

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES FOR MONDAY, May 9, 2011 – 5:30 P.M.**

The Board of Public Works met in the Council Chambers of City Hall on Monday, May 9, 2011 at 5:30 P.M. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Council President CW King and Darrin Senn. Also in attendance: Representing Benesch Engineers – Mike Kunz; : Representing CN Railroad – Remy Diebes and Martha Topel, City Planner Jayson Smith, Patricia Popple, and Alderpersons Jane Lardahl, and George Adrian.

1. **MOTION** by Bauer; seconded by King, to approve the minutes of the April 25, 2011 Board of Public Works meeting. All present voting aye. **MOTION CARRIED.**

2. The Board Considered nominations for Board of Public Works President. **MOTION** by Rubenzer, seconded by Senn to nominate Mayor Hoffman for Board of Public Works President, All present voting aye **MOTION CARRIED.** Mayor Hoffman asked for other nominations. Hearing none, **MOTION** by Rubenzer, seconded by Bauer to close nominations and cast a unanimous ballot for Mayor Greg Hoffman for Board of Public Works President for 2011-2012, All present voting aye **MOTION CARRIED.**

3. Remy Diebes of CN Railway appeared to present a concept plan for an intermodal train-truck project using closed containers. The transfer of containers would occur on Railroad property while the staging and truck parking area would be on an approximate four to five acre lot that is currently owned by the department of Public Utilities and located next to the Water Utility Building (see attachment). CN Railway wishes to purchase the property from the City. Mr. Diebes stated that the project would involve 160 trucks(320 trips) per week in a closed loop system from USH#53 to the site and back to USH#53 for this project. A maximum future expansion is estimated to be to 400 trucks(800 trips) per week. He continued that the train service for the project would be utilizing existing trains three days per week. Hours of operation would be from 7am until 4pm six days per week. He stated that CN would prefer to be able to ship grain from the location in the future. When asked about shipping sand, he indicated that he didn't believe there was enough room at the location. He estimated that about 6-8 jobs would be necessary at startup. Rubenzer was concerned about Business #29(River Street) and replacement of the infrastructure. He indicated that the amount of tax base created was important and noted that the lot which is already zoned I-3 heavy Industrial District would be valuable in this location if offered for public sale. He continued that a Traffic Impact Analysis would be necessary to determine traffic movements and if additional turning lanes would be necessary along River Street. City Planner Smith stated that he had worked with CN railway for the past three years to acquire approximately three acres of CN owned property west of Bridge Street and North of the Chippewa River as part of the City's Downtown Entrance Plan but to no avail. He indicated that a developers agreement for purchase of the said Utility property along River Street should include a condition that the city be able to successfully obtain the property on Bridge street in a timely fashion. After additional discussion, **MOTION** by Senn, seconded by Hoffman to recommend the Common Council approve the Canadian National railway concept plan for an intermodal facility located next to the city Water Utility shop at #1100 West River Street. The sale of an approximate four-five acre parcel of City Wastewater Utility land is contingent on completion of a Developers agreement including the following conditions: 1) Completion of a

CN funded Traffic Impact Analysis that is accepted by the City of Chippewa Falls Engineering Department. 2) Negotiated purchase price of the parcel acceptable to the City. 3) Timely completion of the sale of an approximate three acre parcel of CN owned property west of Bridge Street and North of the Chippewa River. All present voting aye, **MOTION CARRIED.**

4. The board discussed changing the start time and date of the Board of Public Works meetings. After that discussion, it was agreed to change the Board of Public Works meeting date to the first and third Thursdays after the first Tuesday of the month at 5:30pm.

5. **MOTION** by Senn, seconded by Bauer, to adjourn. All present voting aye, **MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:10 P.M.

Richard J. Rubenzer, P.E., Secretary
Board of Public Works