

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JANUARY 21, 2019 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, January 21, 2019 at 5:30 PM. Present were Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson Paul Olson. Absent were Mayor Greg Hoffman and Darrin Senn. Assistant City Engineer Bill McElroy, Larry Olson, Chad Yeager and Don Yeager were also present at the meeting.

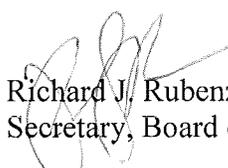
1. **Motion** by Olson, seconded by Rubenzer to approve the minutes of the January 7, 2019 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached petition to discontinue Oxford Street between Lombard Street and Ludgate Street. The signatures on the petition represent all the property owners of the frontage on both sides of Oxford Street between Lombard Street and Ludgate Street. In addition, more than 1/3 of the frontage within 2650 feet on either end of the proposed vacation are represented by signatures on the petition. There are no known city utilities in the section. The Board of Public Works discussed possible future needs for a connection along the said section of Oxford Street and that the discontinuance would landlock lots 8, 9, 10 and 11 of Block 5, Wallerville Subdivision. Chad Yeager of 100 Oxford Street appeared and indicated he planned to purchase lots 8, 9, 10 and 11 from his grandpa, Don Yeager and then to combine the lots into a single lot. **Motion** by Olson, seconded by Rubenzer to recommend the Common Council introduce a resolution to vacate and discontinue Oxford Street between Lombard Street and Ludgate Street, and then conduct a public hearing to consider the vacation after the minimum 40 day waiting period. **All present voting aye. MOTION CARRIED.**

3. The Board of Public Works considered the attached proposed list of 2019 Special Assessment Rates and corresponding resolution. Assistant City Engineer McElroy gave a brief overview of how rates were determined:
 - 1) Rates were based on average low bids from 2018.
 - 2) Rates represent a minimum level of service, (8" diameter, 8-10' deep sanitary main and 34' wide typical residential street).Director of Public Works Rubenzer noted that since 1979, streets were a "one size fits all" width of 38' face of curb to face of curb. In 2001 the city revised the street width ordinance to consider functional classifications of streets based on traffic volume, nearby land uses and community destinations and parking requirements when determining and setting street widths. **Motion** by Olson, seconded by Rubenzer to recommend the Common Council accept the attached proposed special assessment rates for 2019 and approve the corresponding attached resolution. **All present voting aye. MOTION CARRIED.**

4. The Board of Public Works considered the attached proposed alley special charge rate resolution for 2019. Director of Public Works Rubenzer noted that alley special charges are payable in a single payment and per city ordinance may NOT be paid in installments as can special assessments. **Motion** by Rubenzer, seconded by Olson to recommend the Common Council approve the attached proposed alley surfacing special charge resolution. **All present voting aye. MOTION CARRIED.**

5. **Motion** by Bauer, seconded by Rubenzer to adjourn. **All present voting aye. MOTION CARRIED.**
The Board of Public Works meeting adjourned at 6:05 P.M.


Richard J. Rubenzer, PE
Secretary, Board of Public Works

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JANUARY 7, 2019 – 5:30 PM**

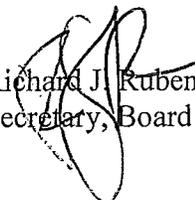
The Board of Public Works met in City Hall on Monday, January 7, 2019 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson Paul Olson. Absent was Darrin Senn. Also attending were Assistant City Engineer Bill McElroy, PE, and Tom Jacobs representing McDonald's Restaurant.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the December 10, 2018 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the disposition of three parcels shown on the attachment which are adjacent to McDonald's Restaurant and located along Woodward Avenue and Old Prairie View Road. Director of Public Works Rubenzer stated that parcel one could be considered for sale to McDonald's as there weren't any utilities in the parcel. Parcel two has a sanitary sewer along the north and east sides and would require utility easements dedicated back to the City if sale of parcel two were to occur. Parcel three is City owned right-of-way and could be considered for discontinuance. Tom Jacobs appeared and stated the McDonald's was considering improvements and rearrangement of the entire restaurant building, parking lot and site layout pending the disposition of the three parcels being discussed. Director of Public Works Rubenzer noted that there were both water and sewer mains located in parcel three that would need to be accounted for in a discontinuance of parcel three. He added that there may be a structure setback requirement from the south right-of-way line of STH #124, (north right-of-way line of Old Prairie View Road). Director of Public Works Rubenzer suggested asking Attorney Ferg for procedure for the possible sale of parcels one and two and discontinuance of parcel three. **Motion** by Hoffman, seconded by Olson to recommend the Common Council consider sale of parcels one and two on the attached map and discontinuance of parcel three pending City Attorney Ferg's opinion about all three parcels. **All present voting aye. MOTION CARRIED.**

3. Assistant City Engineer Bill McElroy presented the attached revised Five Year Street Improvement Program 2019-2023. He noted that Old Eau Claire Road had been removed from the list pending a discontinuance and future expansion of the McDonald's Restaurant site. He also suggested moving Marshall Street (Central St. to Spring St.) to 2021 when Spring Street is scheduled for reconstruction or to consider discontinuance of that segment of right-of-way. He stated that the Bridgewater Avenue and Fleet Street-Ludgate Street reconstruction projects had been inserted into the 2020 program. After further discussion; **motion** by Hoffman, seconded by Olson to recommend the Common Council approve the attached revised Chippewa Falls Tentative Street Improvement Program 2019-2023. **All present voting aye. MOTION CARRIED.**

4. **Motion** by Olson, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.**
The Board of Public Works meeting adjourned at 6:05 P.M.


