

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: May 8, 2014, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Abitz, Gisselman, Kellbach, Mielke

Also Present: Marquardt, Wesolowski, Wagner

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.

Select a Chairperson and Vice Chairperson for 2014-2016 Term

Wagner thanked the committee members for agreeing to serve as each committee is important to make the City run smoothly. Due to the recent changes in Council rules, the Coordinating Committee will be an active committee to set priorities and a road map of items to go through committees. To be on the Coordinating Committee, you have to be a chairperson of a Standing Committee. Therefore, he requested that the same person not chair more than one Standing Committee.

Mielke believes Rasmussen does an excellent job; however, she also serves as the chair of Public Health & Safety. Therefore, he nominated Gisselman for chair of CISM and he accepted the nomination. Abitz nominated Rasmussen and stated she would like to see Rasmussen carry forward because of the Thomas Street situation. Rasmussen accepted the nomination but noted that if there is one committee that suits her as chair, it is Public Health & Safety.

Rasmussen called for a vote by raise of hands. Two votes were received for Gisselman and three votes were received for Rasmussen. Rasmussen will continue as Chairperson.

Gisselman nominated Mielke for Vice Chairperson. There were no other nominations and Mielke was selected to serve as Vice Chairperson.

PUBLIC HEARING: Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street

Rasmussen asked those in attendance who wished to speak to come to the podium and give their name, address and comments.

Craig Olafsson stated he lives at 2213 Ridge View Drive but is representing Connexus Credit Union. The credit union is opposed to the proposed change of roadway due to their expansion plans. Their expansion would be where the road is proposed. He passed out a plan from 20 years ago showing the plan expansion. If the change is made in the roadway, it will hurt the expansion. He requested the amendment to the map be postponed until they can solidify their plans. There were no further comments offered and the public hearing was closed.

Wesolowski is not sure of how the building would lay out with the proposed road as this is the first time he has seen the expansion plans. However, at first glance it did not appear that the building would affect the corridor. Olafsson stated there is a need for more employees and at the very least they would like this postponed. Rasmussen asked if the issue was the size of the building or parking. Olafsson stated they need more space and they can only build towards the road. Mielke asked how soon a proposal would be put together and Olafsson could not present a timetable at this time as it is in preliminary discussions.

Abitz stated at CISM in 2009 there was discussion about the Connexus site and she read a portion of the minutes. Wesolowski previously met with officials from Liberty Mutual, who own the Connexus site, and Aspirus. Neither party spoke of the proposed expansion. Rasmussen noted the report of the traffic engineers which stated the road is under engineered if it is left as is and since that report there have been more buildings and expansions in the area. If this is held off and not mapped, everyone is in a state of flux. Olafsson stated he has not seen any traffic issues and again stated they would just like it postponed as it would damper their expansion plans.

Abitz moved to postpone amending the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. Mielke seconded and the motion carried unanimously 5-0.

Approve minutes of the April 10, 2014 meeting

Kellbach moved to approve the minutes of the previous meeting. Mielke seconded and the motion carried unanimously 5-0.

Provide direction regarding the temporary repair of Thomas Street

This item was taken out of agenda order.

Marquardt stated that Thomas Street is in disrepair and the crew is looking for direction to keep the street drivable. Crews are patching the road daily and there are concerns with safety due to the traffic. The next step up from patching would be skin patching. This application lasts between three and five years. The next step up would be milling and overlaying, which would have about a fifteen year life span. This would not be cost-effective if the street is to be reconstructed. If the decision is made to widen the road, we will have to purchase property. It will take a couple of years for appraisals, negotiations and utility relocation. By doing a skin patch, it would get us to the point of reconstruction.

Robert Baumann, 1040½ South 5th Avenue, stated every morning he goes onto his balcony and it saddens him to see the road in disrepair with potholes and cracks. It has taken a decade to do something about it. Something needs to be done but enough with the band-aid solutions. The residents need closure.

