

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, SEPTEMBER 10, 2012 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, September 10, 2012 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson George Adrian. Absent was Darrin Senn. Also, present at the meeting: Alderperson Jane Lardahl and Carmen Muenich.

1. **Motion** by Bauer, seconded by Adrian to approve the minutes of the August 13, 2012 Board of Public Works Meeting. **All present voting aye. MOTION CARRIED.**

2. Director of Public Works Rubenzer presented the attached request for proposals for a speed and lane geometrics study for West River St. between USH #53 and Main St. He explained that the study would consider residential growth on Sunshine Circle, the CN Intermodal facility and other businesses along West River St. Any reductions for the necessity for four lanes of concrete near USH #53 would result in large savings when West River St. is reconstructed in 2013. Also attached is a recommendation from the Chippewa County Safety Committee to reduce the speed limit on West River St. between Regent St. and the West City limits at USH #53 from 55 mph to 45 mph. This would make a uniform 45 mph speed zone from just west of Wagner St. to STH #29 at its intersection with County Trunk X. Rubenzer stated he would bring any proposals received for the lane and speed study back to the Board of Public Works for a recommendation to the Common Council. No action was taken.

3. The Board of Public Works considered the renewal of the attached lease for the Mason Companies owned parking lot between Bay St. and Island St. on River St. near the Ritz Bar. Rubenzer stated there is a need for public parking at this location. The examples cited were:
 - 1) Business building at the Northwest corner of Bay Street and River Street
 - 2) New downtown entrance visitors and users
 - 3) Proximity parking for new S.E.H. building
 - 4) Mason Companies and Ritz Bar parking

Carmen Muenich, owner of the Ritz Bar, appeared and stated that the parking lot was vital to the Ritz Bar. The Board had concerns with some terms in the lease including item numbers 5, 6 and 7. After discussing these items and the lease term,

Motion by Rubenzer, seconded by Adrian to recommend the Common Council approve the lease agreement with Mason Companies for public parking on a lot between Island St. and Bay St. on the north side of River St. The said lease to be modified by:

- 1) Changing the termination date to December 31, 2014
- 2) Striking and omitting the first line of number 5 (Lessee shall be responsible for payment of all utilities, if any, including electricity, gas and water)

- 3) Striking and omitting the first line of number 7, (Lessee shall be responsible for all lighting, maintenance and repair, if any, to the Mason Companies River St. parking lot)
- 4) Any modifications recommended after review of the lease by City Attorney Ferg, including insurance language in number 6. **All present voting aye.**

MOTION CARRIED.

4. **Motion** by Bauer, seconded by Adrian 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