

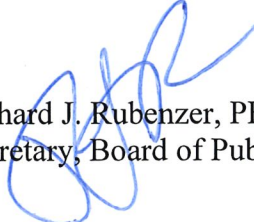
**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, MARCH 22, 2021 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, March 22, 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., Alderperson Paul Olson and Tom Hubbard. Finance Manager Lynne Bauer was absent.

1. **Motion** by Rubenzer, seconded by Olson to approve the minutes of the March 8, 2021 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the bid summary for the re-bid of the City Garage Re-Roof Project. Six bids were received ranging from the \$141,265 low bid from Northwest Roofing Company to the \$266,279 high bid from Custofam Corporation. Board member Hubbard gave a positive reference for Northwest Roofing Company. CBS Squared also had positive references for Northwest Roofing Company for public works projects they had done. Director of Public Works Rubenzer stated that the low bid received on November 2, 2020 for the first City Garage Re-Roof process was \$313,635. CBS Squared had then revised the specifications so the entire roof did not need to be removed, only the bad sub roof areas. The initial amount bonded for this project was \$200,000.
Motion by Hubbard, seconded by Olson to recommend the Common Council accept the low bid of \$141,265 and award the City Garage Re-Roof Project to Northwest Roofing Company of Chetek upon successful review of the bid documents and financials by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

3. **Motion** by Olson, seconded by Hubbard to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:43 P.M.


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

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, MARCH 8, 2021 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, March 8, 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. Assistant City Engineer Bill McElroy P.E., City Planner Brad Hentschel, Chippewa County Highway Commissioner Brian Kelley, Blake Tollefson of Xcel Energy, Rick Payton representing Four Sisters and George Rohmeyer also attended remotely.

1. **Motion** by Bauer, seconded by Olson to approve the minutes of the February 22, 2021 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Blake Tollefson of Xcel Energy appeared to support the attached Staging and Laydown Site Lease agreement with Northern States Power Company. The City previously approved an agreement in 2020 but work couldn't proceed without dredging and other necessary permits. Director of Public Works Rubenzer noted a \$500 fee that had been included with the 2020 approved agreement. Mr. Tollefson stated he would revise the 2021 agreement to include the fee and also noted that a transfer clause had been added to the 2021 agreement in case the parcel was to be sold. Alderperson Olson asked how the agreement could or would affect the potential sale of this City owned "snow dump" parcel. City Planner Hentschel stated that it could affect the sale but that was the reason for the transferability clause. Mr. Tollefson stated the agreement time period could be shortened or a completion date inserted if necessary.
Motion by Olson, seconded by Hoffman to recommend the Common Council approve a revised Staging and Laydown Site Lease agreement with Northern States Power Company that would include a \$500 fee. **All present voting aye. MOTION CARRIED.**

3. George Rohmeyer appeared to support his petition to discontinue and vacate the alley in Block 2, C, L and B Company Addition bounded by Central Street, Herschel Street, Grand Avenue and vacated Marshall Street. Mr. Rohmeyer stated owners representing 100% of the alley frontage had signed the petition. He stated there were large mounds of dirt in the alley right-of-way. Director of Public Works Rubenzer stated adjacent alleys in the vicinity had been previously vacated, there were no City utilities in the alley and no city or public reason to continue to own this segment of alley right-of-way. Chippewa County Highway Commissioner Kelley also was in favor of vacating the alley. After further discussion;
Motion by Hoffman, seconded by Rubenzer to recommend the Common Council find it in the public interest to discontinue and vacate the alley in Block 2, C, L and B Company Addition bounded by Central Street, Herschel Street, Grand Avenue and vacated Marshall Street and schedule a public hearing to consider the same. **All present voting aye. MOTION CARRIED.**

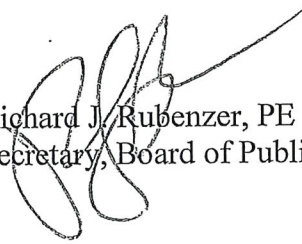
4. Rick Payton and Chippewa County Highway Commissioner Brian Kelley appeared to support the petition to discontinue and vacate Marshall Street between Spring Street and Central Street. Mr. Payton stated the city plan to improve Marshall Street included a narrower street (30' to 26') that would drastically affect his business ability to back trailers into his property and also affect parking. Chippewa County Highway Commissioner Kelley said the County would like to eliminate through traffic over the county parking lot from the intersection of Central Street and Marshall Street and didn't think the special assessments for the County Quonset were beneficial. Director of Public Works Rubenzer stated there would not be any City utilities in Marshall Street and no public purpose to continue to own and maintain this segment of Marshall Street. Alderperson Olson stated Four Sisters Inc. could park on their own property, was concerned about the public access being cut off on Marshall Street and thought the City should follow through with plans to improve Marshall Street between Spring Street and Central Street. Owners representing 100% of the street front footage have signed the petition.

