

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: June 11, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Mielke, Gisselman, Kellbach, Abitz

Also Present: Lindman, Jacobson, Lenz, Wesolowski, Winters

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. Vice Chairperson Mielke called the meeting to order.

At this time Mielke allowed those present who wished to provide public comment for items on the agenda to come forward.

Robert Baumann, 1040½ South 5th Avenue, believes this house may be acquired for the Thomas Street Project. There are some repairs that his landlord needs to complete but he does not want to put money into a building that will be removed. Baumann is requesting to know when the building will be torn down so that he and his landlord can start making decisions. He stated it can be difficult having people move without help. He is currently getting together a group of volunteers to help move individuals and if anyone is interested he will be at the next meeting to collect names, phone numbers and addresses. Abitz stated at this point this property is listed as being purchased for the project. She added that it is the City's policy to assist in relocating those living in properties that are purchased.

Deb Ryan, 702 Elm Street, stated that when she worked at Catholic Charities the building was torn down and they were helped with City funds. She added that the new rent was higher for the agency and they received a deal over a number of years to make up the difference in rent. Regarding Clark Street, the neighbors have been meeting over the last few weeks. Several people have indicated the project is good on the existing footprint and there is no need to vacate Clark Street. She reminded members that Kwik Trip never received TIF funding. This development would create primarily minimum wage jobs. If there is a delay in building the market rate housing, the available TIF dollars should also be looked at.

Chris Bargender lives at 1118 West Thomas Street, which is on the corner of 12th and Thomas. The property directly across from him is a duplex. The owner was told by the City to remove the bushes in front of his property because more of his property will be acquired than what was originally planned. Bargender was told that the City would be taking 5' of his property. This means the majority of his driveway would be taken and the sidewalk would be close to his front porch. He has a 3 year old son and he does not want to put his family into harm's way with a busy street. There are a lot of rumors about what properties are going to be acquired and people just want answers. The majority of people on his block feel that if the City takes a foot of their property they should take it all because they do not want to live in harm's way.

Gary Hable, 1110 West Thomas Street, stated there is 12' from his front step to the sidewalk and now the City wants to take 5' of that. If the City takes 1' it should take it all as he cannot live that close to the road. The way it is now traffic blows their horn at him as he enters and exits his driveway. If the property is not acquired by fall, he intends to put a new roof on and the price of the property will increase \$10,000. The sooner the property is taken, the sooner he can get on with his life.

Randy Olmsted, 828 North 2nd Avenue, stated the Labor Temple is still opposed to the vacation of Clark Street. He knows there is a new plan that does not require the vacation and he would hope that the committee agrees with that.

Approve minutes of the May 7, 2015 meeting

Kellbach moved to approve the minutes of the previous meeting. Gisselman seconded and the motion carried unanimously 4-0.

Update on current status of development of Talon Lane and possible action thereon

Dave Eckert stated a meeting was held with the Eckert's, Schlindwein, Mella, and Jacobson. An alternative to having a two lane road at the bottom of Talon Lane was proposed where the north side would be paved and water and sewer could be connected. Eckert spoke with Chad Kane, who owns the house nearby. Kane also prefers the proposed option rather than a two lane road. Eckert believes this is a solution that works for the neighborhood and would allow the City to have a second entrance point. The one lane corridor would be used for authorized vehicles. However, Engineering staff would prefer a two lane road and if that is the case the City will have to enforce the dedication of the south half of the road.

Abitz questioned if only authorized vehicles will still be allowed once the area is develop. Eckert replied that is the concept as Talon Lane will never be a heavily traveled corridor. Wesolowski stated this would be highly unusual and much thought would have to be put into it. He does not know how a one lane road for fire access would be controlled. Talon Lane was placed on the Official City Map to 25th Street and the Official City Map would have to be amended.

Keene Winters, Alderman for District 6, suggested that CISM pass jurisdiction to the Plan Commission or the Economic Development Committee for a thorough review as this alternative is no longer a simple road dedication. Lindman stated this has been discussed in length amongst staff. It needs to be looked at as far as setting a precedence as well as operation and maintenance.

Gisselman asked Jacobson if there are any legal issues involved. Jacobson stated if the parties are in agreement that they want to move the alternative forward, she does not believe it would require the dedication of the south half by Schlindwein. However, the appropriate committee should consider the concerns of staff. To change the course of the roadway and amend the Official City Map would require a public hearing. The City's interest should also be examined as far as future development.

