

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JANUARY 25, 2021 - 5:30 PM**

The Board of Public Works met in City Hall on Monday, January 25, 2021 at 5:30 PM. The meeting was live streamed from the council room in City Hall. Attending remotely were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer P.E., Finance Manager Lynne Bauer and Alderperson Paul Olson. Darrin Senn was absent. Also attending remotely were Assistant City Engineer Bill McElroy P.E., City Planner Brad Hentschel, Alderperson Jason Hiess and Scott and Wendy Sullivan.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the December 21, 2020 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Scott and Wendy Sullivan appeared to support their request to discontinue and vacate the city alley section located along the east property line of 521 North Bridge Street. This is the former Salvation Army Building location. Director of Public Works Rubenzer gave a brief history that in 1989 when the Mega Holiday (SuperAmerica) requested the City to discontinue the western approximately 145 feet of the alley between Birch Street, Willow Street, Rushman Drive and Bridge Street, they were required to obtain the real estate that is now the section of alley being requested for vacation. Director of Public Works Rubenzer stated that normally a discontinuance/vacation petition includes representation signatures of as much alley frontage owner as possible. In this case, Mega Holiday may not be in favor of discontinuance. Mr. Sullivan went through the attached request with the Board stating “safety” as the main reason for discontinuance noting fork lifts would frequently be unloading deliveries. Director of Public Works Rubenzer noted that other city businesses used downtown alleys for delivery and suggested this be tried first before discontinuance. Snow removal and creating a “dead end” alley were also discussed as concerns.
Motion by Olson, seconded by Rubenzer to recommend the Common Council refer the request of Scott and Wendy Sullivan to discontinue and vacate the city alley section located along the east property line of 521 North Bridge Street to Committee No. 3 for discussion and action. **All present voting aye. MOTION CARRIED.**

3. The Board of Public Works considered the attached Preliminary Resolution Declaring Intent to Levy Special Assessments. Assistant City Engineer McElroy described the proposed 2021 projects listed and the corresponding assessable items for each project.
Motion by Olson, seconded by Rubenzer to recommend the Common Council approve the attached Preliminary Resolution Declaring Intent to Levy Special Assessments. **All present voting aye. MOTION CARRIED.**

4. Assistant City Engineer McElroy presented the attached 2021 Special Assessment Rates. He noted that he used historical values and recent contractor prices to determine the 2021 rates. He stated that he used typical and normal contractor prices when establishing rates.
Motion by Rubenzer, seconded by Olson to recommend the Common Council approve the attached resolution for 2021 Special Assessment Rate. **All present voting aye. MOTION CARRIED.**

5. Assistant City Engineer McElroy presented the attached resolution for 2021 alley special charges. He noted that the alley front foot rate had increased from \$8.00 per alley front foot in 2020 to \$8.50 per alley front foot in 2021 due to expected asphalt price increases. Mayor Hoffman asked if any more downtown alleys were scheduled for repaving in 2021. Director of Public Works Rubenzer will discuss with staff and report back at a future Board meeting. **Motion** by Olson, seconded by Rubenzer to recommend the Common Council approve the attached resolution setting the special charge for alleys at \$8.50 per alley front foot for 2021. **All present voting aye. MOTION CARRIED.**

6. **Motion** by Olson, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:11 P.M.


Richard J. Rubenzer, PE
Secretary, Board of Public Works

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Board of Public Works: XXX

Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 715-726-2736.

Will be held on **Monday, January 11, 2021 at 5:30 P.M. in the City Hall Council Chambers,** Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If you are a board member and unable to attend this meeting, please contact the Engineering Dept. at 726-2736.

NOTE:

THE BOARD OF PUBLIC WORKS MEETING

FOR

MONDAY, JANUARY 11, 2021

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this Notice was placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Wednesday, December 30, 2020 at 9:00 AM by Mary Bowe.

