

BOARD OF PUBLIC WORKS

Wednesday, June 7, 2017
4:00 p.m.

Board met on call. The following members were present: City Attorney Kathleen McDaniel, Director of Public Infrastructure Dan Koski, Comptroller/Deputy Treasurer Kim Lynch, Alderpersons Brey, Lotz and Kummer, and City Clerk Jennifer Hudon.

Absent: Mayor Justin M. Nickels and Finance Director Steve Corbeille.

Also present: Engineering Division Manager Greg Minikel, Operations Division Manager Randy Junk, Deputy City Clerk Deborah Neuser, Transit/Building & Grounds Division Manager Jim Muenzenmeyer and Business Manager Karen Dorow.

Aldersperson Brey called the meeting to order at 4:00 p.m.

Board met to receive e-bids for 2017 Former Town of Newton Gravel Pit Environmental Remediation Project WO-17-16. City Clerk reported having received five (5) e-bids. Same were opened and accepted online through Quest, and they are as follows:

Bidder	Bid Bond	Amount
RL Diversified Inc.	Bid Bond	\$847,607.00
Vinton Construction Company	Bid Bond	\$938,345.00
Buteyn-Peterson Construction Co.	Bid Bond	\$1,066,635.00
Advance Construction Inc.	Bid Bond	\$1,088,888.00
Michels Civil – a div. of Michels Corp.	Bid Bond	\$1,625,422.62

Moved by City Attorney Kathleen McDaniel, seconded by Aldersperson Kummer and unanimously carried to refer the bids to the Director of Public Infrastructure for tabulation and recommendation. Ayes, 7. Nays, none.

Board met to receive Quotes for New 2018 ten cubic yard capacity rear-loading refuse collection body and one 2.8 cubic yard side loading recycle body and truck chassis for the Parks Department, QE-17-4. City Clerk reported having received one quote. Same was opened and is as follows:

Bidder	Amount
R.N.O.W. Inc.	\$145,360.00

Moved by City Attorney Kathleen McDaniel, seconded by City Clerk Jennifer Hudon and unanimously carried to refer the quotes to the Director of Public Infrastructure for tabulation and recommendation. Ayes, 7. Nays, none.

City Clerk submitted the following Change Orders for approval:

Vinton Construction Company, Change Order #1, 2017 Blue Rail Marina Beach Project, WS-17-14, to extend completion date to October 15, 2017.

Schaus Roofing & Mechanical Contractors, Change Order #1, Roof Replacement at Lincoln Park Zoo, Additional Changes, for an addition of \$4,587.00.

Hamann Construction Co., Change Order #1, Silver Creek Fieldhouse Renovations, Changes to Contract for an additional \$1,732.00.

Green Bay Pipe & TV, Change Order #2 & Fnl., WU-17-5, Televising Miscellaneous Sewers, Changes per attached worksheet for a reduction of \$3,374.11.

Green Bay Pipe & TV, Televising Miscellaneous Sewers, WU-17-5, Televising Miscellaneous Sewers, Work Change Directive 5-1, for an additional \$531.20.

Moved by Alderperson Lee Kummer, seconded by Comptroller/Deputy Treasurer Kim Lynch, and unanimously carried to approve the change orders. Ayes, 7. Nays, none.

City Clerk submitted the following City Engineer's estimates for approval and payment:

Name	Project	No.	Amount
AECOM	Western Source Area Expanded Down-Gradient	Est. #1	\$ 87,311.05
Strand Associates Inc.	2016 Collection System I/II	Est. #7	\$ 5,742.46
Asplundh Tree Expert	Tree & Stump Removal for Parks Dept.	Est. #1 & Fnl.	\$ 18,796.00
Green Bay Pipe & TV LLC	Televising Misc. Sewers I WU-17-5	Est. #3 & Fnl.	\$ 2,645.93

Moved by Director of Public Infrastructure Dan Koski, seconded by City Attorney Kathleen McDaniel, and unanimously carried to approve the payments. Ayes, 7. Nays, none.

