

CITY OF MENASHA  
Board of Public Works  
First Floor Conference Room  
100 Main Street  
March 5, 2018  
Minutes

A. CALL TO ORDER

Meeting called to order by Chairman Taylor at 8:17pm

B. ROLL CALL / EXCUSED ABSENCES

PRESENT: Ald. Nichols, Taylor, Sevenich, Collier, Krueger, Zelinski, Grade, & Benner.

EXCUSED: None

ALSO PRESENT: Mayor Merkes, CA Captain, DPW Radomski, CDD Schroeder, ASD Jacobs, PRD Tungate, FC Kloehn, Deputy Clerk Cheslock

C. MINUTES TO APPROVE

1. February 19, 2018

Moved by Ald. Zelinski seconded by Ald. Krueger to approve minutes

Motion carried on voice vote.

D. DISCUSSION / ACTION ITEMS

1. Stormwater Action Plan

DPW Radomski introduced Nick Vande Hey from McMahon Associates who explained that the City needs to submit a plan to the DNR which will act as a blue print and assist in projecting costs and settling deadlines.

Moved by Ald. Benner seconded by Grade to recommend to the Common Council to approve the Stormwater Action Plan

General discussion ensued on the difference between this process and previous years'.

Motion carried on roll call 8-0

2. Request for Proposal Process (New Public Works Facility) (Ald. Sevenich)

General discussion ensued on Council getting all the information regarding bids, this process not being a standard bid but a lump sum estimate, the large difference in the proposal prices, the bidding process as it moves forward, other work Gries has done on similar facilities, and Miron and Gries working together to design the facility

3. Payment – Pheifer Bros. Construction Co., Inc.; Contract Unit No. 2017-04; Fox River “Loop the Lake” Bridge Crossings; \$154,257.00 (Payment No. 4)

Moved by Ald. Zelinski seconded by Krueger to recommend to the Common Council Payment – Pheifer Bros. Construction Co., Inc.; Contract Unit No. 2017-04; Fox River “Loop the Lake” Bridge Crossings; \$154,257.00 (Payment No. 4)

Motion carried on roll call 8-0

4. Recommendation to Award – Contract Unit No. 2018-03; Architecture and Construction Management of Phase I of the New Public Works Facility; Gries Architecture and Miron Construction; \$236,000.00

Moved by Ald. Benner seconded by Krueger to recommend to the Common Council Recommendation to Award – Contract Unit No. 2018-03; Architecture and Construction Management of Phase I of the New Public Works Facility; Gries Architecture and Miron Construction; \$236,000.00

General discussion ensued on the work completed by City Staff on this project and how it was completed.

Motion carried on roll call 7-1; Alderman Zelinski voted no

5. R-06-18 Memorandum of Agreement for Stormwater Detention Pond Construction and Maintenance between Village of Fox Crossing, City of Menasha, Winnebago County and Wisconsin DOT (Racine Pond) (Introduced by Ald. Taylor)

Moved by Ald. Benner seconded by Krueger to recommend to the Common Council R-6-18

Motion carried on roll call 8-0

6. R-07-18 Memorandum of Agreement for Stormwater Detention Pond Construction and Maintenance between Village of Fox Crossing, City of Menasha, Winnebago County and Wisconsin DOT (Midway Pond) (Introduced by Ald. Taylor)

Moved by Ald. Benner seconded by Krueger to recommend to the Common Council R-7-18

Motion carried on roll call 8-0

7. R-08-18 Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers Under Section 66.0703, Wisconsin Statutes (The Ponds of Menasha and The Cottages at Lake Park Condominiums)

Moved by Ald. Benner seconded by Zelinski to recommend to the Common Council R-8-18

General discussion ensued on final pricing. DPW Radomski explained it would be ready before the next Common Council meeting.

Motion carried on roll call 8-0

8. 133 Water Street

Moved by Alderman Taylor seconded by Alderman Zelinski to table

Motion fails on roll call vote 4-4; Aldermen Nichols, Collier, Krueger, & Benner voted no

General discussion ensued on making a decision at this meeting, options of selling, leasing, maintaining, and demolishing the building,

Moved by Ald. Sevenich seconded by Zelinski to do nothing with the building

General discussion ensued on the residents wanting action taken and the motion on the table possibly being a negative motion

Chairman Taylor removed the motion from the table as it was a negative motion.

General discussion ensued on taking action at this meeting to give staff direction, demolishing the building, Water Street Corridor construction beginning in 2020, options for marketing the building.

CDD Schroeder explained the City could upload the building to InWisconsin.com, conduct an RFP, or contract a listing agent

General discussion ensued on the value of the property, the property being on the water front, future development for the property, selling the building as is, the condition of the property and building,

Moved by Ald. Nichols seconded by Ald. Collier for city crews to demolish the building and restore the site.

General discussion ensued on current state of the building and property, the possible contamination of the property from a fuel tank, asbestos contamination in the building, costs of clean contamination clean up, the possibility of leasing the building as is.

Motion fails on roll call 4-4; Ald. Grade, Taylor, Sevenich, and Zelinski voted no

Moved by Ald. Nichols seconded by Ald. Benner that City Staff follows through the RFP

DPW Radomski explained the previously drafted RFP.

General discussion ensued on spending tax dollars for the benefit of a future developer, developers paying for the cleanup of the property, this year's budget paying for the cleanup of the property, the lack of outside interest in the property in its current condition, the fact that cleanup would be required before moving forward with an RFP

Moved by Ald. Taylor seconded by Ald. Nichols to put 133 Water Street on State Surplus Site

Ald. Nichols proposed the amendment, seconded by Ald. Collier—to post to the site for 60 days. In the event that there are no takers, we allow city crews to demolish and restore the site.

General discussion ensued on cleaning up the contamination before putting the property on the market. Ald. Nichols withdrew her amendment stating it is not fiscally responsible to clean up the building and then market it for sale

CA Captain clarified that the Chairman can make a motion.

Motion fails on roll call 2-6; Ald. Taylor and Collier voted yes

Moved by Ald. Sevenich seconded by Ald. Krueger to reconsider vote on the motion moved by Ald. Nichols seconded by Ald. Collier for city crews to demolish the building and restore the site.

Ald. Nichols asked for point of clarification on which motion was being reconsidered.

Motion carries on roll call 6-2; Ald. Taylor and Zelinski voted no

Moved by Ald. Nichols, seconded by Ald. Collier for city crews to demolish building and restore the site

Motion carried on roll call 6-2; Ald. Zelinski and Taylor voted no

#### E. ADJOURNMENT

Moved by Ald. Taylor seconded by Ald. Zelinski to adjourn at 9:28pm  
Motion carried on voice vote.

Stephanie Cheslock, Deputy Clerk