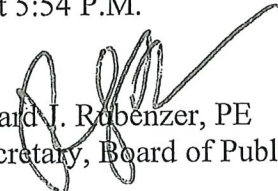
**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, DECEMBER 21, 2020 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, December 21, 2020 at 5:30 PM. The meeting was live streamed from the council room in City Hall. Attending remotely were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer P.E., Finance Manager Lynne Bauer, Alderperson Paul Olson and Darrin Senn. Also attending remotely were Assistant City Engineer Bill McElroy P.E., Adam Bauer and Will Petska of Advanced Laser Company.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the December 7, 2020 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Will Petska and Adam Bauer presented a request for a pedestrian crosswalk and street light on Cashman Drive east of STH #178 on behalf of Advanced Laser. Mr. Petska stated that Advanced Lasers building on the southeast corner of STH #178 and Cashman Drive was a year old and employees were crossing Cashman Drive during all times of the day and night. There had been several near misses and Advanced Laser is very concerned for their employee safety at this crossing. Advanced Laser plans for future expansion and more pedestrians/employees will be crossing at the requested location. Director of Public Works Rubenzer noted that a similar request from Chippewa River Industries in Lake Wissota Business Park was previously granted. The city constructed a pedestrian crosswalk with appropriate signs and Chippewa River Industries constructed sidewalks approaching the crosswalk. He also noted there was an existing power pole about sixty feet from the proposed crosswalk location on Cashman Drive. The Board discussed a possibility of a flashing crosswalk sign. Assistant City Engineer McElroy stated such a sign was installed at Main Street and Park Avenue and estimated the cost was around fifteen thousand dollars. Alderperson Olson stated he thought Advanced Laser should be responsible for costs associated with a push-button flashing yellow pedestrian crosswalk sign, if chosen. Mr. Petska stated that the basic pedestrian crosswalk would be sufficient at this time. He stated Advanced Laser would be willing to construct an approach walk for the crossing and would consider parking lot lighting improvements. Alderperson Olson was concerned about the existing power pole being too far from the proposed crosswalk location and not being able to provide sufficient lighting. Director of Public Works Rubenzer stated Xcel Energy would need to be asked if a light arm could be added to the existing pole and what the cost would be, (100 watt or 150 watt LED light).
Motion by Rubenzer, seconded by Senn to recommend the Common Council approve the city installing a standard pedestrian crosswalk and signs on Cashman Drive approximately one hundred forty feet east of STH #178. **All present voting aye. MOTION CARRIED.**
Motion by Rubenzer, seconded by Senn to recommend the Common Council approve the city installing a street light on an existing power pole approximately eighty feet east of the east right-of-way of STH #178 on the north side of Cashman Drive. **All present voting aye. MOTION CARRIED.**

3. **Motion** by Senn, seconded by Olson to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:54 P.M.


