



MINUTES OF THE IMPROVEMENT AND SERVICES COMMITTEE

WEDNESDAY, MAY 27, 2020, 6:00 PM

Virtual Meeting
Public may also view meeting
at www.youtube.com/cityofgreenbay

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

Present: Ald. Chris Wery, Ald. Randy Scannell, Ald. Lynn Gerlach, Ald. Jesse Brunette

C. APPROVAL OF THE AGENDA.

Moved by Ald. Randy Scannell, seconded by Ald. Lynn Gerlach to approve the agenda of the Wednesday, May 27, 2020 Improvement and Services Committee meeting. Motion carried.
Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

D. APPROVAL OF MINUTES.

Moved by Ald. Randy Scannell, seconded by Ald. Jesse Brunette to approve the minutes of the Wednesday, May 13, 2020 Improvement and Services Committee meeting. Motion carried.
Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

E. REGULAR BUSINESS.

1. Consideration with possible action on request by Green Viper LLC to enter into a Developer's Agreement for the construction of public infrastructure to support the Bradly Estates subdivision.

Moved by Ald. Randy Scannell, seconded by Ald. Jesse Brunette to approve the request by Green Viper LLC to enter into a Developer's Agreement for the construction of public infrastructure to support the Bradly Estates subdivision. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

2. Consideration with possible action on request by Wisconsin Department of Transportation to enter into a Lift Bridge Maintenance Agreement for the Ray Nitschke (Main Street) Memorial Bridge (held at the April 8, 2020 Improvement and Services Committee meeting).

Moved by Ald. Randy Scannell, seconded by Ald. Jesse Brunette to approve the request by Wisconsin Department of Transportation to enter into a Lift Bridge Maintenance Agreement for the Ray Nitschke (Main Street) Memorial Bridge. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

3. Consideration with possible action on request by Department of Public Works to enter into a State-Municipal Agreement with the Wisconsin Department of Transportation for the reconstruction of the Country Club Road from West Mason Street to Indian Hill Road.

Moved by Ald. Randy Scannell, seconded by Ald. Lynn Gerlach to approve the request by Department of Public Works to enter into a State-Municipal Agreement with the Wisconsin Department of Transportation for the reconstruction of the Country Club Road from West Mason Street to Indian Hill Road. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

4. Consideration with possible action on request by Department of Public Works to enter into a State-Municipal Agreement with the Wisconsin Department of Transportation for the construction of the Chantel Street Bridge.

Moved by Ald. Randy Scannell, seconded by Ald. Jesse Brunette to approve the request by Department of Public Works to enter into a State-Municipal Agreement with the Wisconsin Department of Transportation for the construction of the Chantel Street Bridge. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

5. Consideration with possible action on request by Department of Public Works to add Northeast Asphalt or MCC as a vendor for Hot Mix Asphalt under our Annual Consumables contract for periods when Brown County cannot supply material.

Moved by Ald. Randy Scannell, seconded by Ald. Lynn Gerlach to approve the request by Department of Public Works to add Northeast Asphalt or MCC as a vendor for Hot Mix Asphalt under our Annual Consumables contract for periods when Brown County cannot supply material. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

6. Consideration with possible action on request by the Department of Public Works to purchase a used Toolcat from the City of Two Rivers to replace a unit which is no longer drivable.

Moved by Ald. Randy Scannell, seconded by Ald. Jesse Brunette to approve the request by Department of Public Works to purchase a used Toolcat from the City of Two Rivers to replace a unit which is no longer drivable. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

7. Report of actions taken by Department of Public Works

A. Granting of Licenses

I. Sidewalk Builder

a. Precision Flatwork

b. Weidner Concrete Construction LLC

Moved by Ald. Jesse Brunette, seconded by Ald. Randy Scannell to receive and place on file the report of actions taken by Department of Public Works. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

