

BOARD OF PUBLIC WORKS

Date of Meeting: February 2, 2021, at 11:00 a.m. in the Council Chambers

Members Present: Eric Lindman, Nathan Miller (Maryanne Groat was absent)

Also Present: Allen Wesolowski, TJ Niksich, Tara Alfonso, Ric Mohelnitzky

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

Approve minutes of the January 26, 2021 meeting

Lindman moved to approve the minutes of the previous meeting. Miller seconded and the motion passed.

Open bids and make recommendation for the 2021 Recycling of Roadway Pavement Project

The following bids were received:

PGA Inc.	\$37,950
RC Pavers/Ron Christiansen Trucking Inc.	\$39,990
James Peterson Sons, Inc.	\$44,910
Vinton Construction Company	\$45,750
A-1 Excavating Inc.	\$49,400
Earth Inc.	\$52,520
Haas Sons, Inc.	\$66,950
Michels Corporation	\$76,950

Lindman moved to award the contract to the low-qualified bidder, PGA Inc., in the amount of \$37,950.

Miller asked if there was an opportunity to review why there is such a difference in price between the low and high bid. Lindman stated each contractor had the opportunity to look at the material.

Miller seconded Lindman's motion and the motion passed.

Discussion and possible action on Amendment #2 to the contract with Ayres Associates for Bridge Street Bridge Construction Services

Niksich explained that Ayres is looking for a contract amendment of \$4,000. This is mainly for their services regarding the ongoing issues with ride quality and the additional work they are doing and trips made to the site. Staff has reviewed and recommends approval.

Lindman moved to approve Amendment #2 to the contract with Ayres for Bridge Street Bridge Construction Services. Miller seconded and the motion passed.

Bituminous Concrete Paving License: American Asphalt of Wisconsin

Miller has reviewed the subject license and noted all the limits were met and the application was filled out correctly. Lindman moved to approve. Miller seconded and the motion passed.

Discussion and possible action on sewer and water hookup fees for 2025 County Road U

Wesolowski explained that sewer and water to this area was extended in 2000 and 2001. At that time the

assessment rates were based on areas of the lots and areas served. Public hearings were held regarding the assessments. The rate was determined based upon construction costs; \$0.17 per square foot for sewer and \$0.15 per square foot for water. These were the rates charged in 2001. There are correspondences in the file indicating that this parcel was not developed and therefore not assessed at that time. The Wausau Municipal Code speaks to hookup fees when sewer and water is present and the parcel was not previously assessed. The code also speaks to being fair and equitable with the area that is benefited from sewer and water hookup. Wesolowski feels the wetlands in the bottom half of the lot are not benefited by sewer and water service. Wesolowski provided two maps; one showing the high ground with an area of 246,000 square feet and one showing just the field area with 200,000 square feet. He believes 200,000 square feet is the area benefited. There is a valley and a high knob area he feels are not benefited. He recommends charging a hookup fee at \$0.32 a square foot for 200,000 square feet; a total of \$64,000.

Miller noted an area in the southeast corner of the lot that may potentially have a retention pond. Wesolowski said that is possible but he does not think there is a final stormwater management plan at this time. Miller questioned if the area considered benefited would just be the buildable area and would not include the improved area with the retention pond. Wesolowski feels it could be debated. Lindman looks at it as what is benefited by water and sewer. A stormwater retention pond is not necessarily benefited by water and sewer, but the buildable area would be. Lindman feels it is reasonable to say 200,000 square feet is the property benefited by water and sewer. Miller has no issue with the 200,000 square feet as long as a final buildout is not within the higher area; a contingency could be placed that no structure be built there. Lindman said the site plans didn't show that area being used for a building.

Lindman moved to approve a connection fee for 200,000 square feet at \$0.32 per square foot, which is \$0.17 for sewer and \$0.15 for water. Wesolowski noted this is consistent with what was charged in the past as an assessment. The ordinance reads if it was not assessed in the past, a hookup fee is charged at the time the property is served. Miller seconded Lindman's motion.

An audience member question if this was an assessment or hookup fee. Lindman replied it is a hookup fee because the property was not assessed in the past when water and sewer was installed. Because the property was not developed, the cost was deferred. The Wausau Municipal Code states once the property is developed there is a hookup or connection fee for water and sewer.

An audience member questioned what protection is in place for potential buyers to know there is an assessment that will be charged as a hookup fee. The property was bought with the understanding there was sewer and water. Staff will speak with audience members after the meeting.

There being a motion and a second, motion passed.

Lindman moved to adjourn the meeting. Seconded by Miller. Meeting adjourned at approximately 11:15 a.m.