



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*

Tuesday, June 12, 2007

5:30 PM

City Hall, Room 205

PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR STREET IMPROVEMENTS

June 12, 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 6:00 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, Richard Jones, Commissioner of Public Works, Tom Eeg, Asst. Commissioner/Operations, John Rooney, Asst. Commissioner/Engineering

Excused: Ald. Jeff Coe, 1st District

Other Aldermen: Ald. Gregory Holding, 11th District

Staff: Bill Miller, DPW; Helen Fowler, Engineering; Brian O'Connell, City Development

Others: Rita Flores

Approval of Minutes for the May 29, 2007 Meeting.

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

1. [07-0656](#) **Subject:** Communication from the West Racine Business and Professional Association requesting permission to use public right-of-way for the Western Days parade on Saturday, July 21, 2007.

Recommendation: That permission be granted to the West Racine Business and Professional Association to close the following streets:

Washington Avenue (STH "20") between West Lawn Avenue and West Boulevard on Saturday, July 21, 2007, from 12:00 p.m. to 2:00 p.m. for the annual Western Day Parade, and Hayes Avenue, from Washington Avenue south to Infusino's driveway, for stationing the Stage on Wheels during Western Day, to be held Thursday, Friday, and Saturday, July 19, 20 and 21, 2007.

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 the event;
- C. Any overtime costs incurred by any City department be charged to the sponsor;
- D. The sponsor shall notify all abutting property owners seventy-two (72) hours in advance of this event;
- E. The sponsor shall pay a \$550.00 special event fee.

FURTHER RESOLVED, 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.

Rick described the event and indicated this is an annual event and approval has been given in the past. He noted the \$550 fee and usual stipulations.

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

Recommended For Approval

2. [07-0684](#) **Subject:** Communication from the Event Chairperson for the Senor de Tlacolula Celebration requesting permission to close city right-of-way on Saturday, September 8, 2007 for a procession.

Recommendation: Defer

Rita Flores from Cristo Rey parish appeared before the Committee and described the route for the event. Rick noted the Causeway closure needs to be approved by Racine County, as it is the only access in and out of the marina. He explained an alternative route to the south from Pershing Drive to 6th Street to Festival Hall and asked for consideration or approval be received by Racine County first.

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

Deferred

3. [07-0705](#) **Subject:** Communication from Sean Dunk, 1436 Summit Avenue, requesting interest in purchasing adjoining property owned by the City of

Racine.

Recommendation of the Public Works and Services Committee on 6-12-07: Defer

Recommendation of the City Plan Commission on 6-13-07: That the communication be received and filed because the property is public right-of-way and not a sellable parcel, and that Mr. Dunk request the vacation of the public right-of-way instead.

Fiscal Note: N/A

Sean Dunk appeared before the Committee and Brian O'Connell noted this item is before the Plan Commission. A water main exists in the alley and at a minimum, the Water Utility would probably require an easement over the water main. Rick requested the item be deferred while the staff researches the water main.

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

Deferred

4. [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: Defer

Rick noted the City Attorney requested the item be deferred. Either the ten day notice to remove the balconies would have to be revised or the possibility of looking at air rights or leasing them air rights would have to be explored. He cited a City of Milwaukee example.

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

Deferred

5. [07-0517](#)

Subject: To create an ordinance requiring occupancy permits for rental properties.

Recommendation: Defer

Alderman Hart explained that Alderman Holding requested this item be deferred.

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

Deferred

6. [07-0628](#)

Subject: Communication from the Commissioner of Public Works/City Engineer recommending that new sidewalk be installed at 2908 Indiana

Street and the costs charged to the abutting property owner in accordance with City policy.

Recommendation: That consideration be given to the construction of a sidewalk at 2908 Indiana Street and that a preliminary resolution be introduced.

Fiscal Note: The cost of this sidewalk would be assessed to the abutting property owner.

Rick noted he had received complaints from the alderman of the district indicating 2908 Indiana lacked sidewalks. The sidewalks in the area are continuous and sidewalks should be installed at this location. He requested a preliminary resolution be introduced for public hearing for the sidewalk installation.