Rasmussen received a call from former Alderperson and current DPW employee Chris Barr. He urged the committee to consider approving a skin patch because the road is so bad crews cannot keep up with patching. It would be worth the time to make the road smooth and drivable. She stated we have a duty to make the situation tolerable until a permanent solution can get underway.

Wilfrid Guillaume, owner of the restaurant at Thomas Street and 10th Avenue, stated twelve years ago everyone wanted to do the road. Now it is at the point where he cannot rent or sell his property. No one wants to be tied down with the construction and added when water and sewer needs repair the road will have to be torn up. Rasmussen clarified that a skin patch is only a thin patch and replacement of utilities would be part of the reconstruction project.

Abitz stated we have delayed this project for 12 years. Now it is coming to a point where the road needs to get fixed. She, along with other residents, are opposed to spending \$107,000 for a temporary fix. She would rather see Thomas Street crumble to nothing because of her frustration. She spoke with Ric Mohelnitzky and understands how he feels, but we have to understand the frustration of the residents and this is spending money that will not help them. We still have not done anything to Thomas Street and it gives the impression that we do not care about the residents. She is also tired of band-aid fixes.

Rasmussen stated she would not support a 15-year fix. The expected life span of a skin patch is three years and it would be a bridge to progress. We need to make it tolerable until the project gets underway. If we start buying properties tomorrow we would still have 3 years before the project is done.

Wagner stated he agrees with Rasmussen that we owe it to the residents along Thomas Street. He intends to take Thomas Street to the first Coordinating Committee and set a timeline with goals to the process to get a resolution to this. As stated earlier, if we start tomorrow the fastest timeline is still two to three years. We owe this to the residents and to DPW for their safety. If in two months we start buying properties, the residents will see we are making progress. We cannot ignore the condition of Thomas Street. He is appalled by the fact that someone could get their bike in a crack and go head over heels. Rasmussen stated there is also that concern of liability when we know the road is decaying and do nothing.

Gisselman stated he applauds Rasmussen for her words regarding safety and he will not let a street in the City of Wausau go to crumbles. Gisselman moved to approve the skin patching of Thomas Street. Kellbach seconded.

Abitz stated she understands but is trying to make a point that it is another band-aid solution and another excuse to delay the project. Rasmussen stated it is no secret that things have been done wrong in the past; however, it is time to move forward.

There being a motion and a second, motion to approve the skin patching of Thomas Street passed 4-1.

Discussion and possible action on petition for installation of street lighting in the 900 block of Scott Street and consider Scott Street lighting needs between 6th Street and LaSalle Street

Rasmussen stated a petition was received for the installation of decorative street lights in the 900 block of Scott Street. She also would like to consider the lighting needs of Scott Street between 6th Street and LaSalle Street. If there are lamp posts in the river district and then again in the 900 block, it would create an island. Wesolowski explained the cost would be approximately \$5,100 per light, which includes the pole, lamp, base, conduit, wire, and installation. Just for the 900 block the total cost is estimated at \$61,000. This section will be reconstructed this summer and the lighting is not included in the budget for the project. The 800 and 900 blocks of McClellan Street will also be reconstructed this summer and if lighting is approved for Scott Street, those residents may wonder why they did not get decorative lighting. The estimated cost to install lighting from 6th Street to LaSalle Street is \$91,800. Rasmussen noted the Police Department continually states that the number one deterrent of crime is lighting. This was proven when the crime rate did get better after lights were installed on 3rd Street. The area of Scott Street from 6th Street to LaSalle Street does support more lighting. It is a way to make the neighborhood better and it could be a catalyst to other improvements. When talking about an \$86 million budget, these costs are an eye drop. Replacement of sewer and water laterals are now the standard when reconstructing roads and maybe street lighting should be too. Gisselman agreed with the safety issue and staffing suggestions about the rest of the neighborhood. He questioned if there were other lighting options. Rasmussen stated the decorative poles are more expensive to install but cheaper to run. Discussion followed on other lighting options. Wesolowski stated it would be tough to bid out the lighting as we could end up with having to stock a number of different lights. Marquardt added that if low-level lighting is not installed there may be an issue with trees and therefore if it is really for safety low-level should be installed. He indicated that adding different kinds of lights would require stocking of different materials. Wesolowski replied even if a different pole is purchased, there is still the underground costs. Therefore, you may save \$500 per pole but there is still a \$55,000 investment.