F. INFORMATIONAL.

I. Director's Report on recent activities of the Public Works Department.

Moved by Ald. Jesse Brunette, seconded by Ald. Lynn Gerlach to receive and place on file the Director's Report on recent activities of the Public Works Department. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

2. The next Improvement and Services Committee meeting is scheduled for June 10, 2020.

G. PUBLIC HEARINGS.

H. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Ald. Jesse Brunette to approve to adjourn the Improvement and Services Committee meeting. Motion carried. Vote: Yes- Chris Wery, Jesse Brunette, Lynn Gerlach, Randy Scannell, No- None, Abstain- None

VERBATIM MINUTES

- We will commence the committee on the Improvement & Service Committee May what do we got? 20-- 27th will note all members are here. Alder Wery, Alder Brunette, Alder Scannell, and Alder Gerlach. And, what would you like to do? Approval of the agenda.
- Motion to approve the agenda.
- Scannell, Second by Gerlach to approve the agenda. Any changes? Those in favor?
- [Unison] Aye
- Opposed? Motion carried. Approval of the minutes.
- Motion to approve.
- Second. Scannell, Second by Brunette. Any changes there? Those in favor?
- [Unison] Aye
- Opposed? Motion carried.
- Regular business: Number 1 Consideration with possible action on request by Green Viper LLC to enter into Developer's Agreement for the construction of public infrastructure to support the Bradley Estates subdivision. Director?
- For, more so for the benefit of Alder Scannell and Alder Gerlach, uh, who have not served with I&S before. It's not uncommon for a developer looking to build a new subdivision to enter into what's referred to as a Developer's Agreement between that developer and the City of Green Bay. And with that Developer's Agreement, the developer constructs the infrastructure, so the water main, the sanitary sewer, the storm sewer, uh, the road including curb and gutter, and any storm water management necessary to support that infrastructure. They construct that at their sole cost, and then dedicate those improvements over to the public when completed. Historically, um, back when the

city was still required to utilize prevailing wage rates on construction contracts, developers could do it more cheaply. We can compete on a cost basis, but there are requirements, from a statutory nature, that are involved with our public bidding statutes from a timing perspective. A lot of times, the developer can move more quickly, and have more flexibility in how he structures the timing of that construction contract. So there still are some advantages to developers uh, performing that work. There are still some opportunities where some developers enjoy relationships with construction contracts where they still can beat us on a cost basis, as well. So what we have is a request by Blue Viper LLC, or Green Viper LLC. This is a repeat of a request which came in March was approved on March 23rd of 2016. At that time, the development group was known as Blue Viper LLC. Because they are now Green Viper LLC, we have to revise and re-approve. So this is largely a procedural issue. We have updated the developer invoice to reflect current 2020 contract costs, and submitted that for consideration to the developer. So those have updated since 2016, and we have included a copy of the draft for the Developer's Agreement in the packet for your review. So, again, this is largely procedural issue updating an agreement from 2016, but we are here to answer any questions you may have.

- Any questions

- Oh, sorry.

- Any questions on the ?

- Nope, nope, nope. Motion to approve.

- Okay, motion by Alderman Scannell to approve. Second by Alder Brunette, under discussion. Those in favor?

- [Unison] Aye.

- Motion carried. Number 2: Consideration with possible action on request by Wisconsin Department of Transportation to enter into a lift bridge maintenance agreement for the Ray Nitschke Main St. Memorial Bridge that be April 2020 INS Committee meeting. Director?

- Okay, as we did inform you back in April, uh, because Brown county is operating the Ray Nitschke Memorial Bridge on behalf of the city of Green Bay, they have to have some approvals to enter that bridge tender house and do manual lifts should that become necessary. We did get into negotiations between our law department and the WisDOT central office law team, in Madison. The agreement that we have offered to you in the packet is the outcome of those negotiations, and staff recommends approval.

- Any questions from the committee?

- Nope.

- All right

- Motion to approve.