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

Recommended For Approval

7. [07-0736](#)

Subject: Resolution 07-0246 of June 5, 2007 relating to street improvements.

Recommendation: Resolution No. 07-0246, of June 5, 2007, be amended to delete:

PORTLAND CEMENT CONCRETE PAVING

Alley - Shoreland Drive to South Street; Charles Street to Sixth Avenue
Alley - Shoreland Drive to North Street; Charles Street to Eighth Avenue.
Alley - Shoreland Drive to South Street; Charles Street to Eighth Avenue.
Alley - Shoreland Drive to North Street; Ninth Avenue to Eighth Avenue.
Alley - Shoreland Drive to South Street; Ninth Avenue to Eighth Avenue.

and, as amended , Resolution No. 07-0246, of June 5, 2007, be adopted.

Fiscal Note: Funds will be appropriated in the 2008 C.I.P. for these alley improvements, and special assessments will be paid by the abutting property owners for the alley improvements.

John Rooney went over the minutes of the last public hearing and Items 2, 3, 4 and 5 were deleted.

On a motion by Karas, seconded by Anderson, the Committee approved the alley bounded by Shoreland Drive and North Street, Charles Street to 6th Avenue. On a roll call vote, Karas voted Aye, Anderson voted Aye, DeHahn voted No and the motion passed 2-1. As amended the resolution was approved on a roll call vote with Karas voting Aye, Anderson, Aye and DeHahn voting No and the motion passed 2-1.

Recommended For Approval

8. [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: 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 Jones indicated a policy needs to be created for the sale of city properties. This policy would provide guidelines for elected officials to determine the appropriate cost based on different variables. The variables could consider how much investment was made in that property, or perhaps if the property is being sold to for profit or non-profit groups. There could be some clauses for the City to purchase back the property if it was not developed in the period of time specified by the person acquiring the property. He also asked the item regarding the sale of the Marquette Street parking lot be deferred until this policy is drafted. After further discussion, Alderman Karas asked the Commissioner of Public Works submit a communication to the Common Council for the land sale policy.

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

Deferred

9. [07-0700](#) **Subject:** Communication from the Commissioner of Public Works/City Engineer requesting to meet with the Finance and Personnel Committee regarding a minor reorganization within the Department of Public Works, Facility Management Division.

Recommendation: That the reorganization plan for the Department of Public Works, Facility Management Division, be approved in concept and referred to the Finance and Personnel Committee.

Fiscal Note: This reorganization will have no impact in cost to the City's budget.

Rick described the reorganization as it relates to facility management. The reorganization would be at no additional cost or impact to the budget. The creation of an additional full time assistant supervisor would be made by eliminating 2 long seasonals and 1 student employee and reducing some longevity pay by one of the retired positions.

On a motion by Karas, seconded by DeHahn, the Committee approved the reorganization and referred the item to Finance and Personnel.

Recommended For Approval

10. [07-0724](#)

Subject: Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting bid results on Contract 37-07 (K7-043), Railing Replacement at Safety Building and Memorial Hall.

Recommendation: Contract 37-07 (K7-043), Railing Replacement at Safety Building and Memorial Hall, be awarded to Bane Nelson, Inc., Kenosha, WI, at their base bid price of \$92,000.00, they being the lowest responsible bidder.

Further recommends that funding to defray the cost of this public works project be appropriated from the following accounts:

\$34,600.00 - Account 986.300.5020, Fire Station 1 - Railing Replacement
\$25,600.00 - Account 108.986.5510, Memorial Hall - Railing Replacement
\$31,800.00 - Account 986.310.5050, Police Lockers
\$92,000.00 - Total

Fiscal Note: Funds are available as herein delineated.

Rick submitted bid results with Bane Nelson, Inc., submitting the low bid in the amount of \$92,000.

On a motion by Karas, seconded by DeHahn, the Committee approved the low bid and authorized the Mayor and City Clerk to enter into an agreement with Bane Nelson.