City Clerk informed the Committee of the request from Jan and Margie Paulus for a reduction of their assessment at 3906 Springhill Drive. After a short discussion, moved by City Attorney Kathleen McDaniel, seconded by Comptroller/Deputy Treasurer Kim Lynch, and unanimously carried to defer to next meeting in order to get more information as to how the maps are done and whether the land is buildable. Ayes, 7. Nays, none.

City Clerk reported that the assessment maps for 2016 special assessments have been received from the office of the Director of Public Infrastructure, and the assessments have been computed by the City Clerk's office.

It was then moved by City Attorney Kathleen McDaniel, seconded by City Clerk Jennifer Hudon, and unanimously carried to approve the assessments as presented by the City Clerk, to authorize the public hearing to be held on Tuesday, June 20, 2017, and to instruct the City Clerk to issue the proper legal notices as required under Section 7.275 of the Municipal Code and Chapter 66.0701 of the Wisconsin Statutes, in accordance with the following policy:

- (1) That the assessments for street improvements be levied against abutting property owners in accordance with Section 7.280, "STREET ASSESSMENT POLICY," and for sanitary sewers and storm sewers with Section 7.276, "SEWER ASSESSMENT POLICY," of the Municipal Code;**
- (2) That the assessments for the 2016 Street Improvement Program be paid in full on or before November 1, 2017;**
- (3) That any unpaid assessments on November 1, 2017 of any property owner having a total assessment exceeding \$250.00 automatically will be placed on a five year annual installment payment plan, with interest at seven per cent (7%) beginning with the first day of the month of November, 2017, as provided for in Section 7.285 of the Municipal Code. The first installment with interest through December 31, 2017, will be collected in the 2017 tax roll due and payable at the City Treasurer's office after January 1, 2017. Property owners desiring to pay the balance of an assessment can do so at the City Clerk's office at any time, including the total balance of interest to date of payment.**

(4) All other assessments unpaid on November 1, 2017, will be placed in full on the 2017 tax roll due and payable with other city taxes at the City Treasurer's office after January 1, 2018; these assessments shall include interest at seven per cent (7%) on the unpaid amount for the period from November 1, 2017, to December 31, 2017.

(5) That the abutting property owners be given delayed assessments if the total assessment cost exceeds the sum of One Thousand Dollars (\$1,000.00) provided they do not directly benefit by said improvement at the time the improvement is made, and their land is unimproved or unplatted in accordance with Section 7.290 of the Municipal Code, upon the filing of a waiver to the City of Manitowoc waiving their rights under the Statutes of the State of Wisconsin;

(6) That the abutting property owners having agreements with the City of Manitowoc for delayed assessments be given delayed assessments in accordance with the agreements;

(7) That the corner lot adjustments be given as provided by Sections 7.276(1)(c)&(d) and 7.28(1)(a)2 C of the Municipal Code;

(8) That in those instances where property has not been dedicated for street purposes and the same abuts a street paved, the assessment be made for the actual frontage on the street; and

(9) That the property owners be assessed for the full frontage of their lot where a sanitary sewer was installed, even though the sewer does not extend the entire length of the frontage.

Ayes, 7. Nays, none.

Assessments are as follows:

******(List of Assessments is Attached)******

Moved by City Clerk Jennifer Hudon, seconded by Alderperson Jim Brey, and unanimously carried to adjourn at 4:26 p.m. Ayes, 7. Nays, none.

Respectfully submitted,

City Clerk Deborah Neuser for Jennifer Hudon
Secretary, Board of Public Works

2016-ASPHALITIC CONCRETE PAVING

Spring Street

Huron Street to West 460'

