

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, APRIL 27, 2020 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, April 27, 2020 at 5:30 PM. Attending remotely were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, P.E., Finance Manager Lynne Bauer, Alderperson Paul Olson, Darrin Senn and Assistant City Engineer Bill McElroy, P.E. Utility Office Manager Connie Freagon was also present at the meeting.

1. **Motion** by Bauer, seconded by Senn to approve the minutes of the April 13, 2020 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the two estimates for resurfacing Pumphouse Road between Grady Drive and Scheidler Road. Assistant City Engineer McElroy explained the estimates. The first estimate for \$327,000 would consist of removing the existing deteriorated hot mix surface, replacing deficient concrete curb and gutter, (small amount expected) and repaving with hot mix. Also painting in the bike lanes on both sides of the street. The second estimate of \$540,000 would consist of removing all hot mix paving, all curb and gutter and then constructing new concrete curb and gutter and hot mix paving at a street width of 34 feet face of curb to face of curb. The existing street width is 42 feet face of curb to face of curb. In addition, constructing a new off street separate ten foot wide hot mix bike path. Director of Public Works Rubenzer stated that Pumphouse Road had just been added to the five year street program for 2024 and would have to be brought forward. 2020 construction would be difficult to get done in a timely fashion. The Board of Public Works discussed the favorable project and hot mix bids that had been recently obtained and thought it would be a good idea to construct in 2020 if possible. Director of Public Works Rubenzer stated that Special Assessments would need to be prepared and sent out along with a Preliminary Resolution Levying Special Assessments. The topography, survey work and project design need to be done. **Motion** by Olson, seconded by Hoffman to recommend the Common Council proceed with option #1 for an estimated \$326,909 and to resurface Pumphouse Road from Grady Drive to Scheidler Road. **All present voting aye. MOTION CARRIED.**

3. The Board of Public Works considered the attached petition to discontinue and vacate Fourth Avenue between Broadway Avenue and Prentice Street. The petition was signed by owners of 100% of the frontage in the segment of Fourth Avenue. Director of Public Works Rubenzer noted that landlocked parcels would be created if this discontinuance /vacation were granted so as per attached State Statute 66.1003(2) Discontinuance of a public way and 66.1003(4)(a), additional signatures of owners of more than 1/3 of the frontage of lots and lands of the remainder of the public way as lies within 2650 feet of the ends of the portion to be discontinued which lie within the corporate limits would be required. Director of Public Works Rubenzer stated that in order to serve parcels in Fourth Avenue between Prentice Street and Broadway Avenue and East of the Fourth Avenue/Prentice Street intersection with sanitary and storm sewer and water main in the future, a minimum 50 feet wide easement would need to be retained and the existing street right-of-way is 66 feet wide. Therefore in that regard it wouldn't make sense to

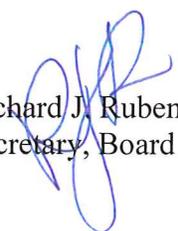
discontinue the segment. In addition, property would have to be acquired for a cul de sac at Prentice St./Fourth Ave. should the segment be vacated. Mayor Hoffman asked if a condition of the discontinuance could be to inform all property owners in the segment that they would be responsible for 100% of the street reconstruction costs if it were discontinued and then redeveloped and reestablished in the future. Director of Public Works Rubenzer confirmed. Director of Public Works Rubenzer noted that cul de sacs created snow plowing challenges and were undesirable.

Motion by Hoffman, seconded by Senn to recommend the Common Council conduct a public hearing and consider a resolution to discontinue and vacate Fourth Avenue between Prentice Street and Broadway Avenue contingent on:

- 1) Receiving a petition with the required additional signatures.
- 2) Land for a 120 feet diameter cul de sac at the intersection of Prentice Street and Fourth Avenue being given to the City.
- 3) A cul de sac being constructed by the petitioners.
- 4) A 50 feet sanitary, storm and water utility easement being retained by the City.
- 5) The petitioners pay for all related public hearing advertising and legal notifications.
- 6) All petitioners are aware that they would be responsible for 100% of street and utility costs should Fourth Avenue be petitioned to be reestablished in the future.

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

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
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MONDAY, APRIL 13, 2020 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, April 13, 2020 at 5:30 PM. Present were Director of Public Works Rick Rubenzer, P.E. and Finance Manager Lynne Bauer. Attending remotely were Mayor Greg Hoffman, Alderperson Paul Olson and Darrin Senn. Assistant City Engineer Bill McElroy, P.E. and Utility Office Manager Connie Freagon were also present at the meeting.