Richard J. Rubenzer, PE
Secretary, Board of Public Works

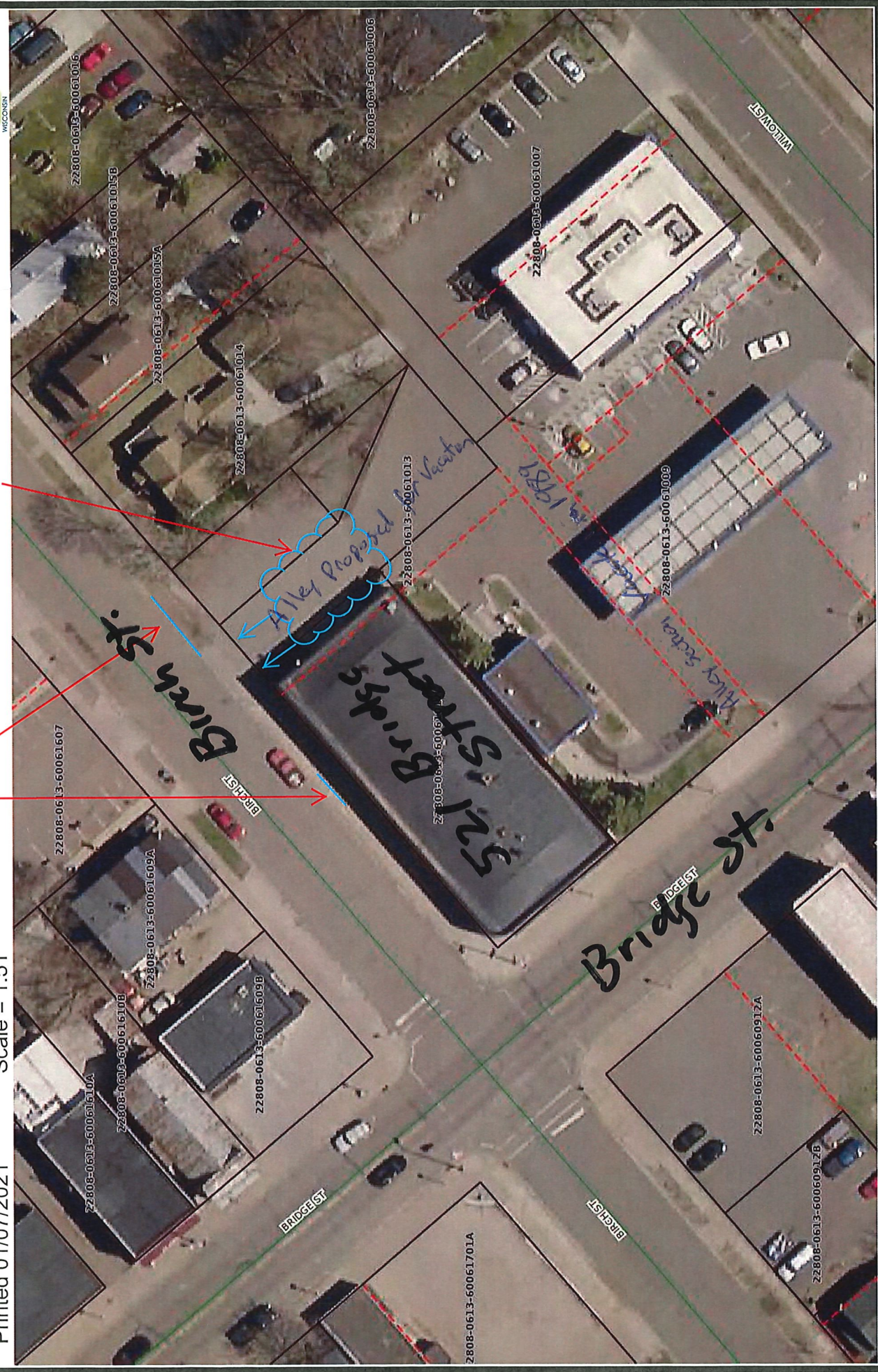


January 23, 2021 Board of Public Works

Map

Printed 01/07/2021 Scale = 1:51'

New Curb Cuts Raised Elevation



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Rick Rubenzer

From: Rick Rubenzer
Sent: Monday, January 25, 2021 2:57 PM
To: Board of Public Works - City
Cc: Bill McElroy; Bob Ferg; Brad Hentschel; Rick Ruf
Subject: FW: Allen's Addition Alley, Birch, Willow Lumberjack Tools
Attachments: Birch Alley concept LJT.pdf; Jan. 25 BPW Meeting Comments from Scott Sullivan.docx; January 25, 2021 BPW Agenda.doc

Board Members: Please review City Attorney Fergs(and Assistant City Engineer McElroys) research and opinion in the email chain below. This pertains to agenda item number 2 and is the alley section bordering on the east property line of the old Salvation Army building(Now Scott and Wendy Sullivan) onto Birch Street that the city required Superamerica(now Megaholiday) to obtain and quitclaim to the city in order to vacate the section that at that time(1989) had continued out to Bridge Street. I'm also attaching the other pertinent documents for your review prior to the meeting. Thanks and see you tonight.

Richard J Rubenzer PE

Director of Public Works, City Engineer, Utilities Manager
City of Chippewa Falls
30 West Central Street
Chippewa Falls, Wisconsin 54729
715 726 2739 Office 715 577 4917 Cell

From: Bill McElroy
Sent: Monday, January 25, 2021 2:41 PM
To: Rick Rubenzer <rrubenzer@chippewafalls-wi.gov>
Subject: Re: Allen's Addition Alley, Birch, Willow Lumberjack Tools

See chain below from Attorney Ferg.

Bill McElroy, PE
Assistant City Engineer
City of Chippewa Falls
30 West Central Street
Chippewa Falls, WI 54729
715-726-2738 Office
715-864-5779 Cell



From: rferg@ferglaw.org <rferg@ferglaw.org>
Sent: Wednesday, January 20, 2021 11:48 AM

To: Brad Hentschel <bhentschel@chippewafalls-wi.gov>; Bill McElroy <bmcelroy@chippewafalls-wi.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: Allen's Addition Alley, Birch, Willow Lumberjack Tools

***** [CAUTION - EXTERNAL EMAIL] DO NOT reply, click links, or open attachments unless you have verified the sender and know the content is safe *****

Correct, it was opened as a public alley right of way.

From: Brad Hentschel <bhentschel@chippewafalls-wi.gov>
Sent: Wednesday, January 20, 2021 12:44 PM
To: rferg@ferglaw.org; Bill McElroy
Subject: RE: [EXTERNAL] Re: Allen's Addition Alley, Birch, Willow Lumberjack Tools

And just to clarify – would be viewed as dedicated to the public alley (ROW) (as opposed to real property)?

Brad Hentschel, AICP
City Planner
30 W. Central Street
Chippewa Falls, WI 54729
715.726.2729
bhentschel@chippewafalls-wi.gov

From: rferg@ferglaw.org <rferg@ferglaw.org>
Sent: Wednesday, January 20, 2021 10:19 AM
To: Bill McElroy <bmcelroy@chippewafalls-wi.gov>
Cc: Brad Hentschel <bhentschel@chippewafalls-wi.gov>
Subject: [EXTERNAL] Re: Allen's Addition Alley, Birch, Willow Lumberjack Tools

***** [CAUTION - EXTERNAL EMAIL] DO NOT reply, click links, or open attachments unless you have verified the sender and know the content is safe *****

It would appear to me that the opening of the alley to Birch Street in 1989 was improperly done as it needed to be done by petition and hearing under 62.22(4)(b). However, this failure is cured by 66.1033(2) which provides that if the proceedings were done before January 1, 2005 are inadequate they are cured if they were not challenged within 5 years of having been done. All the alley work in this area was done before January 1, 2005 and it has never been challenged. Therefore, the alley, as it exists, is legal. Bob.

