

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: December 11, 2014, at 5:30 p.m. in the Council Chambers of City Hall.

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

Also Present: Mayor Tipple, Wesolowski, Gehin, Jacobson

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.

### **Approve minutes of the November 13, 2014 meeting**

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

### **PUBLIC HEARING: Vacation of Junction Street south of McDonald Street**

Rasmussen asked those in attendance who wished to speak regarding the proposed vacation to come to the podium and give their name, address and comments. No one came forward to offer comments and the public hearing was closed.

Kellbach moved to approve the vacation of Junction Street south of McDonald Street. Mielke seconded.

Gisselman questioned if the Cemetery Association would become the owner of the land and Gehin confirmed. Abitz asked if any cleanup of the property needed to be done. Gehin replied that the road has already been removed.

There being a motion and a second, motion to approve the vacation of Junction Street south of McDonald Street carried unanimously.

### **Discussion and possible action on preliminary resolutions for 2015 construction projects**

Rasmussen noted that the list of projects proposed for 2015 was included in the packet. Abitz questioned the difference between a street improvement project and a street reconstruction project. Wesolowski indicated curb and gutter will be installed on all streets. A street without curb and gutter is an improvement project and is assessed the full rate of \$38 per foot. A street with existing curb and gutter is a reconstruction project and charged 60% of the full rate. Abitz believes Flieth Street did not qualify for Block Grant Funding. Wesolowski confirmed and stated 22<sup>nd</sup> Avenue was submitted for Block Grant Funding.

Mielke asked if 2<sup>nd</sup> Avenue from Stewart to Elm and Clark from 2<sup>nd</sup> Avenue to the cul-de-sac is still scheduled for 2015 and Wesolowski confirmed. Rasmussen indicated as soon as there is resolution on the pollution issue the project can move forward. Gisselman asked if staff should consult with the neighborhood group. Rasmussen stated there has been nothing but public engagement with this project. We have been working with Main Street and the River District on this project as it is predominantly commercial. Even though the neighborhood group may not see the need for the project, the business community is in favor. It has taken a year and a half to get consensus with the businesses regarding amenities, but with the exception of one or two, everyone is on the same page. Gisselman is familiar with

the development and the contamination, but was surprised with the comments of the neighborhood group. Mielke stated this is the Westie Group and with the exception of one or two, everyone is in favor of the project. Rasmussen noted there are a few people that feel there is greater need in the City but in reality this project will spark development in the TIF. The business stakeholders love it and feel they have waited a long time for rebirth. Gisselman asked if the cul-de-sac design has been resolved. Wesolowski explained that a final design has not been completed. GRAEF was hired to assist in design elements and the plan will be finalized this winter. Mayor Tipple stated that one of the budget proposals on the Council floor was to close certain TIF districts. If this TIF district is closed the project will not happen. Rasmussen stated there has been a lot of time and money invested into the design. The stakeholders have indicated once the project gets underway, private sector investments will happen.

Abitz stated there are a couple of houses on Flieth and asked if there could be any deviation from assessments for the project. Wesolowski explained that public hearings would be held where residents would have the opportunity to weigh in on the project. Rasmussen stated the committee can address assessments after feedback is received from the public hearing.

Mielke moved to approve the preliminary resolutions for 2015 construction projects. Kellbach seconded and the motion carried unanimously 5-0.

### **Discussion and possible action regarding on-street parking in front of Zillman Meat Market at 1910 North 6<sup>th</sup> Street**

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Rasmussen stated this item was forwarded to this committee from Parking and Traffic. Zillman's has recently completed a new façade, which is very nice looking. Wesolowski was asked by Ann Werth to look into adding parking on 6<sup>th</sup> Street on behalf of Zillman. Parking could be added but it would be complicated. This is STH 52, which is three lanes of thru traffic with no parking. Since it is STH 52, the DOT has permitting authority. John Keiffer with the DOT indicated a request in the form of a letter would have to be submitted to the DOT if the City would like a formal denial or approval. However, Keiffer's initial reaction is that the DOT would not be inclined to approve the parking. If parking is justified, the City would have to buy the parking spots based upon the useful remaining life of the pavement. Also, the City would be 100% responsible for future reconstruction of the parking spots. Mielke questioned the estimated cost and Wesolowski replied it would be determined by the DOT. Wesolowski added that the road is not that new but has been recently overlaid with asphalt.