Richard J. Rubenzer, PE
Secretary, Board of Public Works

RESOLUTION REGARDING 2019 SPECIAL ASSESSMENT RATES

BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN:

That the following schedule be and is hereby adopted as the front foot special assessment rates to be charged against abutting property for the installation of the following facilities in the City of Chippewa Falls, WI.

1. Grading and Graveling - \$16.75 per front foot of abutting property.
2. Sanitary Sewer Main
 - a) New construction - \$25.50 per front foot of abutting property
 - b) Replacement - \$25.50 per front foot of abutting property, prorated for 75 year life of old main.
3. Water Main
 - a) New construction - \$23.50 per front foot of abutting property
 - b) Replacement - \$23.50 per front foot of abutting property, prorated for 75 year life of old main
4. Curb and Gutter
 - a) New construction - 100% of the cost, as bid annually.
 - b) Replacement - 100% of the cost of removal & replacement, as bid annually.
5. Preparation for Curb and Gutter on streets that have been graded and graveled in a previous year.
 - a) \$3.00 per front foot of abutting property.
6. Sanitary Sewer Laterals
 - a) New construction - 100% of the cost.
 - b) Replacement - \$980.00/each.
7. Water Services (Actual Cost) New and replacement, in accordance with Public Service Commission rules.
8. Sidewalks
 - a) New construction - 100% of the cost.
 - b) Replacement - 100% of the cost.
9. Driveways
 - a) New construction - 100% of the cost
 - b) Replacement - 100% of the cost

- 10. Street Surfacing -Assessed per front foot of abutting property based on street width:
 - a) \$19.00 for 34' face of curb to face of curb or wider.

- 11. Retaining Walls
 - a) New construction - 100% of the cost.
 - b) Replacement - 100% of the cost.

All Resolutions in conflict herewith are hereby repealed.

This Resolution shall be effective immediately upon passage.

Dated this 5th day of February, 2019.

ADOPTED: _____

Council President

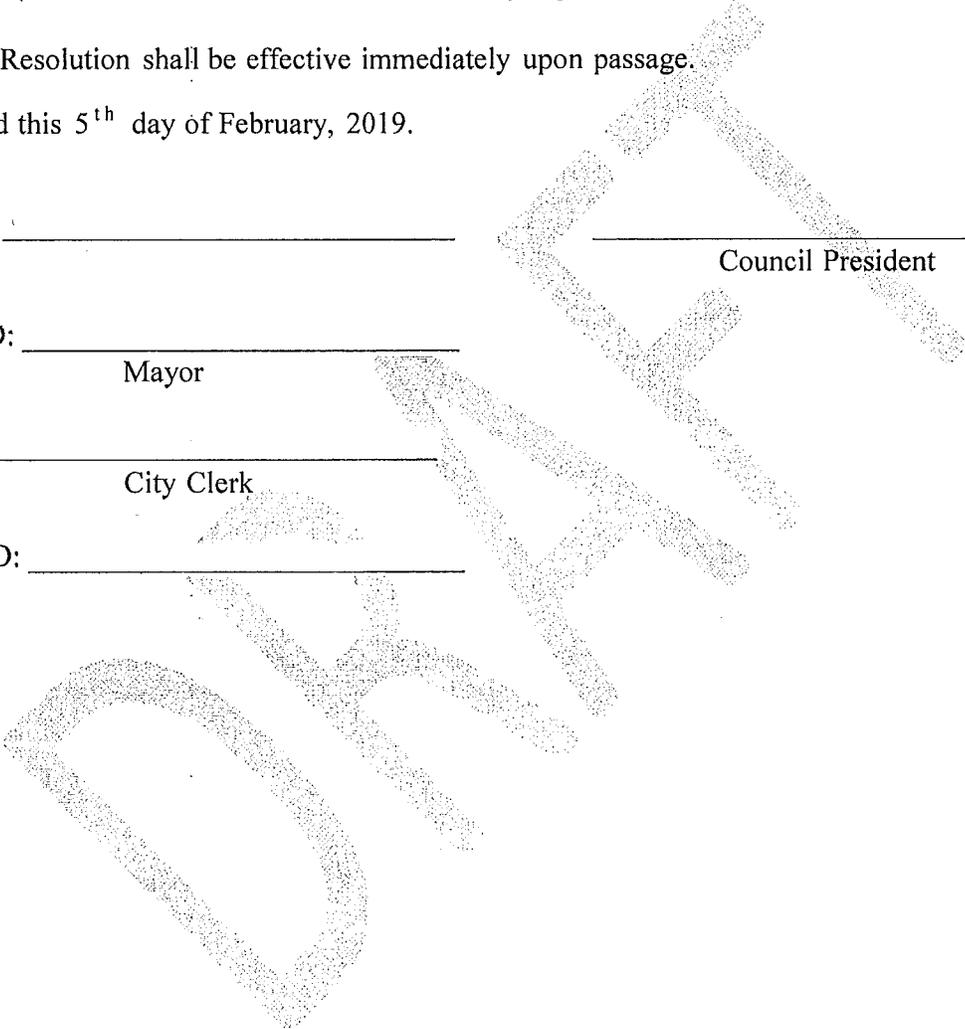
APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____