From: Bill McElroy <bmcelroy@chippewafalls-wi.gov>
Sent: Friday, January 15, 2021 3:06 PM
To: rferg@ferglaw.org
Cc: Brad Hentschel
Subject: Re: Allen's Addition Alley, Birch, Willow Lumberjack Tools

Attorney Ferg,
Attached are the documents you requested regarding the alley in Allen's Addition. I've attached copies of the quit claims from Grothe and Super America, Resolution 89-14 for the vacation of the alley, the plan commission minutes from 4-10-89, the Board of Public Works Minutes from 2-28-89 and 3-28-89.

If you need any other information, please let me know. We have a file for that vacation with several large maps as well.

Thanks and have a good weekend!

Bill McElroy, PE

Assistant City Engineer
City of Chippewa Falls
30 West Central Street
Chippewa Falls, WI 54729
715-726-2738 Office
715-864-5779 Cell



From: Brad Hentschel
Sent: Friday, January 15, 2021 10:14 AM
To: Bill McElroy <bmcelroy@chippewafalls-wi.gov>
Subject: FW: [EXTERNAL] Re: Allen's Addition Alley, Birch, Willow Lumberjack Tools

Can you pull some of the items you mentioned and scan them for Bob?

Brad Hentschel, AICP

City Planner
30 W. Central Street
Chippewa Falls, WI 54729
715.726.2729
bhentschel@chippewafalls-wi.gov

From: rferg@ferglaw.org <rferg@ferglaw.org>
Sent: Friday, January 15, 2021 9:56 AM
To: Brad Hentschel <bhentschel@chippewafalls-wi.gov>
Subject: [EXTERNAL] Re: Allen's Addition Alley, Birch, Willow Lumberjack Tools

***** [CAUTION - EXTERNAL EMAIL] DO NOT reply, click links, or open attachments unless you have verified the sender and know the content is safe *****

I don't have the Resolution, or the notes and minutes, vacating the alleyway. I should have these. I need the Super America quit claim resent as as the top portion wouldn't print due to being sideways. This is hard to answer without having all of this. Also, what are the contentions at this time which brings this problem into play. Bob.

From: Brad Hentschel <bhentschel@chippewafalls-wi.gov>
Sent: Thursday, January 14, 2021 1:36 PM
To: rferg@ferglaw.org
Subject: FW: Allen's Addition Alley, Birch, Willow Lumberjack Tools

Bob,

Please see Bill's notes below. Can you advise if this should be viewed as "Real Property" or ROW?

Brad Hentschel, AICP

City Planner

30 W. Central Street

Chippewa Falls, WI 54729

715.726.2729

bhentschel@chippewafalls-wi.gov

From: Bill McElroy <bmcelroy@chippewafalls-wi.gov>

Sent: Wednesday, January 13, 2021 3:18 PM

To: Brad Hentschel <bhentschel@chippewafalls-wi.gov>; Rick Rubenzer <rrubenzer@chippewafalls-wi.gov>

Cc: Rick Ruf <rruf@chippewafalls-wi.gov>

Subject: Allen's Addition Alley, Birch, Willow Lumberjack Tools

Brad/Rick,

I dove down the rabbit hole in trying to figure out if that alley was real property or ROW and quite the rabbit hole it ended up being. Here is what I found...

- The alley between Birch and Willow was not originally platted in the Allen's Addition Plat. The only alley that existed at the time was the one between Bridge and Rushman.
- In 1989, Super America requested that the alley between Bridge and Rushman be partially vacated to the end of their property (at the time and how it is currently shown today). In order to maintain access to the alley, the City negotiated that the vacation of the alley was contingent upon Super America and Grothe (who I believed own the Lumberjack tool building at the time) quit claim the property to the City. The notes and minutes claim this was to be for "Replacement Alley Right of Way"
- The alley between Bridge and Rushman was vacated on April 18th, 1989 via resolution R-89-14. The Resolution makes no mention of dedicating a new alley right of way.
- Super America quit claimed their portion of the alley to the City on August 28th, 1989. Grothe quit claimed on Sept 20, 1989.
- The recorded deeds from Grothe and Super America do not mention it right of way on them, however the paperwork for the real estate transfer indicates that the type of transfer as "other" with "other" being listed as "Dedication of Alley". Those deeds and paperwork are attached. I don't believe the paperwork that accompanies the deed is considered a recorded document. I found it with the hard copies in the basement. On the County's Laredo site it is not included.