- Second.
- Motion by Scannell, second by Brunette to approve. Any discussion on that? Those in favor?
- [Unison] Aye.
- Opposed? Motion carried. Number 3: Consideration with possible action on the request the Department of Public Works to enter into a state municipal agreement with the Wisconsin Department of Transportation, for the reconstruction of the Country Club Road from West Mason to Indian Hill Road. Director?
- Any time that we work on projects where there are state or federal funding coming in, through the Wisconsin Department of Transportation. The DOT does send us state municipal agreements/ So if you've been on council, you've seen these assignees come through before. We've included a copy of the state municipal agreement for this particular project in the packet. In this particular case with Country Club Road, given the size of the project, the dollar value in construction and how much is available through the MPO for funding, we've selected the city selected to enter into this agreement for an 80/20 cost share on the construction portion. The city will fund the design portion ourselves. And just for your edification, the amount of money that's available here within the MPO in the county, if we would have requested design funds, we likely would've gotten nothing. So better to get the \$4 million and fund the design ourselves, than sacrifice that money and ask for something that couldn't be funded. We did use a similar approach on the North Webster project from University Avenue up to Radisson, and back in 2010 when we did the military reconstruction, we approached it similarly where city funded the design and then took the 80/20 cost share from the feds on construction. So again staff does recommend approval on this.
- Alder Brunette?
- Director Grenier, thank you for this, by the way, as you know, it's in the 12th District. I know earlier this year, or late last year, we were talking about the the list of projects for the vehicle registration. And, wasn't this one included if I read the document correctly, look like this is on the state project list for a few years from now?
- That is correct. It's on the state project list.
- It's on the state project list, but at some point I recall you making a list of all of the road projects throughout the city and I could've sworn Country Club was on that list for this year.
- Not for this year.
- Okay, I mean next year. If you could just look at that. I don't remember what document it was, but it was the list of all of the streets in the in the foreseeable future, and I could've swore that Country Club was included for next year.
- We do have funds set aside this year in the Capital Improvement Program for the design on Country Club Road.
- That's it, okay.

- You saw it?
- Yeah.
- And we are self funding the design, we're not taking the federal funds. But what this does, is commits us to the federal funds for construction.
- Right, so when do you think the road would be reconstructed? That's what I'm confused about.
- I believe this is in the 2025 program year.
- Okay. Okay. Thank you. I mean, I walk that street all the time. I mean, obviously it needs to be reconstructed. Is it the worst in the city? Probably not, but I'm at least glad it's on the list to be done in the next half decade.
- Anyone else? Entertain a motion?
- Motion to approve.
- Second
- Motion by Alder Scannel, second by Alder Gerlach to approve. Any discussion on this one? Those in favor?
- [Unison] Aye.
- And that carries. Onto number 4: Consideration with possible action on request by Department of Public Works to enter into a state municipal agreement with the Wisconsin Department of Transportation for the construction of the Chantel Street Bridge. Director?
- This bridge is on Chantel St. Just North of 9th. So over, by I believe that's Kennedy Elementary School. Similar type of an approach. However, funded differently. This is funded through the bridge program which has a little bit more available funding in the program here we're looking. So in this particular case, we are looking at an award of an 80/20 cost share between the state and local for both design and construction.
- Any questions from the committee?
- Motion to approve.
- Second.
- Motion by Scannell, second by Brunette. Any discussion? Those in favor?
- [Unison] Aye.

- Opposed? Motion carried. Onto number five: Consideration with possible action on request by Department of Public Works to add Northeast asphalt or MCC Inc. a vendor for hot-mix asphalt under our annual consumables contract for of Brown County supply and material. Director.