Gisselman questioned how this area would be different than Stewart Avenue and what happens with parking on Stewart Avenue when that road is redone. Wesolowski explained that parking on Stewart Avenue will be removed when the road is redone. Rasmussen stated that safety is an issue and parked cars obstruct vision. Traffic travels at a higher speed and she feels there should not be parking along Stewart Avenue. She also feels that the expense and effort involved may not be worth pursuing for three parking stalls on 6<sup>th</sup> Street. Wesolowski stated if the parking stalls were to remain when Stewart Avenue is overlaid this summer, the City would be responsible for the cost of the asphalt.

Mielke asked to abstain from any vote as Zillman is a customer of his.

Pat Zillman, owner of Zillman Meat Market, stated there was always parking on 6<sup>th</sup> Street until the road was reconstructed. There are residences on each side of his building and an alley. Not having parking on the street causes issues even for the people living there. They have been in business for 61 years. People still park on the road and they have to tell them to move their vehicle. They are trying to build on the business with the remodel project but parking has been a big problem. Rasmussen asked if Zillman

would be interested in sharing in the cost if there would be a substantial cost to the City. Zillman would consider that.

Abitz questioned if staff would be able to contact the DOT for a cost estimate. Rasmussen asked if the area was posted as no parking. Wesolowski replied no as there are three traffic lanes with no designated parking lanes. Rasmussen reminded the committee that the budget has a razor thin margin and actions from the DOT are difficult to come by as they do not want to create precedent. Gisselman stated we need more information that can be shared with Zillman and he would support a letter to the DOT. Rasmussen feels there would be traffic flow problems with a lane reconfiguration. Abitz replied the Parking & Traffic Committee looked at moving the sidewalk in further to allow for parking. Wesolowski noted that he provided a few options for Parking & Traffic to look at, but any design would have to be approved by the DOT and they are very protective with state highways.

Abitz moved to direct staff to obtain the necessary analysis from the DOT. Gisselman seconded and the motion carried unanimously 5-0.

### **Update on 2014 Street Construction Projects**

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Wesolowski stated a summary of the 2014 projects was included in the committee packet. Rasmussen asked if the manholes on Scott and McClellan Streets were ramped for snow plowing. Gehin stated the manholes on Scott were ramped. A layer of binder was placed on McClellan Street but the structures were not raised. They will be raised in spring just prior to the placement of the final layer of asphalt. Rasmussen asked if leaf pickup was completed in this area. Wesolowski and Gehin did not believe so. Rasmussen questioned if there was retainage left in the contract. Wesolowski explained that the Board of Public Works met this week and moved not to extend the contract completion date and not to assess liquidated damages at this point. The Board reserved the right to assess damages at a later date. Rasmussen stated an extension was given into November and asked if it would be prudent for the committee to consider a policy with an official end date, such as October 31, for all seasonal road construction projects. Contractors should be directed to have work completed by Halloween, even if it means working nights and weekends. Gehin explained that the original completion date for Project C was October 10. Staff does want work done in October but with any project things always come up. Project C was a complex project. Rasmussen stated if projects run into winter it creates a bad image. Wesolowski stated that staff will try to keep projects smaller with an earlier time frame. Curling Way did not get bid out until late because of real estate issues. Rasmussen stated the wet summer did not help, but she thought a specific end date could eliminate problems ahead of time. Gehin feels a message has been sent to contractors. In the past the City has been flexible if the contractor has put in a good effort. The City has rarely considered liquidated damages. However, going forward staff will inform contractors of the possibility at the preconstruction meeting. Rasmussen said the goal in the process is for the City to be taken seriously and make contractors understand the need to show up on time, do a good job, and be done on time. Mielke added that he liked the idea of completion by October 31. Rasmussen stated this can be placed on a future agenda if staff feels the need for a policy with an end date.

### **Future agenda items for consideration**

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Abitz would like an update on the west side of the Thomas Street project. Wesolowski stated staff will be meeting with AECOM and an update can be given in January. Abitz noted that Krist will be starting demolition of the former Thunderlube. Also, the exterior of the building at 10<sup>th</sup> and Thomas is being improved and the property will be put up for sale when completed. Rasmussen stated there is funding in the 2015 budget for acquisition and she has been in touch with Economic Development Chairman Nagle regarding creating a communication conduit for the residents.

Mielke thanked Wesolowski and Groat. Earlier this year, CISM and Parking & Traffic passed modifications to the intersection near GI Associates, but how it would be funded was in question. There was a meeting this week and the project will be done in May or June. Without staff's efforts, the funding would not have been secured.

### **Adjourn**

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Mielke moved to adjourn the meeting. Kellbach seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 6:05 p.m.