Recommended For Award of Bid

11. [07-0740](#)

Subject: Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting Amendment No. 1 to Contract 5-07 (K7-005), Repairs to Main Street Bridge, Zenith Tech, Inc., contractor.

Recommendation: Amendment No. 1 on Contract 5-07 (K7-005), Repairs to Main Street Bridge, Zenith Tech, Inc., contractor, as submitted, be approved in the amount of \$40,503.50.

Further recommends that funding for this amendment is available in Account 930.046.5860, Main Street Bridge Repairs.

Fiscal Note: The cost of these repairs is 100% reimbursable by the State

of Wisconsin.

Tom Eeg explained the amendment is for additional work found to be needed during the repairs to the bridge.

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

Recommended For Approval

12. [07-0741](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting a request for final payment on Contract 5-07 (K7-005), Repairs to Main Street Bridge, Zenith Tech, Inc., contractor.

Recommendation: The work done by Zenith Tech, Inc., under Contract 5-07 (K7-005), Repairs to Main Street Bridge, be accepted and final payment authorized for a total contract amount of \$200,503.50, from funds heretofore appropriated.

Fiscal Note: This contract was approved by Resolution 06-7342, dated December 5, 2006.

Tom Eeg explained the consultant has satisfactorily completed the work and is requesting final payment in the amount of \$200,503.50.

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

Recommended For Approval

13. [07-0662](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting a request for final payment on Contract 53-05(K5-060), PS - Pritchard Park Pond Retrofit, Earth Tech, Inc., consultant.

Recommendation: The professional services provided by Earth Tech, Inc. under Contract 53-05 (K5-060), Professional Services - Pritchard Park Pond Retrofit, be accepted and final payment authorized for a total contract amount of \$42,162.07, from funds heretofore appropriated.

Fiscal Note: This contract was approved by Resolution 6604, dated August 2, 2005.

John Rooney explained the consultant has satisfactorily completed the work and is requesting final payment in the amount of \$42,162.07.

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

Recommended For Approval

14. [07-0734](#) **Subject:** Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting a request for final payment on Contract 33-99 (K9-039), 1415 Hampden Place - Environmental Assessment Work,

STS Consultants, Ltd., consultant.

Recommendation: The professional services provided by STS Consultants, Inc. under Contract 33-99 (K9-039), 1415 Hampden Place Environmental Assessment, be accepted and final payment authorized for a total contract amount of \$39,609.23, from funds heretofore appropriated.

Fiscal Note: This contract was approved by Resolution 2350, dated April 7, 1999.

Tom Eeg explained the consultant has satisfactorily completed the contract and is requesting final payment in the amount of \$39,609.23.

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

Recommended For Approval

15. [07-0701](#)

Subject: Communication from the Assistant Commissioner of Public Works/Operations submitting a PECFA reimbursement check from the State of Wisconsin, Department of Commerce, on Contract 33-99 (K9-039), 1415 Hampden Place - Environmental Assessment Work.

Recommendation: The check in the amount of \$23,263.11 as submitted by the Wisconsin Department of Commerce for reimbursement of a PECFA claim for 1415 Hampden Place be accepted and the communication be received and filed.

Fiscal Note: These funds are a partial reimbursement of the City's cost to remediate this site.

Tom presented a letter from the Wisconsin Dept. of Commerce explaining the City has received a PECFA reimbursement in the amount of \$23,263.11.

On a motion by Karas, seconded by DeHahn, the Committee approved accepting the reimbursement check and received and filed the communication.

Received and Filed

16. [07-0732](#)

Subject: Direct Referral. Communication from the Assistant Commissioner of Public Works/Operations submitting Amendment No. 2 to Contract 12-06 (K6-013), Professional Services - City Hall Renovations, Phase I, ARC Architectural Group, LLC, consultant.

Recommendation: Amendment No. 2 on Contract 12-06 (K6-013), Professional Services - City Hall Renovations, Phase 1, ARC Architectural Group, consultant, as submitted, be approved in the not-to-exceed amount of \$6,260.00

Further recommends that funding for this amendment is available in the

following accounts:

\$2,000.00 - Account 986.300.5040, Fire Station No. 1-Female Locker Room

\$4,260.00 - Account 986.310.5020, Safety Building, Police Office Relocation

\$6,260.00 - Total

Fiscal Note: Funds are available as herein delineated.

