

Special Joint Meeting
Town of Menasha Stormwater Utility Commission
And
City of Menasha Common Council
Municipal Complex Assembly Room - Wed., August 26, 2009 - 5:30 pm
Minutes

1. Call to Order

Menasha's Mayor Merkes and President Tews called the special joint meeting of the Stormwater Utility to order at 5:30 pm.

2. Pledge of Allegiance

The audience stood and recited the Pledge of Allegiance. Afterward, Mayor Merkes asked to remain standing for a moment of silence after the death of Massachusetts Senator Edward "Ted" Kennedy on Tuesday.

3. Roll Call

City Clerk Galeazzi took roll call announcing seven council members were present: Pres. Hendricks, Taylor, Wisneski, Pack, Zelinski, Benner, Englebert; with Ald. Pamerter excused.

Secretary Backman took roll call with all five commission members present: Pres. Tews, Comm. Gerhart, Hanson, Ziegler, and Youngquist. She noted staff present: Adm. Sturgell, Com. Dev. Dir. Dearborn, Assoc. Planner Hull, Town Eng. Reibold, Assessor Eiberger, Asst. Assessor Telfer.

Fin. Dir. Piergrossi and Street Supt. Gallow were excused.

Others present: McMahon Eng. Nick Vande Hey, Broker John Coughlin, C/Men. Publ. Wks. Dir. Mark Radtke, C/Men. Comm. Dev. Dir. Greg Keil, C/Men. Comptroller Tom Stoffel, City Atty. Rich Carlson, Menasha developer Kenneth Syring, Reporter Mike King, Stanley Sevenich, Melvin Schultz, Andy Schmidt-McMahon, Chris Klein, , Res./Winn. Cty. Supv. Paul Eisen.

Prior to discussion, President Tews announced it was a historical night and he was proud of two communities coming together and working for the good of the citizens.

4. Discussion Item

a) Discussion Regarding the Tayco Pond Joint Project

Assessor Eiberger displayed a parcel map consisting of 8.10 acres of vacant land for the Tayco Road joint stormwater detention pond and gave the timeline leading up to and receiving the proposed settlement offer from the seller and developer Ken Syring, in the amount of \$392,686.19. He thanked Appraisal Consultants, broker John Coughlin, developer Ken Syring, and Asst. Assessor Telfer for their work on the project.

Eng. Nick Vande Hey showed maps of the overview of the Tayco Pond area and described the project in detail. He explained receipt of eight bids, and the bid awarded for this joint project to J & E Construction Co. in the amount of \$1.02 million. Land acquisition, construction costs, and other project costs were discussed including allocation percentages (based on sediment reduction) which amounts to 74.2% (of the loadings) for the City, and 25.8% for the Town based on existing land use. Total capital costs are approximately \$1.86 million, before taking into consideration grants monies which would reduce that cost.

Comm. Hanson asked about how pond operating costs were arrived at by the Engineer, who then explained obtaining predetermined research and analysis averages and applying it to the size of Tayco pond.

Ald. Wisneski asked whether the pond would be rubber lined, and Engr. Vande Hey stated it is not; it is clay and may hold water well although an allowance is added in should there be a future need for a liner. Wisneski also inquired about fencing for safety which is not included in the cost but fencing could be added later. Safety features built into the pond were shown and discussed i.e.; sloped sides and low water at the edges which gradually deepens toward the center, and use of surrounding wetland plants.

Comm. Youngquist asked about the future work on Hwy 41/441 and the possibility of the WI D.O.T. acquiring this property in the future. Eng. Vande Hey felt the DOT did not have much interest in the property. Assessor Eiberger agreed with the engineer after discussions he stated he also had with them.

Ald. Zelinski asked about the pond's capacity to handle the town/city runoff. The engineer answered about the compromise of downsizing the pond size and explained on a map where the water lines come into the pond and described the watershed area.

Mayor Merkes directed council and board members to the draft Intermunicipal Agreement on Tayco Pond Operation & Maintenance, between the Town and City which Pres. Tews stated he had hoped would be discussed and signed before starting the pond's construction. Comm. Youngquist questioned (item 10-see attached) reevaluating every 5 yrs. the percentage of TSS (total suspended solids) reduction for each community, and questioned if this percentage allocated meant for the ownership of the pond. Adm. Sturgell explained its intent being clarified in the last sentence stating the allocation would only impact division of future costs and maintenance. Comm. Youngquist discussed the addition of verbiage in the agreement to clarify specific percentages of pond ownership for the Town and for the City, and Adm. Sturgell stated it could be incorporated. Pres. Tews explained its importance for future years.

Mayor Merkes reviewed the highlights: Future maintenance costs over \$7500 must be approved by both the Commission and Council; the Town actually pays for the maintenance/operation and the City pays costs back to the Town based on the TSS reduction percentages; hopes to consider joint opportunities with other communities helping with some portion of the project and not exchange money but exchange services; and maintenance percentages same as percentages of ownership and construction of the pond.

5. Public Comments on Any Matter Listed on the Agenda

There were no comments from the public.

6. New Business

a) 090826-1:STM:SP Approve the Land Purchase for Tayco Pond

MOTION: Ald. Taylor/Wisneski to approve the land purchase for Tayco Pond for the sum of \$392,686.19.

MOTION: Comm. Youngquist/Hanson to approve the land purchase for Tayco Pond for the sum of \$392,686.19.

On the motion by the Commission, motion carried unanimously 5-0.

On voice vote, on roll call, all Aldermen voted yes. Motion carried 7-0.

b) 090826-2:STM:SP Award Bid for Tayco Pond Project

MOTION: Comm. Gerhart/Ziegler to award the bid to J & E Construction Co. in the amount of \$1,201,100.99.

MOTION: Ald. Wisneski/Hendricks to award the bid for the Tayco Pond project to J & E Construction Co. in the amount of \$1,201,100.99.

On the motion by the Commission, motion carried unanimously 5-0.

On voice vote, on roll call, all Aldermen voted yes. Motion carried 7-0.

c) Amend Joint Stormwater Feasibility Intermunicipal Agreement

Mayor Merkes explained the amendment to an agreement originally signed by the Town of Menasha and the City of Menasha and how the City will make future payments to pay back the Town.

MOTION: Ald. Taylor/Hendricks to approve the amended Joint Stormwater Feasibility Intermunicipal Agreement.

MOTION: Youngquist/Ziegler to approve the amended Joint Stormwater Feasibility Intermunicipal Agreement.

On voice vote, on roll call, all Aldermen voted yes. Motion carried 7-0.

On the motion by the Commission, motion carried unanimously 5-0.

7. Adjourn

At 6:07 p.m., motions were made by Comm. Hanson/Ziegler, and motions made by Pres. Hendricks/Benner to adjourn the special joint meeting. Motions carried.

Respectfully submitted,

Karen Backman, Secretary

Note: These minutes are not to be considered official until acted upon at an upcoming regular meeting, therefore, are subject to revision.