1. **Motion** by Olson, seconded by Rubenzer to approve the minutes of the March 9, 2020 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached bid summary for the Elm Street (Wheaton St. to Perry St.) Street and Utility Improvement Project. The project engineers' estimate was \$877,858.75. The four bids received ranged from \$748,101.71 to \$879,658.88. The low bid was submitted by Haas Sons Inc. which was 17% below the engineers' estimate.
Motion by Hoffman, seconded by Olson to recommend the Common Council approve the low bid of \$748,101.71 and award the contract for the Elm Street (Wheaton St. to Perry St.) Street and Utility Improvement Project to Haas Sons Inc. contingent on successful review and approval of all contract documents, bond and insurance by City Attorney Ferg. **All present voting aye except Senn who recused himself and abstained from the vote. MOTION CARRIED.**

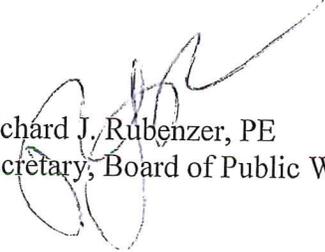
3. The Board of Public Works considered the attached bid summary for the Huron Street (Elm St. to Macomber St.) Street and Utility Improvement Project. The project engineers' estimate was \$310,393.50. The four bids received ranged from \$289,055.26 to \$355,667.55. The low bid was submitted by Haas Sons Inc. which was 7% below the engineers' estimate.
Motion by Olson, seconded by Rubenzer to recommend the Common Council approve the low bid of \$289,055.26 and award the contract for the Huron Street (Elm St. to Macomber St.) Street and Utility Improvement Project to Haas Sons Inc. contingent on successful review and approval of all contract documents, bond and insurance by City Attorney Ferg. **All present voting aye except Senn who recused himself and abstained from the vote. MOTION CARRIED.**

4. The Board of Public Works considered the attached bid summary for the Linden Street (Maple St. to Woodward Ave.) Street and Utility Improvement Project. The project engineers' estimate was \$202,348.00. The five bids received ranged from \$191,321.33 to \$219,499.50. The low bid was submitted by Haas Sons Inc. which was 6% below the engineers' estimate.
Motion by Hoffman, seconded by Olson to recommend the Common Council approve the low bid of \$191,321.33 and award the contract for the Linden Street (Maple St. to Woodward Ave.) Street and Utility Improvement Project to Haas Sons Inc. contingent on successful review and approval of all contract documents, bond and insurance by City Attorney Ferg. **All present voting aye except Senn who recused himself and abstained from the vote. MOTION CARRIED.**

5. The Board of Public Works considered the attached petition to pave the alley in Block #25, Chippewa Falls Plat. Director of Public Works Rubenzer stated that signatures on the petition represented property owners of 66% of the alley front footage. As per Chippewa Falls Municipal Code 8.01(5)(c), no public hearing is required when a petition for alley blacktopping has been filed which is signed by the owners of a majority of the property frontage upon such an alley.
Motion by Senn, seconded by Olson to recommend the Common Council accept the petition to approve a resolution to pave the alley bounded by Spring Street, Grove Street, River Street and Prairie Street, located in Block #25 of the Chippewa Falls Plat upon a successful review and approval of the petition by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

6. The Board of Public Works considered and discussed the attached notification and update associated with Thaler Oil Company Main Office Bulk Plant Petroleum Release Project Closure. This represents the first notice the City has received about a leak or spill in Cliff Street right-of-way and a reply is required within thirty days of March 30, 2020. Cliff Street has been tentatively scheduled for a street improvement with notices being sent out every year since 2012 and so digging in the contaminated right-of-way would be necessary. The City or its contractors do not want responsibility for determining the type, size or extent of contamination nor does the City want responsibility for remediation of the leak or spill.
Motion by Senn, seconded by Olson to have Director of Public Works Rubenzer consult with City Attorney Ferg to draft and send a reply letter to Cedar Corporation and to Wisconsin Department of Natural Resources concerning notification and update associated with Thaler Oil Company Main Office Bulk Plant Petroleum Release Project. **All present voting aye. MOTION CARRIED.**

7. **Motion** by Olson, seconded by Senn to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:50 P.M.