Paul Schlindwein, 2305 33rd Street, Town of Wausau, stated the original understanding was that Talon Lane would extend due east to the southern end of 25th Street, which is still his preference. However, there have been a number of discussions among the land owners about the alternative. He does not object for review of the alternative by another committee.

Lenz stated that Plan Commission generally would not review road alignments unless it is part of a subdivision. Road alignments start with Official City Mapping, which would begin at CISM and then to Plan Commission. Lindman feels further discussions need to be held to determine the benefit for the City.

Abitz moved to direct staff to review the issues on Talon Lane regarding a one or two lane roadway and the effect on the Official City Map. Kellbach seconded and the motion carried unanimously 4-0.

Update on the Thomas Street Project

Bruce Gerland, AECOM, stated preliminary plans were submitted for review. The plans include a title sheet, existing and proposed typical sections, preliminary signal plans at the intersection of 11th Avenue,

plan and profile sheets from 17th Avenue to 4th Avenue, and cross sections along the entire corridor. The plan is consistent with the two lane raised median alternative that was approved in January. The plan calls for the relocation of three commercial properties and now six residential units. In September of 2014 there were 5 residential units but at the last meeting it was agreed upon to realign 15th Avenue, which impacts the home on the northwest corner. The next steps are further review by staff including a field review to determine additional concerns. Over the next month, the committee should look at the southwest corner of 13th Avenue and two residential units on the northeast corner of 7th Avenue as the right-of-way will be closer to the structures than neighboring properties. AECOM will continue to refine other aspects of the preliminary design and bring back an update in July. He anticipates bringing the right-of-way plat forward to the August meeting.

Abitz stated several years ago it was discussed that the homes that could not park their vehicles in the driveway would be purchased. However, four properties, including Bargender's and Hable's, would not be able to park in their driveway and their properties are not marked for acquisition. This would create a similar situation to a home on Sherman Street, which after Sherman Street was reconstructed it was discussed not to allow that to happen again in the future. She would like consideration of how this will affect those homeowners. She added that there are homes shown on the map that have been purchased and torn down. Additionally, Krist Oil will be starting excavating for a development at 3rd Avenue. If that corner is redesigned, Krist may have to adjust the location of the building.

Gisselman is unfamiliar with the agreement regarding driveways. Abitz believes that after the Sherman Street Project there was an understanding that properties along Thomas Street would not be left where they could not park in their driveway or get out safely. She noted that at Bargender's property there already have been occasions where vehicles have driven on the boulevard. If a portion of his property is taken, it would not allow a safe area for his child.

Lindman questioned the schedule for the right-of-way plat. Gerland responded the goal is August. Cross sections are developed that they feel comfortable with the limits so acquisitions can be established. Lindman stated appraisals are proposed to begin in August. He questioned if that was for both right-of-way and homes. Gerland replied yes and the City will need to put out a Request for Qualifications for real estate services. Lindman asked that AECOM provide a list of buildings to be purchased. Gerland agreed and stated in 2014 a list was provided of the residential and commercial acquisitions and now there is one more due to the realignment of 15th Avenue. There are additional properties that Abitz spoke of that he can also provide.

Wesolowski stated to avoid acquisition in areas; the sidewalk will be moved against the curb, such as the intersection of 13th Avenue on the south side. Due to legal issues with acquisition of property, Gisselman asked that Jacobson provide a refresher on what is involved in property acquisition as far as assessment, rights of the property owner, and rights of the City. Jacobson agreed to provide a memo to the Council and relevant staff regarding the legal requirements.

Discussion and possible action on withdrawal of initial resolution to hold a public hearing to vacate Clark Street between South 3rd Avenue and South 4th Avenue

Mielke stated that Schierl has withdrawn their request for the vacation of Clark Street per their redesign of the project. Kellbach moved to withdraw the initial resolution to hold a public hearing to vacate Clark Street between South 3rd Avenue and South 4th Avenue. Gisselman seconded and the motion carried unanimously 4-0.

Discussion and possible action on a Stormwater Maintenance Agreement for Wausau Container at 8000 Highland Drive

Wesolowski stated that because Wausau Container is building a new building, they are resizing and reshaping their stormwater facilities. This maintenance agreement is in accordance with the ordinance.

Gisselman moved to approve the Stormwater Maintenance Agreement for Wausau Container at 8000 Highland Drive. Kellbach seconded and the motion carried unanimously 4-0.