Long story, short – I don't know if indicating "dedication of alley" on the paperwork is enough to officially dedicate an alley. I did not find any resolutions of the dedicated alley. I think Attorney Ferg should review, if this is the route we want to go (pending Brad & Scott's talk with Holiday).

Side note – the reason for the funny shaped parcel is to accommodate truck turns.

Bill McElroy, PE

Assistant City Engineer

City of Chippewa Falls

30 West Central Street

Chippewa Falls, WI 54729

715-726-2738 Office

521 N. Bridge St. Project

Pubic & Employee Safety vs Commerce

PROPOSED ALLEY CLOSURE

Background: The gas station was able to close two alleys from the West and North and with our proposed closure, their customers can still enter and exit from three options, Rushman Alley, Willow and Bridge St. Birch St alley was not properly done in 1989 and by default became an alley in 2005.

We believe our request is consistent, fair, reasonable and will have zero impact their sales. The gas station's three traffic options far exceed most other business. Our review shows, all business have one (BP) and some have two, (Express Mart) three is an exception (Family Fare, Quick Trip) and no others have four. We feel it is unreasonable and cannot be justified based on all other stores within the city and if all the others get by with 1, 2 or 3, why can't they? It is about safety and fairness and most importantly, we want their customers to have a great experience because we hope to capture some of them as well!

1. Safety of the forklift operator, truck drivers, employees and the cars entering or exiting
 - a. Blind corner and the doors open nearly right into traffic especially when they are not paying attention
 - b. On their phones while driving and not use to people using the building in this fashion for 25 years
 - c. No other tenant has used a forklift to load/unload there
 - d. Not use to employees or cars using that area 5 days/week, 10 hours/day the past 25 years.
 - e. Speed of cars entering and exiting – too fast.
 - f. Almost ran into Wendy & I while walking around the building.
 - g. Almost ran into Tim Mower taking pictures and measuring the building
2. School bus parking requires your vehicle to past the centerline to see if cars are coming up Birch St
3. Woman riding up the street from Romis apartment in a wheelchair through the alley
4. Usage 80% leaving the gas station and 20% entering
5. Safer for forklift operations during winter months especially turning fresh snow into packed ice by morning
6. Minimizes frustration of a car trying to drive through while a truck is backing in and may get stuck because another vehicle is in line at the car wash.
7. Use bollards to restrict vehicle traffic yet is handicap acceptable and bike and foot traffic friendly
8. They still have 3 directions of entrance to the store

Recap: By discontinuing the alley we can have fairness within the city, and quickly eliminate any frustration by the change. I believe in the long run there will be more frustration with option 2 because the customers will never know is it open or closed. We are spending nearly \$750k to improve downtown and make up for lost tax revenue for the past 25 years on the building and all we are asking is for safety and fairness.

The question to be answered by discontinuing the alley is, are we making it safer for all or a *convenience for some*?

- Is it safer for our employees, truck drivers, forklift operators?
- Is it safer for the Holiday customers?
- Is it safer for the handicap coming from Romis on their scooters?
- Is it safer for pedestrians walking or riding a bike?
- Is it safer for those in queue at the car wash?
- Will it cause less stress when it is a constant closure versus random and not ever knowing if its closed or not?
- Is it safer and easier to create new traffic patterns when it constant?
- Random closures will have more of a customer impact versus consistently closed

Why keep it open and use the “speed bump” method?

- Snow plowing – how many days a year does that impact them backing up the alley
- Perceived convenience for the customers until they are not able to access it consistently, randomly open will cause much more frustration
- Because it has been this way for a couple decades

NO ALLEY CLOSURE – “SPEED BUMP/ELEVATION PAD”

1. Pad size – approximately 25’ radius with tapered edges, water drainage towards Birch St.
 - a. Collaborate the design with myself, Bill Larson and Rick Ruf. My input as a user, Bill from engineering and Rick from the street department.
2. Install 4 bollards (both ends of the alley) and use a yellow safety chain with “truck loading” sign attached.
3. To control speed and awareness – Post signs “Speed Bump” – “Watch for Forklift” – “Watch for Pedestrian’s.”
4. Safer for forklift operations during winter months. Minimal elevation (~1’) and will taper edges.
5. Easier for trucks to back into a larger pad area and forklift safety
6. Who is going to manage any “road rage” when a truck driver or gas station customer meet?

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY
SPECIAL ASSESSMENTS UNDER CHAPTER 66.0701 WISCONSIN STATUTES &
CHAPTER 3.08 OF THE CODE OF ORDINANCES OF
THE CITY OF CHIPPEWA FALLS, WISCONSIN**

**BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA
FALLS, WISCONSIN:**

1. The Common Council of the City of Chippewa Falls, Wisconsin, hereby declares its intention to exercise its police power under Chapter 66.0701 Wisconsin Statutes and Chapter 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.