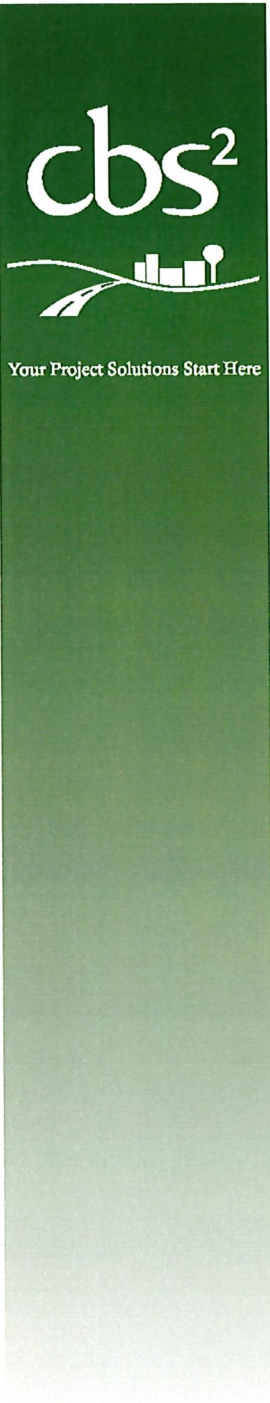
Motion by Hoffman, seconded by Rubenzer to recommend the Common Council find it in the public interest to discontinue and vacate Marshall Street between Spring Street and Central Street and schedule a public hearing to consider the same. **All present voting aye except Olson who opposed. MOTION CARRIED.**

5. The Board of Public Works considered the attached petition to discontinue and vacate the south thirty-three feet of Mansfield Street located between USH #53 and Bluff View Circle West/Stelter Lane. Director of Public Works Rubenzer stated that a sanitary and water route for crossing under USH #53 in the future was being provided as part of the Park West Townhomes proposal so the Mansfield route was not required for future utilities and there would not be a reason for the city and public to continue to own and maintain this segment of right-of-way.

Motion by Hoffman, seconded by Rubenzer to recommend the Common Council find it in the public interest to discontinue and vacate the south thirty-three feet of Mansfield Street located between USH #53 and Bluff View Circle West/Stelter Lane and schedule a public hearing to consider the same. **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 6:05 P.M.


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



03/22/21

RE: City of Chippewa Falls
Municipal Building Re-Roof

Rick Rubenzer, PE
Director of Public Works
City of Chippewa Falls
30 West Central St.
Chippewa Falls, WI 54729

Dear Mr. Rubenzer

Proposals were received on Monday, March 22nd, 2021 for the City of Chippewa Falls Municipal Building Re-Roof Project. Bids were submitted by six (6) contractors (see the attached bid tabulation sheet). The BID proposals ranged in price from \$141,265.00 to \$266,279.00. The low proposal was submitted by Northwest Roofing Company out of Chetek, WI. CBS Squared, Inc. has checked a few references on Public Works projects completed by Northwest Roofing Company and recommends that the City of Chippewa Falls award Northwest Roofing Company the Municipal Building Re-Roof project in the low bid amount of \$141,265.00. Should you have any questions, please contact Zach Elstran at 715-501-3888 or email at zelstran@cbssquaredinc.com.

Sincerely,

Zachary Elstran
Zach Elstran, Project Leader

Date:
2021.03.22
15:49:12-05'00'

Encl: bid tabulation sheet

770 Technology Way
Chippewa Falls, WI
54729

info@cbssquaredinc.com

cbssquaredinc.com

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Project Bid Results

Chippewa Falls Municipal Maintenance Building Re-Roof (Quest project #7640396)

Owner: Chippewa Falls WI, City of
 30 West Central Street
 Chippewa Falls , WI 54729
 ph: 715-726-2736
 fax: 715-726-2756
 contact: Bill McElroy
 e-mail: bmcelroy@chippewafalls-wi.gov

Soliciting agent: CBS Squared, Inc.

Contact: Zach Elstran

Phone: 715-861-5226

E-mail: zelstran@cbssquaredinc.com

Bid Date: 03/22/2021 02:00 PM CDT

Owner Project Number: CFCIT 20002

Award Date:

Comments:

Award Status: Pending

Bid Result/Award Information: (no information presently available)

Letting Bid Tabulation: [view](#)

Company/Contact	Phone/E-mail	Amount	Awarded
Northwest Roofing Company Edward J. Turauski	715-924-3644 nwroof@chibardun.net	\$141,265.00	
C&C Services Group, LLC Cody Dement	715-203-3696 Cdement@ccservicesgroup.com	\$185,000.00	
Quality Roofing Inc Heidi Krohn	715-384-8881 service@qroof.com	\$212,364.00	
RTS Roofing, Inc. Andy Rosentrater	715-832-1910 andy@rtsroofing.com	\$220,829.00	
Nieman Central Wisconsin Roofing Co., Inc. Larry Hadac	608-666-3342 larry@niemanroof.com	\$248,000.00	
Custofoam Corporation Jessica Hartje	608-847-7447 jhartje@custofoam.com	\$266,279.00	