\$27.90 Rate Per Lineal Foot/Per Side

<i>PROPERTY OWNER AND ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>FEET</i>	<i>AMOUNT ASSESSED</i>
Kyle J. Krupka 1219 Huron Street Manitowoc, WI 54220	W 1/2 OF LOTS 2 & 3 BLK 40 & E 33' OF VAC N 13TH ST ADJ 000-040-030	64	\$1,785.60
Dennis C. Wejrowski 1301 Spring Street Manitowoc, WI 54220	LOT 1 & N 40' OF LOT 4 BLK 39 & W 33' OF VAC N 13TH ST ADJ 000-039-010	183	\$5,105.70
1311 Spring LLC 100 Maritime Drive Suite 3C Manitowoc, WI 54220	PT BLKS 36 64 & 65 OP & ALL BLK 2 A W BUELS & VAC N WATER ST & PT VAC E CEDAR & N 13TH STS ALL DESC V722 P436 & V734 P488 & V846 P123 000-039-020	192.92	\$5,382.47
Wisconsin Central LTD 100 Maritime Drive 3C Manitowoc, WI 54220	LOT 2 CSM V32 P53 LEASED RR LAND 819-402-010	40	\$1,116.00
1311 Spring LLC 100 Maritime Drive Suite 3C Manitowoc, WI 54220	PART OF LOT 18 RECD. V.722 P.436 OF DEEDS BLOCK 15 000-015-180	60	\$1,674.00
Jennifer M Degener 1708 Oakridge Ave Kaukauna, WI 54130	LOT 17 BLK 15 000-015-160	163	NO ACCESS AGREEMENT **RESIDENTIAL***
TOTAL			\$15,068.77

2016-ASPHALITIC CONCRETE PAVING WS-16-4

ALLEY

MICHIGAN AVE TO PROSPECT AVE

\$22.39 Residential Rate Per Lineal Foot/Per Side

<i>PROPERTY OWNER AND ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>FEET</i>	<i>AMOUNT ASSESSED</i>
Adam Schwoerer 5802 Marken Rd Valders, WI 54245	Schippers Subdivision Lot 2 Blk 2 620-002-020	37.43	\$838.06
Gerry La Plante 846 N. 19th Street Manitowoc, WI 54220	Schippers Subdivision Lot 3 Blk 2 620-002-030	16.66	\$373.02
Lois Kanneman 844 N. 19th Street Manitowoc, WI 54220	Schippers Subdivision Lot 4 Blk 2 620-002-040	16.66	\$373.02
Michael Klein 844 N. 19th Street Manitowoc, WI 54220	Schippers Subdivision Lot 5 Blk 2 620-002-050	16.66	\$373.02
Dennis Lang 838 N. 19th Street Manitowoc, WI 54220	Schippers Subd. N 1/2 of Lot 7 & all Lot 6 Blk 2 620-002-061	25	\$559.75
Phillip & Kristine Herman 828 N. 19th Street Manitowoc, WI 54220	Schippers Subdivision S 1/2 of Lot 7 & All of Lot 8 Blk 2 620-002-081	25	\$559.75

Kent Gadzinski 824 N. 19th Street Manitowoc, WI 54220	Schippers Subdivision Lot 9 Blk 2	16.66	\$373.02
	620-002-090		
Michael & Martha Hillmer 1911 Michigan Ave Manitowoc, WI 54220	Heyroths Subdivision Lot 1 Blk 1	38.45	\$860.90
	335-001-010		
Joyce Wegner 827 N. 20th Street Manitowoc, WI 54220	Heyroth Subdivision Lot 3 Blk 1	16.66	\$373.02
	335-001-030		
Kevin Dailey 823 N. 20th Street Manitowoc, WI 54220	Heyroth Subdivision Lot 4 Blk 1	16.66	\$373.02
	335-001-040		
Debra & Craig Maedke 813 N. 20th Street Manitowoc, WI 54220	Heyroth Subdivision Lot 5-6 Blk 1	33.33	\$746.26
	335-001-060		
Edwin Bonfigt 811 N. 20th Street Manitowoc, WI 54220	Heyroth Subdivision Lot 7 Blk 1	16.66	\$373.02
	335-001-070		
Michael & Susan Snell 801 N. 20th Street Manitowoc, WI 54220	Heyroth Subdivision Lot 8 Blk 1	16.66	\$373.02
	335-001-080		
Michael & Susan Snell 801 N. 20th Street Manitowoc, WI 54220	Heyroth Subdivision Lot 9 Blk 1	16.66	\$373.02
	335-001-090		
		TOTAL	\$6,921.190

2016-ASPHALITIC CONCRETE PAVING

Alleys

N 8th St., Lincoln Blvd., Pine St., Waldo Blvd.

