Payne & Dolan, Inc., contractor, as submitted, be approved in the credit amount of \$3,900.00.

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

John explained the change order is to reduce the contract price for liquidated damages. He noted the number of days the contractor was late on substantial completion and the appropriate charge per day was applied, which resulted in the decrease to the contract price.

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

Recommended For Approval

17. [07-1131](#)

Subject: Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting a request for Change Order No. 2 to Contract 20-07 (K7-023), Local Road Improvement Program, Cornerstone Pavers, LLC, contractor.

Recommendation: Change Order No. 2 on Contract 20-07 (K7-023), Local Road Improvement Program, Cornerstone Pavers, LLC, contractor, as submitted, be approved in the credit amount of \$10,800.00.

Fiscal Note: Change Order No. 2 will result in a decrease in the contract price.

John explained the change order is to reduce the contract price for liquidated damages. He noted the number of days the contractor was late on substantial completion and the appropriate charge per day was applied, which resulted in the decrease to the contract price.

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

Recommended For Approval

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.