



# **MINUTES OF THE IMPROVEMENT AND SERVICES COMMITTEE**

**WEDNESDAY, JULY 9, 2025, 5:00 PM**  
**Immediately following Parks Committee.**

## **AMENDED**

**In person at City Hall, Room 207**  
**Virtual attendance also available via Zoom.**

### **A. ZOOM MEETING INFORMATION.**

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/82206544400?pwd=NDdlbmNzNUhBWVU5ckIzMjZ2QT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 822 0654 4400

Passcode: 635662

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

### **B. ROLL CALL.**

- I. Members: Melinda Eck, Joey Prestley, Ben Delie, Jim Ridderbush

Present: Melinda Eck, Joey Prestley, and Jim Ridderbush

Excused: Ben Delie

Absent: None

**C. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON OF THE  
IMPROVEMENT & SERVICES COMMITTEE MEETING.**

Joey Prestley was elected Chairperson, and Jim Ridderbush was elected Vice Chairperson.

**D. APPROVAL OF THE AGENDA.**

- I. Approval of the agenda for the Wednesday, July 9, 2025, meeting of the Improvement & Services Committee.

Moved by Ald. Jim Ridderbush, seconded by Ald. Melinda Eck to approve the agenda for the July 9, 2025 Improvement & Services Committee meeting.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

**E. APPROVAL OF MINUTES.**

- I. Approval of the minutes from the June 18, 2025 Improvement & Services Committee meeting.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve the minutes for the June 18, 2025 Improvement & Services Committee meeting.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

**F. REGULAR BUSINESS.**

- I. Consideration with possible action on request by Broadway Realty, LLC to enter into a Developer's Agreement for the installation of pavement and all utilities related to the development of The Pines subdivision on Parcel 21-1229.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve the request by Broadway Realty, LLC to enter into a Developer's Agreement for the installation of pavement and all utilities related to the development of The Pines subdivision on Parcel 21-1229.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

2. Consideration with possible action on request by Bay Settlement Investments, LLC to enter into a Developer's Agreement for the installation of pavement and all utilities related to the development of Eaton Heights Third Addition subdivision.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve the request by Bay Settlement Investments, LLC to enter into a Developer's Agreement for the installation of pavement and all utilities related to the development of Eaton Heights Third Addition subdivision.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

3. Consideration with possible action to approve Director of Public Works to enter into professional services agreements with six engineering firms for future stormwater engineering services on an as-needed basis.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve Director of Public Works to enter into professional services agreements with six engineering firms for future stormwater engineering services on an as-needed basis.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

4. Consideration with possible action to approve Director of Public Works to enter into professional services agreements with five engineering firms for future sanitary sewer engineering services on an as-needed basis.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve Director of Public Works to enter into professional services agreements with five engineering firms for future sanitary sewer engineering services on an as-needed basis.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

5. Consideration with possible action on request by Department of Public Works to remove Reed Street-Oxford Avenue to Allard Street, Oxford Avenue-Dousman Street to Reed Street, N. Maple Avenue-Walnut Street to Kellogg Street, Deuchert Street-Danz Avenue to W. Termini, Westway Drive-Pleasant Lane to Hillcrest Drive, and Pleasant Lane-W. Mason Street to Westway Drive from the 2025 Pavement CIP Program and substitute in Howard Street-12<sup>th</sup> to Oakland Avenue, Hazel Street-School Place to Shawano Avenue, and Oak Street-Howard Street South to RR tracks.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve the request by Department of Public Works to remove Reed Street-Oxford Avenue to Allard Street, Oxford Avenue-Dousman Street to Reed Street, N. Maple Avenue-Walnut Street to Kellogg Street, Deuchert Street-Danz Avenue to W. Termini, Westway Drive-Pleasant Lane to Hillcrest Drive, and Pleasant Lane-W. Mason Street to Westway Drive from the 2025 Pavement CIP Program and substitute in Howard Street-12th Avenue to Oakland Avenue, Hazel Street-School Place to Shawano Avenue, and Oak Street-Howard Street South to RR tracks.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

6. Consideration with possible action on request by Department of Public Works to add N. Grandview Road to the 2025 pavement replacement program.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve the request by Department of Public Works to add N. Grandview Road to the 2025 pavement replacement program.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

7. Consideration with possible action on request by Department of Public Works to grant a ten (10) year payback period for the sidewalk replacement assessment of \$3,437.00 for 2507 Newberry Avenue.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve the request by Department of Public Works to grant a ten (10) year payback period for the sidewalk replacement assessment of \$3,437.00 for 2507 Newberry Avenue.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

8. Consideration with possible action on request by Department of Public Works to approve the award of sole source contract 2025 RAY NITSCHKE CONTROLS PROGRAMMING to Faith Technologies, Inc. in the amount of \$50,089.00.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to approve the request by Department of Public Works to approve the award of sole source contract 2025 RAY NITSCHKE CONTROLS PROGRAMMING to Faith Technologies, Inc. in the amount of \$50,089.00.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

9. Report of the award of contract BRIDGE 3-25 (BRIDGE MAINTENANCE & CONCRETE REPAIRS) to Lunda Construction in the amount of \$299,562.00.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to receive and place on file the report of the award of contract BRIDGE 3-25 (BRIDGE MAINTENANCE & CONCRETE REPAIRS) to Lunda Construction in the amount of \$299,562.00.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

10. Report of actions taken by the Department of Public Works.

- A. Granting of Licenses

I. Sidewalk Builder

- a. Reedy Concrete Construction, Inc.
- b. Dansi Flatworx
- c. Capital R. Coatings, LLC

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to receive and place on file the report of actions taken by the Department of Public Works.

A. Granting of Licenses

I. Sidewalk Builder

1. Reedy Concrete Construction, Inc.
2. Dansi Flatworx
3. Capital R. Coatings, LLC

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

- II. Consideration with possible action on request by Oneida Tribe to enter into a Developer's Agreement for installation of pavement and all utilities related to the development of the Cattail Marsh subdivision.

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to receive and place on file the request by Oneida Tribe to enter into a Developer's Agreement for installation of pavement and all utilities related to the development of the Cattail Marsh subdivision.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

**G. PUBLIC HEARINGS.**

**H. INFORMATIONAL.**

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

Moved by Ald. Melinda Eck, seconded by Ald. Jim Ridderbush to receive and place on file the Director's Report on recent activities of the Public Works Department.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.

2. Next Meeting: July 30, 2025

## **I. ADJOURNMENT.**

- I. Adjournment of the Wednesday, July 9, 2025, meeting of the Improvement & Services Committee.

Moved by Ald. Jim Ridderbush, seconded by Ald. Melinda Eck to adjourn.

Motion carried.

Yes-Melinda Eck, Joey Prestley, Jim Ridderbush, No-None, Abstain-None.