\$27.22 Residential Rate Per Lineal Foot/Per East Leg

\$32.17 Residential Rate Per Lineal Foot/Per North Leg

PROPERTY OWNER AND ADDRESS	LEGAL DESCRIPTION	FEET	AMOUNT ASSESSED
Steven Alpert 1030 Lincoln Blvd. Manitowoc, WI 54220	Lincoln Park Subd. Lots 1 & 2 Blk. 6 & N 35' of Lot 14 Aug. Brinkmans Subd.	35	No Assessment **RESIDENTIAL** No Access Agreement
	435-006-021		
Barry Jr. and Lisa Nelson 1012 Lincoln Blvd. Manitowoc, WI 54220	Brinkmans Re-Subdivision N 6.7' OF Lot 10 & all of Lot 11 & S 15' of Lot 14 V.273 P. 141 of DEEDS	23.91	\$769.19
	175-000-110		
Steven and Clara Mikkelson 1010 Lincoln Blvd. Manitowoc, WI 54220	Aug. Brinkmans Re-Subdivision N 38.9' of Lot 9 & S 42.1' of Lot 10 Des. V.256 P.379 of DEEDS & Excl that part for ST purposes V3061 P613	13.93	\$448.13
	175-000-101		
John and Sally Kelley 314 Andrews St. Mukwonago, WI 53149	Brinkmans Re-Subdivision All of Lot 1 V.540 P.292 of Deeds	11.4	\$366.74
	175-000-010		
Garret Grisson 1017 N 8th St. Manitowoc, WI 54220	Brinkmans Re-Subdivision Lot 12 V.472 P.587 of Deeds	16.66	\$535.96
	175-000-120		
Rodger Whiteside Jr 1021 N 8th St. Manitowoc, WI 54220	Brinkmans Re-Subdivision Lot 13 V.237 P. 115 of Deeds	16.66	\$535.96
	175-000-130		

175-000-130:\wpdocs\BPW\Assmt17

Steven and Clara Mikkelson 1010 Lincoln Blvd. Manitowoc, WI 54220	Aug. Brinkmans Re-Subdivision N 38.9' of Lot 9 & S 42.1' of Lot 10 Des. V.256 P.379 of DEEDS & Excl that part for ST purposes V3061 P613 175-000-101	66.37	\$1,806.59
Conrad Baetz 711 Waldo Blvd. Manitowoc, WI 54220	Lincoln Park Subd. Lots 3 & 4 Blk. 6 435-006-041	20	No Assessment **RESIDENTIAL** No Access Agreement
James Hynek 1004 Lincoln Blvd. Manitowoc, WI 54220	Brinkmans Resubd. Lot 8 V.481 P.625 of Deeds 175-000-080	49.75	No Assessment **RESIDENTIAL** No Access Agreement
Rebecca Radue 708 Pine Street Manitowoc, WI 54220	Brinkmans Resubd. Lot 7 V.481 P. 120 of Deeds 175-000-070	49.75	No Assessment **RESIDENTIAL** No Access Agreement
Paula Jensen 710 Pine Street Manitowoc, WI 54220	Brinkmans Resubd. Lot 6 V.191 P.71 of Deeds 175-000-060	57.21	No Assessment **RESIDENTIAL** No Access Agreement
Leonard & Doris Reindl 714 Pine Street Manitowoc, WI 54220	Brinkmans Resubd. Lot 5 V. 562 P. 560 of Deeds 175-000-050	29.9	No Assessment **RESIDENTIAL** No Access Agreement
		TOTAL	\$4,462,157
		GRAND TOTAL	\$26,448,124