Discussion and possible action on dedication of right-of-way and easement for 3385 Horseshoe Spring Road

Wesolowski stated this was at CISM last month and staff was directed to draft the documents. Initially it was proposed that the property owners would deed over 43' for right-of-way. However, the property owners felt 43' was too much as that would include some of their property on the other side of the wall. The new proposal is for the owners to dedicate 38' for right-of-way and the owners would grant the City a 5' easement for maintenance of the wall.

Abitz questioned if the owners would then be able to maintain the gate. Wesolowski explained there is not a gate at this time but the property owners wish to install a gate. The owners would be responsible for the maintenance of the gate and the proposed gate would have to be reviewed by the Engineering Department. The gate would also have to be constructed by a licensed and bonded contractor.

Abitz moved to approve the dedication of right-of-way and easement for 3385 Horseshoe Spring Road. Gisselman seconded and the motion carried unanimously 4-0.

Discussion and possible action on an easement to construct, reconstruct, maintain, inspect and/or repair a water main to supply irrigation for the Highway 52 Parkway Median

Lindman explained that an irrigation system is located within the Highway 52 Parkway Median. This easement would provide an irrigation line to the system and allow the City to connect to one of the closest water points.

Kellbach moved to approve the easement to construct, reconstruct, maintain, inspect and/or repair a water main to supply irrigation for the Highway 52 Parkway Median. Abitz seconded and the motion carried unanimously 4-0.

Discussion and possible action on granting an easement at 1901 Westwood Center Boulevard for construction of a parking lot

Lenz explained that the zoning has been approved for a health care facility at Westwood Drive and Westwood Center Boulevard. An easement is needed to construct a parking lot on the City right-of-way. Staff met and agreed the street is maximized in terms of travel lanes, there is sidewalk on the north side, and staff does not feel the right-of-way is needed on the south side. It was felt that an understanding can be reached through an easement agreement to allow 30 spaces constructed within the right-of-way. The entire parking lot would be new and a substantial amount of grading is needed to construct the parking lot as shown.

Chuck Ghidorzi stated the easement would be approximately 15', which would leave a 13' to 13½' of boulevard. This is a challenging site but there would be approximately 85 new full time employees at the facility. This would provide parking for the employees with some patient parking.

Abitz questioned if there would be entrance off of Westwood Center Boulevard. Ghidorzi replied the grade change goes down about 8' so the driveway off of Westwood Center Boulevard would not serve the parking lot. He would like to keep the new parking lot as close to grade as possible. Ghidorzi stated the GI Clinic does have offsite parking and there may be an opportunity for them to park closer. Abitz asked if there would be two lanes in and two lanes out by the cul-de-sac. Ghidorzi explained the road will stay as is. Lenz added that the roadway will not change other than a curb cut for the driveway will be closed off. Abitz questioned if she should abstain from voting because of working for Aspirus. Ghidorzi indicated the development is not part of Aspirus.

Gisselman moved to approve the easement at 1901 Westwood Center Boulevard for the construction of a parking lot. Kellbach seconded and the motion carried unanimously 4-0.

Discussion and possible action on installing signs for Wausau Main Street Inc. in City right-of-way

Lenz provided an example of the sign for Wausau Main Street which show that Wausau is in fact a Main Street community. Not every community in Wisconsin is and Wausau should be proud. The signage is to let people know they are entering the district. The idea is to place the signs at the western and eastern boundaries. A proposed location is along the south side of Stewart Avenue by 2nd Avenue. The second proposed location is near City Hall at 5th Street and Grant Street. For exact locations he will work with DPW to see what works best for them while meeting sign standards.

Abitz questioned if there are brochures that will indicate where the Main Street area covers. Lenz explained that the Director of Main Street will be doing some publicity with marketing materials and possibly a map. Also, there will be publicity with the sign installation. Gisselman questioned if there was an ordinance regarding the size as the sign is rather large. Lenz does not believe there is a specific ordinance but the signs would be placed high enough for clearance.

Gisselman moved to authorize the installation of signs for Wausau Main Street Inc. in the City right-of-way near the intersection of 2nd Avenue and Stewart Avenue and the intersection of 5th Street and Grant Street. Kellbach seconded and the motion carried unanimously 4-0.

Discussion and possible action on Amendment to the Transportation Project Plat for STH 52, Project ID 6999-03-28

Wesolowski stated the amendment to the plat has been requested by the design engineer and SRF, the real estate agent. The sign for UW Marathon would have to be purchased and relocated. In amending the plat, the sign would be located outside of the purchase area. The real estate consultant has discussed this with UW Marathon and there are no issues.

Abitz moved to approve the Amendment to the Transportation Project Plat for STH 52, Project ID 6999-03-28. Kellbach seconded and the motion carried unanimously 4-0.