- And I want to be very, very upfront with everybody. This is not anything derogatory or negative about the county. Okay? I want to be very clear about that. The county is being a very good partner in this. However, when we reached out to the county and we got the good pricing from them, Brown County only runs certain types of asphalt on any given day depending on so we're picking up small quantities when they're doing the bulk of the paving. A couple of situations earlier, where they're running a much higher grade of asphalt than what we need and I don't blame them, okay? They can't offer us the same good pricing that they were for the lower rate so we're having to pay the higher cost, for the higher grade of asphalt on the days that they're paving. There are days where they are not running their plant, and on the days when they're not running their plant, we don't get mix. And they are shut down every Friday, they work four 10's. So, we have found several opportunities, or several instances within the past week or two, where we simply can't get the mix that we need to continue doing the work that we need to do and that includes pot hole patching and things of that nature that our street department does. So what we're simply asking, we have provided you, and I believe the numbers are in the packet, again, from MCC and Northeast Asphalt, when we can't get the mix from the county, we want the latitude to be able to go and pick up what we need from MCC or NEA. Because those guys do make mix, everyday.

- Alright, thanks. Any questions for the director?

- Just to comment,

- Go ahead.

- Asphalt and consumables really don't sound like they go together.

- We consume a lot of asphalt on an annual basis.

- Motion to approve.

- Second.

- Motion by Alder Scannell, second by Alder Gerlach. Any discussion on that one? Those in favor?

- [Unison] Aye.

- Opposed? That carries. Number six: Consideration with possible action on request by the Department of Public Works to purchase a used Toolcat from the city of Two Rivers to replace a unit which is no longer drivable.

- Hm.

- As much as it pains me to ask this, the Toolcats, if you're unfamiliar, they're the small, wheeled sidewalk units that we use during the winter. They're also heavily used during the summer time by staff as well. Those items normally go for about \$70,000 - 75,000 in that neighborhood. We actually

had one of the units in our parking division where the cab and the floorboards have rotted out of it. The exhaust manifold needs to be replaced and it needs a full system hydraulic overhaul. It's a 2008 machine, it has over almost 5500 hours on it. Typically 5000 hours is when a hydraulic system needs to be rebuilt and the cab rots out. We are looking at about \$27,000 worth of equipment repair that's unbudgeted for this year. We were lucky enough to be approached by the city of Two Rivers who is looking to dispose of two gently used, but very nice condition, Fleet Manager Nathan Wachtendonk has traveled down there to inspect the units and says they're in very good shape. They are looking they have offered a asking price, with the attachments, of \$40,000. We have offered, tentatively, for consideration purposes we've offered \$37,000. We're waiting to see if they if they counter if they tell us "No \$40,000 is the number." What we're asking for is authorization to spend \$40,000 to buy that that new Toolcat and dispose of the one that that needs all the work. We have the Nathan calculates that we should be able to get about \$5,000 in scrap. So we we need about that brings that one down somewhere between \$35,000 and \$32,000. So we would be between \$5,000 and \$8,000 difference between getting a new machine, or relatively new machine, and trying to rebuild the 2008 unit. The funding obviously is going to be of concern. We would be looking to utilize funds from our Capital Reserve or our rainy day account. And to be honest with you, that's exactly what the rainy day account is there for. This is a rainy day. This is an unanticipated expense. But a very critical piece of equipment that we utilize.

- Alright, questions from the committee?

- Motion to approve.

- Any motions? Motion by Alder Scannell to approve. Is there a second?

- I'll second.

- Second by Alder Brunette. Under discussion.

- Yes I'd like to ask a question.

- Oh sure. Go ahead, Alder Gerlach.

- Again, because I just don't know these things yet. How much is in this rainy day fund?

- Right now,

- You gotta wait for a rainy day to ask that question.

- I think we have one.

- Right now there's in excess of \$300,000. And what we do, every year we try to put money into that account. And what we're trying to do is build up funds for future projects like a new ramp. So we don't like to hit that fund unless it's absolutely necessary. If I thought there was any way we could get along without this Toolcat I wouldn't be asking you to raid the rainy day fund, trust me.