Dick Holster, who owns several rental properties, believes lighting does help with renting. It was noted that Community Development may be able to get funding for blight to use for lighting. Holster said if lighting was installed from 10th Street to LaSalle it would send a message and we are currently trying to change that image. Holster added that the lighting on Prospect Avenue made a huge difference.

Deanna Schuette, East Towne Neighborhood Group, stated the area from Franklin to Forest and 6th Street to LaSalle Street needs infrastructure changes and lighting is a part of safety. She is not opposed to lighting in the 900 block but if not installed in other areas it gives a feeling they are not a part of the neighborhood. Tammy Stratz did inform them that street construction plays a big part on where street lighting is installed. She added the East Towne Group would be grateful for any lighting.

Wesolowski indicated that Scott Street from 6th Street to LaSalle is not on the 5-year list for reconstruction. Rasmussen would not like to wait five years for a road project to light the area. In the past the City has been reluctant to install mid-block lighting and was worried about setting a precedent. Now it is to a point where we want everyone to clean things up and lighting is the first step. We do not want the perception of fear.

Wesolowski stated the spacing on Prospect is about 150'. If lights are placed at the intersections, you will have dark spots mid-block. Abitz asked if thinning of the trees would help with the flow of lighting. Rasmussen stated there is no mid-block lighting so even if trees were thinned out, the only lighting is at the corners. However, we could have the City Forester look into it.

Sherman Gress, 929 Scott Street, stated he has lived there for 39 years. He petitioned for the street lighting because of the road construction project and this would be a good time for installing street lighting. Currently there are lights on the corners and one mid-block but due to the trees you really do not know the light is there.

Abitz moved to go forward with the installation of street lighting on Scott Street from 6th Street to 10th Street contingent upon a review by the City Forester to see if thinning some of the trees would result in the need for fewer lights. Mielke seconded.

Wesolowski indicated that there is not money budgeted for this. Rasmussen stated the placement of street lighting is the task of this committee and not the task of the Finance Committee, which is why this item was recently pulled from the Finance agenda. The Finance Committee is responsible for finding the money.

There being a motion and a second, motion to go forward with the installation of street lighting on Scott Street from 6th Street to 10th Street contingent upon a review by the City Forester to see if thinning some of the trees would result in the need for fewer lights carried unanimously 5-0.

Discussion and possible action on easement at Yawkey Park (WPS)

Marquardt stated Wisconsin Public Service needs to move a transformer because of an expansion project at the YMCA. The only place the transformer can go is east, which is on Yawkey Park property. Peter Knotek with the Park Department did not have an issue with the proposed location.

Mielke moved to approve the easement at Yawkey Park for the placement of a Wisconsin Public Service transformer. Seconded by Kellbach.

Abitz questioned if this would have any bearing on parking and Marquardt replied no.

There being a motion and a second, motion to approve the easement at Yawkey Park for the placement of a Wisconsin Public Service transformer carried unanimously 5-0.

Discussion and possible action on allowing construction of a building on an existing easement (YMCA)

As part of the expansion project at the YMCA, they would like to install a lift to assist in getting handicap individuals to the lower gym. This would be a 14' x 10' addition. Back in 1976 and 1977, Franklin Street was vacated and the City retained an easement. That easement prohibits the construction of a building unless the City has access to their utilities. This addition would not impact access to utilities.

Motion by Kellbach to allow the construction of a building on an existing easement at the YMCA. Seconded by Mielke and the motion carried unanimously 5-0.

Discussion and possible action on Street Privilege Permit for parking stalls surrounding the YMCA

Marquardt explained that this is regarding the expansion project at the YMCA. Typically Street Privilege Permits are handled in the Engineering Department. However, due to the number of parking stalls affected and the duration, staff is looking for committee approval.