Tom Eeg explained the amendment is for design services for space planning, plans and specification for interior alterations and improvements at the Safety Building. The amendment is in the not-to-exceed amount of \$6,260 and funding is available.

On a motion by Karas, seconded by Anderson, the Committee approved the amendment.

Recommended For Approval

17. [07-0698](#)

Subject: Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting Change Order No. 3 on Contract 10-06 (K6-011), Chicory Road Reconstruction, Milwaukee General Construction Company, contractor.

Recommendation: Change Order No. 3 on Contract 10-06 (K6-011), Chicory Road Reconstruction, Milwaukee General Construction Company, contractor, as submitted, be approved in the amount of \$14,713.73.

Further recommends that funding to defray the cost of this change order be appropriated from Account 104.987.5420, Storm Sewers, Misc. Locations.

Fiscal Note: Funds are available as herein delineated.

John Rooney explained the change order is to rectify all bid items needed during construction. It is in the amount of \$14,713.73 and funding is available.

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

Recommended For Approval

18. [07-0669](#)

Subject: Direct Referral. Communication from the Commissioner of Public Works/City Engineer submitting the request of the Village of Mt. Pleasant for the City of Racine to participate in the cost of paving 16th Street from west of Ostergaard Avenue to west of Oakdale Avenue.

Recommendation: Defer

Rick requested the item be deferred until plans and estimates were received from the Village of Mt. Pleasant for the paving of 16th Street from Ostergaard Avenue and Oakdale Avenue.

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

Deferred

19. [07-0729](#)

Subject: Direct Referral. Communication from the Assistant Commissioner of Public Works/Engineering submitting a proposal for Design Services for DeKoven Avenue and Hickory Grove Storm Sewer Project.

Recommendation: The Mayor and City Clerk be authorized and directed to enter into an agreement with Earth Tech, Inc. to provide professional services for design of the new storm sewer on DeKoven Avenue, from Hickory Grove Avenue to Jay Eye See Avenue, at a price not-to-exceed \$38,988.00.

Further recommends that funds to defray the cost of these professional services are available in Account 104.987.5420, Storm Sewers, Misc. Locations.

Fiscal Note: Funds are available as herein delineated.

John Rooney described a study performed by Earth Tech regarding drainage problems near DeKoven Avenue and Hickory Grove storm sewer. He noted out of the analysis, several options were explored to solve flooding in the intersection. He described the least cost and most effective solution for the project and submitted a proposal for design services from Earth Tech. The proposal is in the not-to-exceed amount of \$38,988 and funding is available.

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

Recommended For Approval

Miscellaneous Business

[07-0753](#)

Subject: Communication from River Bend Nature Center requesting that the sidewalk and one lane of the northbound traffic on the east side of the Main Street Bridge be blocked for the 2nd Annual River Bend Derby Duck Race on June 23, 2007.

Recommendation: The River Bend Nature Center be granted permission to close the sidewalk and one lane of the north bound traffic along the east side of the Main Street Bridge for the 2nd Annual River Bend Derby Duck Race which will be held on Saturday, June 23, 2007, with the following stipulations:

- A. A hold harmless agreement be executed;
- B. A certificate of liability be filed with the City Attorney's office;
- C. Department of Public Works staff review and approve the means and methods for placing the rubber ducks in the river so as to not damage the

Main Street Bridge.

D. Sponsor shall be responsible for placement of all traffic control devices.

Fiscal Note: Not applicable.

Rick read a communication from River Bend Nature Center requesting to hold their 2nd Annual Derby Duck race. This is the same request as last year and stated it had to be taken up under miscellaneous business in order to be approved by the Common Council in time.

On a motion by DeHahn, seconded by Anderson, the Committee made a roll call vote with DeHahn and Anderson voting yes, and Karas voting present. Motion passed.

Recommended For Approval

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.