- Okay, and so I'm just wondering Alder Wery what you gentlemen think about this because I wouldn't have a clue. Is this a good idea?

- I think so.

- Alder Scannell, Alder Brunette any comment? Nope, okay. Yeah I think for what this unit does, especially in the winter I have a lot of sidewalks on and so forth to get cleared. These are very vital so yeah I think if Director Grenier thinks this is the best spot to take it from then I would agree.

- Thank you.

- Any other comments? Those in favor of the motion?

- [Unison] Aye.

- Opposed? Motion carried. Number seven is the report of actions taken by Department of Public Works. Crafting of licenses for sidewalk builder was granted to A) Precision Flatwork and B) Whitener Concrete Construction LLC. Right then we just receive and place on file, I believe, right?

- Yes sir.

- Because this is a report. Okay any questions of committee otherwise

- Motion to move.

- Yup, second.

- Motion by Brunette and Alder second by Alder Scannell to receive and place on file. Any discussion to that? Those in favor?

- [Unison] Aye.

- Opposed? Motion carried. Informational report on selectivities.

- Okay we did take a rather active social media approach this year. Relative to spring yard waste collection. And that was positively received by the community. There was a lot of good interactions so we're gonna continue that with various programs moving forward. But we did complete the spring curbside yard waste. Staff has made that transition from yard waste collection into our regular mowing. So we are out trying to get on top of that. It's amazing how fast grass grew across the city. Construction season is underway so we have a lot of construction going on across the city. We did start our sidewalk inspection for the complaint program and we've got our summer seasonal students on so we can start with with a proactive program that the committee and council approved a couple of months ago. One thing that also came up that we do need to advise you of, starting last year we were working cooperatively with Brown County relative to some flooding issues that happened out in Alder Dorff's district on Beach Lane. The county had set aside, I believe, \$500,000 for some improvements to work on a joint project and we were looking to provide some match funding to that contract through the use of a Wisconsin municipal flood control grant. We were notified recently by the state of Wisconsin we were not successful in acquiring that grant. As things sit today, the city does not have the funding to go along with Brown County's for construction in 2020 of those improvements out on Beach Lane.

- Alright, thank you director. Any questions on those items or anything else? Oh I'm sorry, Alder Gerlach go ahead.

- Specifically about those items, but I just want to ask you this: when people ask me when their road the resurfacing of their road is going to be complete, I don't know what to tell them. So is there a place, is there a schedule where I can look and say "ah this road is scheduled for July" is there such a thing?

- We can definitely provide something like that. The other thing that we are going to be doing, again I mentioned the social media, we're going to take a much more active role with social media this year, than we have in past years. And we're going to try to provide a weekly construction advisory to the public identifying what work was completed last week, what we're anticipating for the coming week, and we may go ahead and also put at least the tentative schedule for all projects. Especially within the resurfacing program, resurfacing you could have 20, 25 streets in that program and a street ya know one street is going to be first one street is going to be last. That's just that's the reality. And we need to be able to tell those folks at least based on where we sit right now what we anticipate that construction schedule to be. So yeah, that's something we will be looking to try to get out on social media as well.

- And when you put something out on social media, is it would it be a problem for the person who does that to just shoot an email to all the Alders with that information?

- Well seeing as the person who does that is the person who's giving you the report right now I can say no, that would not be a problem.

- Okay. Thank you.

- Welcome.

- Alright do we have a motion in the second to receive and place on file?

- I'll make a motion, receive and place on file.

- Second.

- Brunette and Gerlach, discussion? Those in favor?

- [Unison] Aye.

- Opposed? Motion carried. Looks like our next meeting is scheduled for June 10th.

- Yes sir.

- I think that's all. No public hearings.

- No public hearings.

- I guess we're going to adjourn. Alright.
- Motion to adjourn.
- Second.
- Scannell, second by Brunette. Those in favor?
- [Unison] Aye.
- Opposed? Motion Carried.
- Council.
- Chris.