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

ESTIMATE

Project:Pumphouse Road (Grady - Scheidler)

Date: 4/15/2020 Completed By: WMM
Updated By:

CL Length = 3500 FT- 0.660 Miles

Item Description	Unit	Est. Quantity	Unit Cost	Total
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Sanitary Main and Related Items

Sanitary Sewer Main, 8-inch	LF		\$ 35.00	\$ -
Sanitary Sewer Main, 12-inch	LF		\$ 40.00	\$ -
Sanitary Sewer Service Pipe & Riser 4-6-Inch	LF		\$ 28.00	\$ -
Sanitary Manhole, Type M	Each		\$ 2,750.00	\$ -
Manhole Cover Type 1 (Sanitary)	Each		\$ 750.00	\$ -
Connect to Existing Sanitary Sewer	Each		\$ 500.00	\$ -
Sanitary Wye 8"x4", 8"x6"	Each		\$ 150.00	\$ -
Maintain Sanitary Sewer Flow	LS		\$ 1,500.00	\$ -
Reconnect Existing Sanitary Service	Each		\$ 50.00	\$ -
Removing Manholes (Sanitary)	Each		\$ 250.00	\$ -
Adjusting Manhole Covers (Sanitary)	Each	14	\$ 250.00	\$ 3,500.00

Sanitary Subtotal				\$ 3,500.00
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Water Main and Related Items

Water Main, 6-inch	LF		\$ 37.00	\$ -
Water Service Pipe, 1-inch	LF		\$ 28.00	\$ -
Hydrant Lead DI, 6-Inch	LF		\$ 50.00	\$ -
Corporation Stop, 1-inch	Each		\$ 220.00	\$ -
Curb Stop & Box, 1-inch	Each		\$ 275.00	\$ -
Connect to Existing Water Main	Each		\$ 1,600.00	\$ -
Gate Valve & Box, 6-inch	Each		\$ 1,500.00	\$ -
Fire Hydrant	Each		\$ 4,300.00	\$ -
Water Main Fittings	LB		\$ 8.00	\$ -
Reconnect Existing Water Service	Each		\$ 85.00	\$ -
Abandon Water Main	Each		\$ 250.00	\$ -

Water Main Subtotal				\$ -
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Storm Sewer and Related Items

Storm Sewer, 12-inch	LF		\$ 33.00	\$ -
Connect to Existing Storm Sewer	Each		\$ 500.00	\$ -
Storm Manhole, 4-Ft DIA	Each		\$ 2,000.00	\$ -
Manhole Covers Type 1 (Storm)	Each		\$ 650.00	\$ -
Catch Basin 2'x3'	Each		\$ 1,250.00	\$ -
Inlet Cover, Type H	Each		\$ 600.00	\$ -
Removing Inlets	Each		\$ 200.00	\$ -
Removing Manholes (Storm)	Each		\$ 300.00	\$ -
Adjust Manhole Cover	Each	10	\$ 250.00	\$ 2,500.00

Storm and Related Items Subtotal				\$ 2,500.00
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Street Construction and Related Items

Mill Asphaltic Pavement	SY	15000	\$ 1.00	\$ 15,000.00
Removing Curb and Gutter	LF	200	\$ 2.00	\$ 400.00
HMA Pavement, 4 LT 58-34 S	Ton	3310	\$ 70.00	\$ 231,700.00
Sawcut Pavement	LF		\$ 3.00	\$ -
Base Aggregate, Dense 1 1/4-Inch	CY	200	\$ 21.00	\$ 4,200.00
Excavation Common	CY		\$ 7.00	\$ -
Mobilization	Each	1	\$ 15,000.00	\$ 15,000.00
Concrete Curb and Gutter 30-Inch Type D	LF	200	\$ 12.50	\$ 2,500.00
Concrete Sidewalk, 4-inch	SF		\$ 5.00	\$ -
Concrete Driveway, 7-inch	SF		\$ 6.00	\$ -
Curb Ramp Detectable Warning Field Yellow	SF		\$ 50.00	\$ -
Maintenance of Traffic	LS	1	\$ 5,000.00	\$ 5,000.00
General Erosion Control	LS		\$ 5,000.00	\$ -
Turf Establishment	SY		\$ 8.00	\$ -
Inlet Protection	Each	15	\$ 100.00	\$ 1,500.00
Sign/Pavement Marking Allowance	LMP	1	\$ 8,000.00	\$ 8,000.00

Street Construction and Related Subtotal				\$ 283,300.00
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Total	\$ 289,300.00
Contingencies (10%)	\$ 28,930.00
Inflation (3%/Yr)	\$ 8,679.00

Estimate Total	\$ 326,909.00
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This estimate includes:

- 1) Assumes 4" mill and overlay

ESTIMATE

Project:Pumphouse Road (Grady - Scheidler)