Discussion on budget costs for 2015 projects compared to actual costs

Lindman explained that the bids for Projects B, D, and E came in higher than what was budgeted. He has spoken with Finance to make sure there is funding available for the areas of water, sewer and storm

sewer. The borrowing amounts will be adjusted but he wanted to show CISM where the projects are at. He noted that four of five projects have been bid out at this time. Finance is aware of the need for reconciling but it is unsure if it will be done through Finance or the Water Commission. Lindman explained that some of the challenges are that the road projects are not fully scoped out when the budget is due.

Winters stated if the budget has been exceeded the projects will have to go back for modifications as contracts are in place to spend more than what was budgeted. Jacobson agreed as there are now contractual obligations and she recommends forwarding to the Finance Committee for budget modifications. Lindman replied the water and sewer funding will go to the Water Commission and Finance staff will handle the process. Gisselman added that most of the costs that are off seem to be in water. Wesolowski explained that when the projects were put together they did not anticipate underground utilities needing replacement. However, further investigation found that otherwise. For next year utilities have been videoed giving staff a better idea to estimate the budgets more accurately. Lindman stated it is difficult because when the budgets are due the projects are not fully scoped. Moving forward as the projects are bid the budgets will be identified before the contracts are signed. However, there will always be the potential for budget modifications for larger projects.

Kellbach will speak to Oberbeck regarding bringing the shortfalls to the Finance Committee for appropriate adjustments of the budget.

Update on 2015 Street Construction Projects

Wesolowski stated four projects have been bid and there is one project to be bid yet. Project A consists of 22nd Avenue. The contractor, Steen Construction, anticipates starting the middle of August with completion by October 22. Project B consists of 11th Street and Grant Street. Switlick and Sons anticipates starting on June 22 with completion of 11th Street by August 14 due to events at the Woodson Art Museum. Grant Street will be completed by October 2. Project C is 2nd Avenue, which is still in the design phase and has not been bid due to the late public hearing. Staff is working with GRAEF for the final bid package. It is anticipated that the project will be bid out in late July with construction running from August through November. Project D consists of Flieth Street which should start on July 6 and completion by the end of August before the start of school. Project E is Crocker Street and 7th Street and should begin on June 17 with completion by October 16. The Sidewalk Project began about a month ago and is about half done. Abitz questioned if any sidewalks would be shaved this year. Wesolowski stated that typically \$10,000 to \$15,000 is used toward a sidewalk shaving contract. If there is money remaining in the budget, that contract will be bid out. The Concrete Pavement Repair Project has been completed. The Asphalt Overlay Project has not been bid out yet but preliminary plans are done with the proposed streets of Grant and McClellan downtown, Sell Street, Christian Avenue, Richards Road, Pine Ridge Boulevard, Tinkers Court, and 32nd Avenue. Staff is currently reviewing this cost estimate with plans to bid the project out within the next couple of weeks. There are no assessments with this project.

Update on 2016 Capital Improvement Projects

Wesolowski indicated the preliminary list of 2016 projects was approved earlier by CISM and now there are costs associated with the streets. He still needs to determine a street to apply for CDBG funding. Street lighting costs will be determined for Washington Street and 2nd Street. Gisselman stated it would be nice to connect the decorative lighting from Wausau Avenue to 2nd Street. Wesolowski stated that lighting can be looked at when Wausau Avenue is reconstructed, which is not on a future list at this time. Wesolowski noted that asphalt paving has been as high as \$1.2 million in past years. \$750,000 has been requested for 2016. The project for 2015 is estimated at \$650,000 with \$500,000 from the general budget

and the remainder from the TIF for Grant and McClellan. During the budget process last year, \$1 million was requested but that was cut to \$500,000. Abitz asked that Pardee Street be looked at in the future due to drainage issues. Wesolowski stated that would be a reconstruction project.

Presentation on street ratings

This item was deferred to the next meeting.

Future agenda items for consideration

Abitz asked for another update on the Thomas Street Project and questioned if further action was needed for 2nd Avenue. Wesolowski stated no further action needs to be taken on 2nd Avenue as it has been approved by Council. The project is planned to be bid out in July with construction late August through November. Abitz questioned the repair of the railroad tracks on Evergreen Road. Wesolowski indicated that Mohelnitzky is working with the railroad to make the necessary repairs.

Adjourn

Abitz moved to adjourn the meeting. Kellbach seconded and the motion carried unanimously 4-0. Meeting adjourned at approximately 6:55 p.m.