2016-CONCRETE PAVING - RECONSTRUCT WS-16-1

DEWEY STREET - S 26TH TO 400' WEST OF S 39TH

\$39.25 Residential Rate Per Lineal Foot/Per Side

\$61.15 Non-Residential Rate Per Lineal Foot/Per Side

PROPERTY OWNER AND ADDRESS	LEGAL DESCRIPTION	FEET	AMOUNT ASSESSED
Manitowoc FSG Operations INC 2110 S 26th ST Manitowoc, WI 54220	N 1336.87' of E 574' M/L of S 1/4 SEC 39-19-23 836- 401-020	581.68	No Assessment **Commercial** No Street Access Agreement
Wisconsin Central LTD C/O CN PO Box 8100 Floor 8 Downtown Station Montreal Quebec Canada H3C 3NA	PART OF S 1/2 SE 1/4 SE 1/4 NE 1/4 LYING N OF DEWEY ST EXC R R ROW & EXC E 319.3' SEC 36 T 19 R 23 836-104-051	309.66	No Assessment **Commercial** No Street Access Agreement
Warehouse Terminal Inc C/O Corelogic Commercial RE. Services PO Box 395 Menominee, MI 49858	TR.1 of C.S. V. 9 P. 627 BEING PART OF SE 1/4 NE 1/4 S. 36-19- 23 836- 104-070	270.65	No Assessment **Commercial** No Street Access Agreement
City of Manitowoc - MPU 1303 S. 8th ST Manitowoc, WI 54220	TR 2 OF CS V17 P205	339.55'	No Assessment **Commercial** No Street Access Agreement
Manitowoc Cranes INC 2401 S 30th ST Manitowoc, WI 54220	LAND IN SE 1/4 SEC 36-19-23 BORDERED BY VIEBAHN ST, S 30TH ST, DEWEY ST, & WIS CENTRAL RR ROW 836-401- 010	400'+ 59' S 30th	No Assessment **Commercial** No Street Access Agreement
DABBCO LLC 6623 102nd ST Pleasant Prairie, WI 53158	TRACT 1 OF CSM V7 P401 EXC V615 P619 836-103-071	392.39 57' S 30th	No Assessment **Commercial** No Street Access Agreement
City of Manitowoc - MPU 1303 S. 8th ST Manitowoc, WI 54220	TR 2 OF CS V17 P205 836-104-060	185.18'	No Assessment **Commercial** No Street Access Agreement
Dewey Street Plaza LLC 537 E Lincoln Ave. Waupun, WI 53963	TRACT 4 OF CSM V12 P585 836-402-013	253	\$15,470.95
Bruce Conard Rentals LLC PO Box 418 Manitowoc, WI 54221	TR 3 OF CSM V12 P585 836-402-012	196	\$11,985.40
Bruce and Renee Conard 3324 Wagon Wheel Rd Manitowoc, WI 54220	TR 2 OF CSM V12 P585 836-402-011	196	\$11,985.40
Ferrell INC 1 Liberty Plaza Liberty, MO 64068	TR 3.1 OF CSM V14 P193 836-103-074	216	\$13,208.40
DS Thomas Properties LLC 7623 Scheffler Road Newton, WI 53063	TR 4.1 OF CSM V14 P65 836-103-070	300.65	\$18,384.75
Painter Properties INC PO Box 109 Sun Prairie, WI 53592	TR 1 OF CSM V12 P585 836-402-010	203.95	\$12,471.55
Aurora Medical Group INC PO Box 341880 Milwaukee, WI 53215	LOT 1, CSM V32 P245 836-301-011	362.14	\$22,144.87