2. The property to be assessed for the following described improvements includes all property fronting on both sides of the following streets:

A. Cedar Street (Terrill Street to Wheaton Street)

1. Sanitary sewer main
2. Sanitary sewer services, from the main to the boulevard
3. Water main
4. Water services, from the main to the boulevard
5. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer services
6. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary sewer services
7. Remove existing driveways and replace them with concrete driveways in the public right of way
8. Removal and replacement of deficient street surfacing
9. Preparation for and construction of sidewalk where it does not currently exist and is deemed necessary

B. Irvine Street (Greenville Street to Summit Avenue)

1. Sanitary sewer main
2. Sanitary sewer services, from the main to the boulevard
3. Water main
4. Water services, from the main to the boulevard
5. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer services
6. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary sewer services
7. Remove existing driveways and replace them with concrete driveways in the public right of way
8. Removal and replacement of deficient street surfacing

RESOLUTION NO. 2021-xx

C. **Summit Avenue (Irvine Street to A Street)**

1. Sanitary sewer services, from the main to the boulevard
2. Water main
3. Water services, from the main to the boulevard
4. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer services
5. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary sewer services
6. Remove existing driveways and replace them with concrete driveways in the public right of way
7. Removal and replacement of deficient street surfacing

D. **River Street (Prairie Street to Culver Street)**

1. Sanitary sewer main
2. Sanitary sewer services, from the main to the boulevard
3. Water services, from the main to the boulevard
4. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer services
5. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary sewer services
6. Remove existing driveways and replace them with concrete driveways in the public right of way
7. Removal and replacement of deficient street surfacing
8. Preparation for and construction of curb and gutter
9. Retaining walls

E. **Bridgewater Avenue (Perry Street to Terrill Street)**

1. Sanitary sewer services, from the main to the boulevard
2. Water services, from the main to the boulevard
3. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer services
4. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary sewer services
5. Remove existing driveways and replace them with concrete driveways in the public right of way
6. Removal and replacement of deficient street surfacing
7. Preparation for and construction of curb and gutter

F. **Spring Street (State Street to Marshall Street)**

1. Sanitary sewer main
2. Sanitary sewer services, from the main to the boulevard
3. Water main
4. Water services, from the main to the boulevard
5. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer services
6. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary sewer services
7. Remove existing driveways and replace them with concrete driveways in the public right

RESOLUTION NO. 2021-xx

- of way
8. Removal and replacement of deficient street surfacing

G. Marshall Street (Central Street to Spring Street)

1. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer services
2. Remove existing driveways and replace them with concrete driveways in the public right of way
3. Removal and replacement of deficient street surfacing
4. Preparation for and construction of curb and gutter

3. The Common Council of the City of Chippewa Falls determines that these improvements constitute an exercise of the police power for the health, safety and general welfare of the municipality and its inhabitants.

4. The Director of Public Works is directed to prepare a report which shall consist of:
- a) Plans and specifications for the improvements.
 - b) A schedule of proposed special assessments.
 - c) An estimate of the cost of the proposed improvements.

5. Upon completing the report, the Director of Public Works is directed to file a copy thereof in the City Clerk's office for public inspection.

6. Upon receiving the report of the Director of Public Works, the City Clerk is directed to give a Class I notice of public hearing on such report. A copy of such notice shall also be mailed at least ten (10) Days before the hearing or proceedings to every interested person whose post office address are known or can be ascertained with reasonable diligence. The hearings shall be held in the Council Chambers in City Hall at a time set by the City Clerk, and which hearing shall commence not less than ten or not more than forty days after such publications.

7. Upon adoption, the City Clerk shall mail a copy of the Preliminary Resolution to every interested party whose post office address is known or can be ascertained with reasonable diligence.

Dated this 2nd day of February, 2021.

RESOLUTION NO. 2021-xx

ADOPTED: _____

Council President

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

PUBLISHED: _____

RESOLUTION REGARDING 2021 SPECIAL ASSESSMENT RATES

**BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF
CHIPPEWA FALLS, WISCONSIN:**

That the following schedule be and is hereby adopted as the front foot special assessment rates to be charged against abutting property for the installation of the following facilities in the City of Chippewa Falls, WI.