Date: 4/27/2020 Completed By: WMM
Updated By:

CL Length = 3500 FT- 0.660 Miles

Item Description	Unit	Est. Quantity	Unit Cost	Total
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Sanitary Main and Related Items

Sanitary Sewer Main, 8-inch	LF		\$ 35.00	\$ -
Sanitary Sewer Main, 12-inch	LF		\$ 40.00	\$ -
Sanitary Sewer Service Pipe & Riser 4-6-Inch	LF		\$ 28.00	\$ -
Sanitary Manhole, Type M	Each		\$ 2,750.00	\$ -
Manhole Cover Type 1 (Sanitary)	Each		\$ 750.00	\$ -
Connect to Existing Sanitary Sewer	Each		\$ 500.00	\$ -
Sanitary Wye 8"x4", 8"x6"	Each		\$ 150.00	\$ -
Maintain Sanitary Sewer Flow	LS		\$ 1,500.00	\$ -
Reconnect Existing Sanitary Service	Each		\$ 50.00	\$ -
Removing Manholes (Sanitary)	Each		\$ 250.00	\$ -
Adjusting Manhole Covers (Sanitary)	Each	14	\$ 250.00	\$ 3,500.00

Sanitary Subtotal				\$ 3,500.00
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Water Main and Related Items

Water Main, 6-inch	LF		\$ 37.00	\$ -
Water Service Pipe, 1-inch	LF		\$ 28.00	\$ -
Hydrant Lead DI, 6-Inch	LF		\$ 50.00	\$ -
Corporation Stop, 1-inch	Each		\$ 220.00	\$ -
Curb Stop & Box, 1-inch	Each		\$ 275.00	\$ -
Connect to Existing Water Main	Each		\$ 1,600.00	\$ -
Gate Valve & Box, 6-inch	Each		\$ 1,500.00	\$ -
Fire Hydrant	Each		\$ 4,300.00	\$ -
Water Main Fittings	LB		\$ 8.00	\$ -
Reconnect Existing Water Service	Each		\$ 85.00	\$ -
Abandon Water Main	Each		\$ 250.00	\$ -

Water Main Subtotal				\$ -
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Storm Sewer and Related Items

Storm Sewer, 12-inch	LF		\$ 33.00	\$ -
Connect to Existing Storm Sewer	Each	24	\$ 500.00	\$ 12,000.00
Storm Manhole, 4-Ft DIA	Each		\$ 2,000.00	\$ -
Manhole Covers Type 1 (Storm)	Each		\$ 650.00	\$ -
Catch Basin 2'x3'	Each	24	\$ 1,250.00	\$ 30,000.00
Inlet Cover, Type H	Each	24	\$ 600.00	\$ 14,400.00
Removing Inlets	Each	24	\$ 200.00	\$ 4,800.00
Removing Manholes (Storm)	Each		\$ 300.00	\$ -
Adjust Manhole Cover	Each	10	\$ 250.00	\$ 2,500.00

Storm and Related Items Subtotal				\$ 63,700.00
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Street Construction and Related Items

Mill Asphaltic Pavement	SY	15000	\$ 1.00	\$ 15,000.00
Removing Curb and Gutter	LF	7000	\$ 2.00	\$ 14,000.00
HMA Pavement, 4 LT 58-34 S (Roadway)	Ton	2650	\$ 70.00	\$ 185,500.00
HMA Pavement, 4 LT 58-34 S (SU Path)	Ton	450	\$ 75.00	\$ 33,750.00
Sawcut Pavement	LF	230	\$ 3.00	\$ 690.00
Base Aggregate, Dense 1 1/4-Inch	CY	200	\$ 21.00	\$ 4,200.00
Excavation Common	CY		\$ 7.00	\$ -
Mobilization	Each	1	\$ 15,000.00	\$ 15,000.00
Concrete Curb and Gutter 30-Inch Type D	LF	7000	\$ 12.50	\$ 87,500.00
Concrete Sidewalk, 4-inch	SF	400	\$ 5.00	\$ 2,000.00
Concrete Driveway, 7-inch	SF		\$ 6.00	\$ -
Curb Ramp Detectable Warning Field Yellow	SF	32	\$ 50.00	\$ 1,600.00
Maintenance of Traffic	LS	1	\$ 5,000.00	\$ 5,000.00
General Erosion Control	LS	1	\$ 5,000.00	\$ 5,000.00
Turf Establishment	SY	4000	\$ 8.00	\$ 32,000.00
Inlet Protection	Each	15	\$ 100.00	\$ 1,500.00
Sign/Pavement Marking Allowance	LMP	1	\$ 8,000.00	\$ 8,000.00

