

BOARD OF PUBLIC WORKS

Tuesday, June 20, 2017
10:00 a.m. - 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, in the absence of Finance Director/Treasurer Steve Corbeille, Alderperson Todd Lotz and City Clerk Deborah Neuser.

Absent: Mayor Justin M. Nickels. Alderpersons Jim Brey and Lee Kummer.

City Attorney Kathleen McDaniel called the meeting to order at 10:00 a.m.

The Board of Public Works was to be in session from 10:00 a.m. to 4:00 p.m. for the purpose of hearing objections to assessments of benefits or damages to property owners abutting on the following streets because of Asphaltic Concrete Paving and Concrete Paving Reconstruction which report is on file at the office of the City Clerk, City Hall, 900 Quay St., Manitowoc, Wisconsin, all in accordance with Section 7.275 of the Municipal Code of the City of Manitowoc and Section 66.0701 of the Wisconsin Statutes:

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

<i>PROPERTY OWNER AND ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>FEET</i>	<i>AMOUNT ASSESSED</i>
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 836-204-010	625	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

<i>PROPERTY OWNER AND ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>FEET</i>	<i>AMOUNT ASSESSED</i>
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

Since it is impossible for Board members to be in session all day because of their various other duties as City officials and alderpersons, the Clerk, as secretary of the Board, was instructed to call the Board together when objectors appeared to file objections. The notice of the hearing instructed persons wishing to appear to call the City Clerk's office to schedule an appearance before the Board. (City Clerk reported that proof of publication is on file in the City Clerk=s office with Board of Public Works matters.)

City Clerk reported that current interest rates for 10 yr. residential loans at various local lending institutions range from 3.125% to 3.25%. The City=s five year rate is 7% and the ten year rate for 2016 is 7.5%.

It was moved by City Attorney Kathleen McDaniel to set the interest rate for the ten year plan at 5%. Motion failed for lack of a second.

Moved by City Attorney Kathleen McDaniel and seconded by Alderperson Todd Lotz to set the interest rate for the ten year plan at 7% for 2016 assessments levied in 2017.

Mayor Nickels arrived at 10:10 a.m.

After a short discussion, there was a friendly amendment to set the interest rate for a ten year plan at 7-1/2%. Ayes, 5. Nays, 1.

City Attorney Kathleen McDaniel reviewed the procedures for hearing objections to special assessments and the various options available to the property owners.

Moved by City Attorney Kathleen McDaniel, seconded by City Clerk Deborah Neuser and unanimously carried, Board recessed and remained subject to call. Otherwise, Board will reconvene at 3:45 p.m.

Board reconvened at 3:45 p.m.

The following members were present: Mayor Justin M. Nickels, City Attorney Kathleen McDaniel, Comptroller Kim Lynch, Director of Public Infrastructure Dan Koski, City Clerk Deborah Neuser and Alderpersons Todd Lotz and Lee Kummer.

City Attorney Kathleen McDaniel called the meeting back to order.

A report of the Board of Public Works recommending approval of the 2017 special assessments will be submitted to the Common Council for consideration and approval at the meeting of Monday, July 17, 2017. Upon motion of Mayor Justin M. Nickels, seconded by Comptroller/Deputy Treasurer Kim Lynch, and unanimously carried, Board recommended approval of the special assessments to the Common Council. Ayes, 7. Nays, none.

Board adjourned the hearings for objections to assessments at 4:00 P.M. sine die.

Respectfully submitted,

Deborah Neuser
City Clerk, Secretary
Board of Public Works