1. Grading and Graveling - \$16.00 per front foot of abutting property.
2. Sanitary Sewer Main
 - a) New construction - \$30.00 per front foot of abutting property
 - b) Replacement - \$30.00 per front foot of abutting property, prorated for 75 year life of old main.
3. Water Main
 - a) New construction - \$30.00 per front foot of abutting property
 - b) Replacement - \$30.00 per front foot of abutting property, prorated for 75 year life of old main
4. Curb and Gutter
 - a) New construction - 100% of the cost, as bid annually.
 - b) Replacement - 100% of the cost of removal & replacement, as bid annually.
5. Preparation for Curb and Gutter on streets that have been graded and graveled in a previous year.
 - a) \$3.00 per front foot of abutting property.
6. Sanitary Sewer Laterals
 - a) New construction - 100% of the cost.
 - b) Replacement - \$975.00/each.
7. Water Services (Actual Cost) New and replacement, in accordance with Public Service Commission rules.
8. Sidewalks
 - a) New construction - 100% of the cost.
 - b) Replacement - 100% of the cost.
9. Driveways
 - a) New construction - 100% of the cost
 - b) Replacement - 100% of the cost

Resolution No. 2021-xx

10. Street Surfacing -Assessed per front foot of abutting property based on street width:
 - a) \$20.75 for 34' face of curb to face of curb or wider.

11. Retaining Walls
 - a) New construction - 100% of the cost.
 - b) Replacement - 100% of the cost.

All Resolutions in conflict herewith are hereby repealed.

This Resolution shall be effective immediately upon passage.

Dated this 2nd day of February, 2021.

ADOPTED: _____

Council President

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

2021 Special Assessment Rate Computations

Completed By: WMM - 10/6/2020

A. Grade, Gravel, Open

Street Parameters: 34' F-F, 3" HMA Pavement, 9" Base Aggregate Dense 1 1/4"

Items:	Width ft	Depth ft	CF/CY	CY/FT
Common Excavation	37	1	0.04	1.37
Base Aggregate Dense 1-1/4-Inch	37	0.75	0.04	1.03

Costs:	Unit CY/FT	Unit Price CY	Price/FT
Common Excavation	1.37	\$6.85	\$9.39
Base Aggregate Dense 1-1/4-Inch	1.03	\$18.79	\$19.31
Total			\$28.70
Total W/10% for Intersections			\$31.57
Total per Side of Frontage			\$15.78

Recommend \$16.00 FT/ of Frontage

B. HMA Pavement

Items:	Width ft	Length ft	Depth	LBS/SY/IN	Tons/FT
HMA Pavement	30	1	3.00	113.00	0.57

Costs:	Unit Tons/FT	Unit Price Ton	Price/FT
HMA Pavement	0.57	\$66.59	\$37.62 FT/of Street
Total			\$37.62
Total W/10% for Intersections			\$41.39
Total per Side of Frontage			\$20.69

Recommend \$20.75 FT/ of Frontage

C. Water main

Items/Cost:	Unit	Quantity	Unit Price	Total
Water main, 6-8-Inch(Inc. Hyd lead)	LF	312	\$34.35	\$10,717.20
Fire Hydrant	Each	1	\$3,957.50	\$3,957.50
Gate Valve, 6-8-Inch(also 1 hyd. Valve)	Each	2	\$1,240.00	\$2,480.00
Connect to Existing Water main	Each	1	\$1,495.00	\$1,495.00
Total				\$18,650
Total per FT (312 FT Calculated)				\$59.77
Total per Side of Frontage				\$29.89

Recommend \$30.00 FT/ of Frontage

D. Sanitary Sewer

Items/Cost:	Unit	Quantity	Unit Price	Total
Sanitary Sewer Main, 8-Inch	LF	312	\$32.55	\$10,155.60
Sanitary Manhole 4-Ft Diameter	Each	1	\$2,580.00	\$2,580.00
Sanitary Manhole Cover	Each	1	\$655.00	\$655.00
Connect to Existing Sanitary Sewer	Each	1	\$468.67	\$468.67
				\$13,859
				Total per FT (232 FT Calculated) \$59.74
				Total per Side of Frontage \$29.87

Recommend \$30.00 FT/ of Frontage

E. Sanitary Service

Items/Cost:	Unit	Quantity	Unit Price	Total
Sanitary Service Pipe, 4-6-Inch	LF	33	\$23.83	\$786.39
Sanitary Wye, 8"x4", 8"x6"	Each	1	\$111.00	\$111.00
Reconnect Sanitary Service	Each	1	\$62.50	\$62.50
				Total \$959.89

Recommend \$975.00 Each

F. Alley Surfacing

Items:	Width ft	Length ft	Depth	LBS/SY/IN	Tons/FT
HMA Pavement	12	1	3.00	113.00	0.23
Costs:		Unit Price	Price/FT		
	Tons/FT	Ton			
HMA Pavement	0.23	\$75.00	\$16.95		FT/of Street
			\$16.95		
			Total \$8.48		
			Total per Side of Frontage		