Abitz asked if the YMCA would be asking for time limits on other parking spots to be changed. Marquardt replied no and explained that parking is available in the lot near the church and the lot to the northwest. Abitz questioned how this would affect the entrance on the east side. Marquardt indicated the 4th Street entrance, Grant Street entrance and the entrance between the buildings will be utilized.

Motion by Mielke to approve the Street Privilege Permit for parking stalls surrounding the YMCA. Seconded by Kellbach and the motion carried unanimously 5-0.

Discussion and possible action on the dedication of East Kent Street right-of-way

Marquardt stated this is to accept the dedication of right-of-way for the construction of East Kent Street, which is scheduled to be built this year. Part of it is on the conservancy of which a legal opinion was obtained. The legal opinion stated the construction of a public road for access is allowed.

Kellbach moved to approve the dedication of East Kent Street right-of-way. Gisselman seconded and the motion carried unanimously 5-0.

Discussion and possible action on an amendment to the Curling Way Relocation Order

Marquardt stated the relocation order began the process of obtaining property needed for the extension of Curling Way. An amendment is not unheard of as the design process moves forward. In this case, a property line was misinterpreted. The property line for the cemetery is actually 300' to the south of where it was shown on the original relocation order. We also need an easement from the cemetery for a drainage ditch, which is a DNR requirement for water quality standards. The relocation amendment will go to Plan Commission next week and then to Council. Because of the new Council rules, the Plan Commission minutes would not be included in the Council packet. Staff is also looking for approval to put this on the Council agenda without the Plan Commission minutes. Rasmussen stated this is a revised

map to something that has already been approved and if we intend to get appraisals done on time we need to move this forward.

Mielke moved to approve the amendment to the relocation order for Curling Way. Gisselman seconded and the motion carried unanimously 5-0.

Make recommendation on the sale of 541 Evergreen Road

Marquardt explained that 541 Evergreen Road is the second parcel to a larger parcel that the City obtained previously. Staff was trying to work with the property owner at 535 Evergreen to obtain some land to tie it to 541 for water frontage; however, that did not materialize. A call was received from the property owner of 535 indicating that someone had approached them to purchase some of their vacant property and in doing so thought that 541 belonged to them also. The owner of 535 Evergreen asked if the City would now be willing to sell that property. The process was started to sell the property and staff has not received any objections from Police, Fire, Community Development, and Public Works & Utilities. The property is assessed at \$25,500.

Gisselman moved to approve the sale of 541 Evergreen Road with the minimum asking price of \$25,500. Mielke seconded and the motion carried unanimously 5-0.

Set regular meeting date and time

The committee agreed to stay with the current date and time of the second Thursday of the month at 5:30 p.m.

Future agenda items for consideration

Rasmussen stated staff is working on getting information compiled on the state of our infrastructure.

Discussion and possible action on Jurisdictional Transfer Agreement for Surplus Right-of-Way Property – STH 52 and STH 29 from the Wisconsin DOT

Marquardt stated this is the detention pond area that was created with the new alignment of the on and off ramps of Highway 29 to Stewart Avenue. In the Memorandum of Understanding, when the project was completed the City agreed to take over ownership and maintenance of the detention areas. The Park Department had eyed the location as a potential place for a dog park. The Jurisdictional Transfer Agreement does state the area would be for a dog park, but it does not necessarily have to be. The agreement that was included in the packet stated if the area was not used for public use, it would revert back to the state. However, that language was removed from the updated agreement, which was handed out tonight. Therefore, the City can do what it wishes with the parcel, including selling a portion.

Mielke moved to approve the Jurisdictional Transfer Agreement for surplus right-of-way - STH 52 and STH 29 from the Wisconsin DOT. Gisselman seconded and the motion carried unanimously 5-0.

Adjourn

Kellbach moved to adjourn the meeting. Mielke seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 6:55 p.m.