Fue Tou Yang 3510 Dewey St. Manitowoc, WI 54220	TR 4 OF CSM V11 P635 836-204-025	48.66	\$1,909.91
Patrick J. and Gloria M. Theis 4748 Pierce DR Manitowoc, WI 54220	TR 1 OF CSM V12 P349 836-103-072	146	\$8,927.90
VIK Properties LLC 9065 SE 119 St Summerfield, FL 34491	TR 2 of CSM V12 P349 836-103-073	115	\$7,032.25
Merwynn Trade Group LLC 100 Maritime Dr. Manitowoc, WI 54220	TRACT 3 OF CSM V21 P69 836-301-013	176.55	\$10,796.04
KB Win-Man Dialysis DST C/O National Asset Services INC 9841 Airport Blvd. Los Angeles, CA 90045	LOT 4 SCM V30 P359 836-301-075	176.55	\$10,796.04
Lake Michigan Private Ind. 3733 Dewey St Manitowoc, WI 54220	836-301-080	30.01	\$1,835.12
City of Manitowoc - Dewey St. Park	836-204-021	477	No Assessment
Allen L. & Sandra M. Fager Rev Trust 3741 Dewey St. Manitowoc, WI 54220	TR 1 of CSM V14 P367 836-301-070	156.73	\$9,584.04
Merwynn Trade Group LLC 100 Maritime Dr. Suite 3 C Manitowoc, WI 54220	TRACT 4 OF CSM V28 P145 836-301-066	165	\$10,089.75
Merwynn Trade Group LLC 100 Maritime Dr. Suite 3 C Manitowoc, WI 54220	TRACT 1 OF CSM V29 P65 836-301-067	170.73	\$10,440.14
City of Manitowoc - Soccer Field	PT SE 1/4 NW 1/4 DESC V 677 P 730 S 836- 625 204-010		No Assessment
Greene Real Estate of Wisconsin 900 Challenger Dr Green Bay, WI 54311	TR 1 OF CSM V19 P235 836-301-060	281.92	\$17,239.41
DJ Manitowoc WI LLC 3596 Stearns Dr. Oshkosh, WI 54904	TR 3 CSM V25 P319 836-302-016	77	\$4,708.55
AMH Real Estate Holdings LLC 3910 Dewey St. Manitowoc, WI 54220	TRACT 2 OF CSM V23 P93 836-203-023	360	\$22,014.00

\$221,024.47

2016-CONCRETE PAVING - RECONSTRUCT WS-16-1

N 6th Street - 400' N of Reed Ave to 750' N

\$85.14 Residential Rate Per Lineal Foot/Per Side
\$86.58 Non-Residential Rate Per Lineal Foot/Per Side

PROPERTY OWNER AND ADDRESS	LEGAL DESCRIPTION	FEET	AMOUNT ASSESSED
Housing Authority City of MTWC 1433 N 6th St. Manitowoc, WI 54220	PART OF LOT 2 SUBD SW 1/4 & SE 1/4 S 17 T19 R24 TRACT A CSM V3 P29	361.9	\$31,333.31
Bridget Geigel 1423 N 6th St. Manitowoc, WI 54220	LOT 12 REED LAWN SUBD. LOT 12 BLK 3 560-003-120	5.4	\$459.76

Richard & Monica Debot 1424 N 6th St. Manitowoc, WI 54220	LOT 11 REED LAWN SUBD. LOT 11 BLK 2 560-003-120	5.4	\$459.76
North Ridge Care Center 21001 N Tatum Blvd. Phoenix, AZ 85050	E 349' OF W 671' OF LOTS 1 & 2 OF SUBD OF PT OF SW 1/4 & SE 1/4 EXC STREETS & EXC. C.S. V.8 P.27 S.17 T.19 R.24 817-302-020	361.9	\$31,333.31

\$63,586.14

2016-CONCRETE PAVING - RECONSTRUCT WS-16-1

Fessler Drive

TIF District
No Assessments

Only C Good LLC 1851 S Alverno Rd. Manitowoc, WI 54220	LOT 2 CSM V31 P309 449-008-013	118.8	No Assessment
Only C Good LLC 1851 S Alverno Rd. Manitowoc, WI 54220	LOT 1 CSM V31 P309 TIF #17 449-008-011	108.12	No Assessment
Manitowoc Health Care Properties LLC C/O Gini Anderson 4400 Baker Road Suite 100 Hopkins, MN 55343	TRACT 4 OF CSM V21 P65 827-303-125	188.25	No Assessment
City of Manitowoc 900 Quay ST. Manitowoc, WI 54220	MANITOWOC 1-43 INDUSTRIAL PARK SUBD NO.3 LOT 1 BLOCK 8 EXC TRACTS 1 & 2 AS DESC IN V 26 P383 PT FOR UTILITY EASEMENT IN DOC #1059844 V.2436 P204 & EXCL PT V2918 P483 DOC#1151510 449-008-010	38.8	No Assessment

\$0.00

GRAND TOTAL \$284,610.61