2019 Special Assessment Rate Computations

Completed By: WMM - 1/4/2019

A. Grade, Gravel, Open

Street Parameters: 34' F-F, 3" HMA Pavement, 9" Base Aggregate Dense 1 1/4"

Items:	Width ft	Depth ft	CF/CY	CY/FT
Common Excavation	37	1	0.04	1.37
Base Aggregate Dense 1-1/4-Inch	37	0.75	0.04	1.03

Costs:	Unit CY/FT	Unit Price CY	Price/FT
Common Excavation	1.37	\$8.33	\$11.42
Base Aggregate Dense 1-1/4-Inch	1.03	\$18.50	\$19.01
Total			\$30.43
Total W/10% for Intersections			\$33.47
Total per Side of Frontage			\$16.74

Recommend \$16.75 FT/ of Frontage

B. HMA Pavement

Items:	Width ft	Length ft	Depth	LBS/SY/IN	Tons/FT
HMA Pavement	30	1	3.00	113.00	0.57

Costs:	Unit Tons/FT	Unit Price Ton	Price/FT
HMA Pavement	0.57	\$60.89	\$34.40 FT/of Street
Total			\$34.40
Total W/10% for Intersections			\$37.84
Total per Side of Frontage			\$18.92

Recommend \$19.00 FT/ of Frontage

C. Water main

Items/Cost:	Unit	Quantity	Unit Price	Total
Water main, 6-8-Inch(Inc. Hyd lead)	LF	312	\$26.33	\$8,214.96
Fire Hydrant	Each	1	\$3,341.67	\$3,341.67
Gate Valve, 6-8-Inch(also 1 hyd. Valve)	Each	2	\$1,116.67	\$2,233.34
Connect to Existing Water main	Each	1	\$866.67	\$866.67
Total				\$14,657
Total per FT (312 FT Calculated)				\$46.98
Total per Side of Frontage				\$23.49

Recommend \$23.50 FT/ of Frontage

D. Sanitary Sewer

Items/Cost:	Unit	Quantity	Unit Price	Total
Sanitary Sewer Main, 8-Inch	LF	312	\$28.05	\$8,751.60
Sanitary Manhole 4-Ft Diameter	Each	1	\$2,058.33	\$2,058.33
Sanitary Manhole Cover	Each	1	\$500.00	\$500.00
Connect to Existing Sanitary Sewer	Each	1	\$316.67	\$316.67
Total				\$11,627
Total per FT (232 FT Calculated)				\$50.11
Total per Side of Frontage				\$25.06

Recommend \$25.50 FT/ of Frontage

E. Sanitary Service

Items/Cost:	Unit	Quantity	Unit Price	Total
Sanitary Service Pipe, 4-6-Inch	LF	33	\$25.00	\$825.00
Sanitary Wye, 8"x4", 8"x6"	Each	1	\$115.00	\$115.00
Reconnect Sanitary Service	Each	1	\$38.33	\$38.33
Total				\$978.33

Recommend \$980.00 Each

F. Alley Surfacing

Items:	Width ft	Length ft	Depth	LBS/SY/IN	Tons/FT
HMA Pavement	12	1	3.00	113.00	0.23
Costs:		Unit Price	Price/FT		
	Tons/FT	Ton			
HMA Pavement	0.23	\$65.00	\$14.69		FT/of Street
Total			\$14.69		
Total per Side of Frontage			\$7.35		

Recommend \$7.50 FT/ of Frontage

G. Preparation for Curb and Gutter

Prep C&G Parameters: 2.5' C"G width + 1' behind curb, 9" CABC

Items:	Width ft	Depth ft	CF/CY	CY/FT
Common Excavation	3.5	0.75	0.04	0.10
Base Aggregate Dense 1-1/4-Inch	3.5	0.75	0.04	0.10
Costs:	Unit	Unit Price	Price/FT	
	CY/FT	CY		
Common Excavation	0.10	\$8.33	\$0.81	
Base Aggregate Dense 1-1/4-Inch	0.10	\$15.50	\$1.51	
Total			\$2.32	

Recommend \$3.00 FT/ of Frontage

**RESOLUTION REGARDING SPECIAL CHARGES
FOR ALLEY SURFACING**

BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS,
WISCONSIN:

That alley paving authorized by the City Council be done with hot mix;

That property abutting the alley be charged at the rate of \$7.50 per front foot abutting the
alley;

All resolutions in conflict herewith are hereby repealed;

This resolution shall be effective immediately upon passage.

Dated this 5th day of February, 2019.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____