Street Construction and Related Subtotal				\$ 410,740.00
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Total	\$ 477,940.00
Contingencies (10%)	\$ 47,794.00
Inflation (3%/Yr)	\$ 14,338.20

Estimate Total	\$ 540,072.20
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This estimate includes:

- 1) Assumes narrowing roadway to 34'
- 2) Adds shared use path along south/west side
- 3) Keep existing gravel, remove C&G and narrow roadway



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

BPW
April 27, 2020



No Scale

6.1003 Discontinuance of a public way.

- (1) In this section, "public way" means all or any part of a road, street, slip, pier, lane or paved alley.
-  (2) The common council of any city, except a 1st class city, or a village or town board may discontinue all or part of a public way upon the written petition of the owners of all the frontage of the lots and lands abutting upon the public way sought to be discontinued, and of the owners of more than one-third of the frontage of the lots and lands abutting on that portion of the remainder of the public way which lies within 2,650 feet of the ends of the portion to be discontinued, or lies within so much of that 2,650 feet as is within the corporate limits of the city, village or town. The beginning and ending of an alley shall be considered to be within the block in which it is located. This subsection does not apply to a highway upon the line between 2 towns that is subject to s. 80.11.
- (3) The common council of any city, except a 1st class city, or a village or town board may discontinue all or part of an unpaved alley upon the written petition of the owners of more than 50% of the frontage of the lots and lands abutting upon the portion of the unpaved alley sought to be discontinued. The beginning and ending of an unpaved alley shall be considered to be within the block in which it is located. This subsection does not apply to a highway upon the line between 2 towns that is subject to s. 80.11.
- (4)
-  (a) Notwithstanding subs. (2) and (3), proceedings covered by this section may be initiated by the common council or village or town board by the introduction of a resolution declaring that since the public interest requires it, a public way or an unpaved alley is vacated and discontinued. No discontinuance of a public way under this subsection may result in a landlocked parcel of property.
- (b) A hearing on the passage of a resolution under par. (a) shall be set by the common council or village or town board on a date which shall not be less than 40 days after the date on which the resolution is introduced. Notice of the hearing shall be given as provided in sub. (8), except that in addition notice of the hearing shall be served on the owners of all of the frontage of the lots and lands abutting upon the public way or unpaved alley sought to be discontinued in a manner provided for the service of summons in circuit court at least 30 days before the hearing. When service cannot be made within the city, village or town, a copy of the notice shall be mailed to the owner's last-known address at least 30 days before the hearing.
- (c) Except as provided in this paragraph, no discontinuance of the whole or any part of a public way may be ordered under this subsection if a written objection to the proposed discontinuance is filed with the city, village or town clerk by any of the owners abutting on the public way sought to be discontinued or by the owners of more than one-third of the frontage of the lots and lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the corporate limits of the city, village or town. If a written objection is filed, the discontinuance may be ordered only by the favorable vote of two-thirds of the members of the common council or village or town board voting on the proposed discontinuance. An owner of property abutting on a discontinued public way whose property is damaged by the discontinuance may recover damages as provided in ch. 32. The beginning and ending of an alley shall be considered to be within the block in which it is located.
- (d) No discontinuance of an unpaved alley shall be ordered if a written objection to a proposed discontinuance is filed with the city, village or town clerk by the owner of one parcel of land that abuts the portion of the alley to be discontinued and if the alley provides the only access to off-street parking for the parcel of land owned by the objector.
- (5) For the purpose of this section, the narrowing, widening, extending or other alteration of any road, street, lane or alley does not constitute a discontinuance of any part of the former road, street, lane or alley, including any right-of-way, which is included within the right-of-way for the new road, street, lane or alley.
- (6) Whenever any of the lots or lands subject to this section is owned by the state, county, city, village or town, or by a minor or incompetent person, or the title to the lots or lands is held in trust, petitions for discontinuance or objections to discontinuance may be signed by the governor, chairperson of the board of supervisors of the county, mayor of the city, president of the village, chairperson of the town board, guardian of the minor or incompetent person, or the trustee, respectively, and the signature of any private corporation may be made by its president, secretary or other principal officer or managing agent.
- (7) The city council or village or town board may by resolution discontinue any alley or any portion of an alley which has been abandoned, at any time after the expiration of 5 years from the date of the recording of the plat by which it was dedicated. Failure or neglect to work or use any alley or any portion of an alley for a period of 5 years next