Recommend \$8.50 FT/ of Frontage

G. Preparation for Curb and Gutter

Prep C&G Parameters: 2.5' C"G width + 1' behind curb, 9" CABC

Items:	Width ft	Depth ft	CF/CY	CY/FT
Common Excavation	3.5	0.75	0.04	0.10
Base Aggregate Dense 1-1/4-Inch	3.5	0.75	0.04	0.10
Costs:	Unit CY/FT	Unit Price CY	Price/FT	
Common Excavation	0.10	\$6.85	\$0.67	
Base Aggregate Dense 1-1/4-Inch	0.10	\$18.79	\$1.83	
			Total \$2.49	

Recommend \$3.00 FT/ of Frontage

2020 Projects

Item #	Item Description	Elm St (Perry - Wheaton)		Linden St (Maple - Woodward)		Huron St (Elm to Macomber)		Average							
		Haas	Gerke Excavating	A-1	McCabe	Haas	Skidsteer Guy		Gerke Excavating	Melvin Francis	A-1 Excavating	Haas Sons	Gerke Excavating	A-1 Excavating	Francis Melvin
205.0100	Common Ex	\$5.00	\$7.89	\$6.00	\$11.10	\$6.00	\$6.00	\$9.25	\$24.00	\$6.00	\$5.00	\$9.21	\$6.00	\$11.75	\$6.85
305.0125	Base Agr 1-1/4	\$16.06	\$16.06	\$20.00	\$25.00	\$20.25	\$11.62	\$24.00	\$20.00	\$20.00	\$18.06	\$15.93	\$20.00	\$24.95	\$18.79
460.6424	HMA Pavement*	\$54.80	\$60.91	\$54.80	\$60.75	\$74.46	\$15.76	\$78.75	\$67.70	\$67.70	\$70.50	\$72.74	\$65.50	\$74.50	\$66.59
1257.0020	Watermain 6-inch	\$34.35	\$28.59	\$30.00	\$28.00										\$34.35
1257.0110	Fire Hydrant	\$4,165.00	\$4,070.92	\$3,900.00	\$3,750.00							\$4,083.65	\$3,950.00	\$4,477.00	\$3,957.50
1257.0090	Gate Valve & Box 6-inch	\$1,955.00	\$1,130.37	\$1,195.00	\$1,170.00							\$1,130.74	\$1,195.00	\$1,457.00	\$1,240.00
1257.0080	Connect to Ex Watermain	\$1,525.00	\$1,068.23	\$1,700.00	\$1,470.00							\$848.38	\$1,200.00	\$590.00	\$1,495.00
1256.0001	Sanitary Main 8-inch	\$32.50	\$29.84	\$32.00	\$39.50							\$92.60	\$32.00	\$49.25	\$32.59
1256.0040	Sanitary Manhole 4-ft Dia	\$2,610.00	\$2,945.92	\$2,900.00	\$2,560.00							\$2,642.12	\$2,900.00	\$2,285.00	\$2,580.00
1256.0060	Manhole Cover Type 1 (Sanitary)	\$660.00	\$552.53	\$560.00	\$535.00							\$553.10	\$560.00	\$540.00	\$655.00
1256.0111	Connect to Existing Sanitary Sewer	\$60.00	\$745.94	\$1,100.00	\$750.00							\$743.74	\$1,100.00	\$855.00	\$468.67
1256.0009	Sanitary Service 4-6-inch	\$24.25	\$19.40	\$26.00	\$28.00							\$23.40	\$29.00	\$61.00	\$23.83
1256.0100	Sanitary Wye 8" x4" 8'x6"	\$110.00	\$188.28	\$100.00	\$90.00							\$170.93	\$125.00	\$300.00	\$111.00
1256.0112	Reconnect Ex San Sewer Service	\$45.00	\$96.57	\$50.00	\$65.00							\$127.24	\$60.00	\$215.00	\$62.50

Green Cells were averaged - winning bids, average depth work, unbalanced bids

* Average Cost if more than one type of HMA

Averaged additional common ex from #2 bidders to get a better view if Haas does not win bid

Average additional connect to existing sanitary since variance between bidders

Did not use Park Ave since it was a WisDOT project

Elm Street was about half 8-inch and half 12-inch sanitary. Only reflected 8-inch

Linden St had very limited utility work

Huron did not have any mainline watermain

**RESOLUTION REGARDING SPECIAL CHARGES
FOR ALLEY SURFACING**

BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS,
WISCONSIN:

That alley paving authorized by the City Council be done with hot mix;

That property abutting the alley be charged at the rate of \$8.50 per front foot abutting the
alley;

All resolutions in conflict herewith are hereby repealed;

This resolution shall be effective immediately upon passage.

Dated this 2nd day of February, 2021.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____