

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: March 26, 2014, at 5:30 p.m. in the Birch Room of City Hall.

Members Present: Rasmussen, Gisselman, Kellbach, Mielke (Abitz was excused.)

Also Present: Oberbeck, Lenz, Wesolowski

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:30 p.m. Chairperson Rasmussen called the meeting to order.

### **Make recommendation on the construction schedule for 2<sup>nd</sup> Avenue from Stewart Avenue to Elm Street and Clark Street from 2<sup>nd</sup> Avenue to the cul-de-sac**

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Rasmussen explained that recent developments have come forth regarding the old dry cleaner site on 2<sup>nd</sup> Avenue which could cause a delay in the street construction project. However, grant funding may be available for contamination cleanup.

Wesolowski stated that the Community Development Authority is working with the DNR and AECOM to determine the extent of the contamination. They are completing a preliminary investigation and have not been able to obtain clean samples going toward the street. Staff proposed obtaining more borings closer to the right-of-way in hopes of getting clean samples near the road so we could move forward with the project. AECOM is working with Community Development and Lisa Gutknecht with the DNR. They do not feel it is possible to get the testing done and get the project built this year.

Rasmussen stated it is important to understand that if we went ahead with the project without a determination of the extent of the contamination and ran into contamination during the project, the City would have to pay for all remediation. Wesolowski indicated that Community Development is paying for the testing and working on obtaining the funding for cleanup from the Drycleaner Environmental Response Fund. Oberbeck has spoken with Dawn Follendorf of Main Street and it might be an advantage to delay the project as we have not received the comprehensive plan for the entire area yet. He questioned if they would go into the actual site for remediation as that would be another big benefit for future development. Lenz stated they are investigating not just that property but surrounding properties as well. Wesolowski explained that the contamination could also have gone further as contaminants were possibly dumped into the sanitary sewer. The sanitary sewer will be checked to see if there are any cracks in the lines where contaminants could have leaked down the street.

Mielke asked if delaying the project would create any additional costs. Oberbeck replied it depends upon the cost of concrete. Wesolowski spoke of the public hearing for special assessments on the project. Staff was planning on holding the public hearing on April 7 and the notice would have to go out this week. If the project does get delayed, a letter would be sent out to notify the property owners.

Deb Ryan of the Westies Group stated converting the overhead utilities to underground may also want to be put on hold until the environmental cleanup is completed. Wesolowski replied WPS has been made aware of the possible delay. Ryan stated if contaminants were carried through the sewer lines they would not want that stirred up by the construction project. She does not feel the neighbors would be concerned with delaying the project. Wesolowski stated it would have been a rush to get the project out the door with dealing with burying utilities and other features of the plan, and now with the possible contamination it would be more difficult.

Mielke moved to postpone the project of 2<sup>nd</sup> Avenue from Stewart Avenue to Elm Street and Clark Street from 2<sup>nd</sup> Avenue to the cul-de-sac to 2015. Gisselman seconded.

Mielke noted that although he is in favor of delaying, he hopes the costs do not rise substantially as he does not want to surprise the residents with a much higher cost. Oberbeck commented that when you are dealing with underground and existing conditions you need to have a contingency.

Gisselman asked staff to keep the committee informed on the progress as the Near West Side has been a major project. Wesolowski explained that GRAEF is under contract and he plans to move ahead with construction plans and have the design completed this fall. The project will be back on schedule for summer of 2015, with WPS burying the utilities first and street construction in June or July. Oberbeck stated when looking at TIF 8, unveiling a comprehensive plan for the entire district before going ahead with the street project is a positive move. Oberbeck added it would be easier to sell the area for future development if there is an overall concept.

There being a motion and a second, motion to approve postponing the project of 2<sup>nd</sup> Avenue from Stewart Avenue to Elm Street and Clark Street from 2<sup>nd</sup> Avenue to the cul-de-sac to 2015 carried unanimously 4-0.

Rasmussen asked Lenz to work with Follendorf to contact the stakeholders and also asked Ryan to notify the Westies Group.

### **Adjourn**

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Mielke moved to adjourn the meeting. Kellbach seconded and the motion carried unanimously 4-0. Meeting adjourned at approximately 5:45 p.m.