



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Finance Committee

Monday, May 10, 2021

5:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[21-0632](#) Minutes 4-26-21

Attachments: [Minutes 4-26-21.pdf](#)

4. Public Hearings/Apearances

5. Action Items

[21-0634](#) Award the Engineering Contract for the 2021 Pierce Park Pavement Renovation Project to the Rettler Corporation in the amount of \$39,600 plus a 10% contingency for a total not to exceed a project engineering cost of \$43,560.

Attachments: [2021 Pierce Park Pavement Renovation Project Design.pdf](#)

[21-0635](#) Request to reallocate \$20,790 positive bid variance from our Coop Road Asphalt Resurfacing Project to the asphalt paving of a widened shoulder along CTH E (Apple Creek Road) in the 2021 Asphalt Capital Paving Program (4240).

Attachments: [Coop Road Asphal Resurfacing Project.pdf](#)

[21-0636](#) Request to rescind the 2019-2020 Personal property tax bills for Wisconsin Registered Agent LLC totaling \$109.72.

Attachments: [Request to rescind Personal property tax bills.pdf](#)

[2019 tax bill acct 31199275710.pdf](#)

[2020 tax bill acct 31199275710.pdf](#)

[21-0637](#) Request to approve Land Dedication Agreement for Lightning Drive and Stormwater Pond with Apple Tree Appleton Four LLC.

Attachments: [18-0513 - Apple Tree - Land Dedication Agreement - FINAL.pdf](#)

[21-0641](#) Request to award Change Order 2 for the Phase I Lake Station Construction Contract to Miron Construction Company in an amount \$14,038.43 decreasing project contingency from \$187,485.35 to \$173,446.92.

Attachments: [Change Order 2- Lake Station Project 05-06-21.pdf](#)

[21-0644](#) Request to award the City of Appleton's "Municipal Services Building Solar Installation Project" contract to Current Electric in the amount of \$386,200 with a contingency of \$50,000 for a project total not to exceed \$436,200.

Attachments: [2021 MSB Solar Project.pdf](#)

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.

Questions on agenda contact Tony Saucerman at 920-832-6440.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
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Meeting Minutes - Final Finance Committee

Monday, April 26, 2021

5:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 5:34pm

2. Roll call of membership

Present: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

3. Approval of minutes from previous meeting

[21-0500](#)

April 12, 2021 Finance Committee meeting minutes

Attachments: [MeetingMinutesApr-12-2021-08-09-44.pdf](#)

Reed moved, seconded by Firkus, that the Minutes be approved. Roll Call.
Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

4. Public Hearings/Appearances

5. Action Items

[21-0501](#)

Request to approve the following 2021 Budget adjustment:

General Fund - Department of Public Works

Miscellaneous Revenue	+\$57,200
Contractor Fees	+\$57,200

for utility locating services for TDS Fiber-Optic project

Attachments: [DPW Budget Adj.pdf](#)

Reed moved, seconded by Firkus, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

[21-0503](#)

CEA Review Committee Report

Attachments: [CEA MeetingMinutes12-Apr-2021-09-55-52.pdf](#)

Firkus moved, seconded by Meltzer, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

[21-0525](#)

Request to award the City of Appleton's 2021 Park Pavilions Roof Replacement project contract to Schulze Exteriors, LLC in the amount of \$106,374 with a contingency of \$10,000 for a project total not to exceed \$116,374

Attachments: [2021 Parks Pavilion Roof Replacemnt Project.pdf](#)

Reed moved, seconded by Van Zeeland, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

[21-0526](#)

Request to approve Lower Substation Building Remodeling Project Engineering Services Amendment #1 increasing the McMahon total contract amount by \$7,000 from \$24,000 to \$31,000

Attachments: [2021 AWWTP Lower Substation Building Remodeling Design Contract Ammendment.pdf](#)

Reed moved, seconded by Meltzer, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

[21-0527](#)

Request to award the 2021 AWWTP Electrical Distribution Upgrades Phase 4 Project - Substation Installation contract to Van Ert Electric, Inc in the amount of \$2,130,000 with a contingency of 10% for a project total not to exceed \$2,343,000

Attachments: [2021 AWWTP Electrical Distribution Upgrades Phase 4 - Substation Installation.pdf](#)

Firkus moved, seconded by Reed, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

[21-0528](#)

Request to award the 2021 AWWTP Electrical Distribution Upgrades Phase 4 Project - Lower Substation Building Renovation contract to Cardinal Construction Co., Inc in the amount of \$303,395 with a contingency of 12% for a project total not to exceed \$339,802

Attachments: [2021 AWWTP Electrical Distribution Upgrades Phase 4 - Lower Substation Building Renovation.pdf](#)

Reed moved, seconded by Meltzer, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

[21-0563](#)

Request to award Unit D-21 Sidewalk Construction to Fischer Ulman Construction, Inc in an amount not to exceed \$330,000

Attachments: [Award of Contract Unit D-21.pdf](#)

Meltzer moved, seconded by Reed, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

[21-0564](#)

Request approval to reject all bids for Unit L-21. Re-bid Project in May 2021

Attachments: [Reject all Bids - Unit L-21.pdf](#)

Reed moved, seconded by Meltzer, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

[21-0565](#)

Request to postpone planned 2021 Sewer and Water Construction projects and re-budget in 2022

Attachments: [Postpone 2021 Sewer and Water Projects.pdf](#)

Firkus moved, seconded by Meltzer, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland

6. Information Items

[21-0502](#)

Contract 7-20 was awarded to Milbach Construction for the 2019 DPW Remodel Project in the amount of \$605,630 with a contingency of \$35,000. Change orders totaled \$23,894. The scope was increased to provide data cabling. Payments to date total \$566,572.04. Request to issue the final contract payment of \$62,952.45

This contract final payment was presented

[21-0544](#)

The following 2021 Budget adjustments were approved by the Mayor and Finance Director in accordance with Policy:

General Fund - Library

Reimbursements - Friends of the Library	+\$34,000
Administration Expenses	+\$ 6,000
Childrens Services Expenses	+\$ 9,000
Public Service Expenses	+\$ 500
Community Partnership Expenses	+\$15,000
Materials Management Expenses	+\$ 3,500

to record funds received from the Friends of the Appleton Public Library

General Fund - Library

Reimbursements - OWLS	+\$24,500
Materials Management Materials & Supplies	+\$21,000
Administration Travel/Training	+\$ 3,500

to record expense reimbursement from OWLS

Facilities Management Capital Projects Fund

Fund Balance	+\$ 1,934
Scheig Center Improvements	+\$ 1,934

to record donation from the Heckrodt Trust for improvements to the Scheig Center

These 2021 Budget adjustments were presented

[21-0512](#)

Election of Vice-Chair

Aldersperson Meltzer was appointed Vice-Chair

[21-0513](#)

Election of Tax Appeals Members

Aldersperson Reed was appointed to the Tax Appeals Board

[21-0515](#)

Election of Central Equipment Agency Board Member

Aldersperson Van Zeeland was appointed to the Central Equipment Agency Board

[21-0517](#)

Set Meeting Day of Week and Time

Meetings will be held the second and fourth Monday of each month at 5:30pm

[21-0518](#)

Appoint Contact Person

Finance Director Tony Saucerman is the contact person

7. Adjournment

Reed moved, seconded by Van Zeeland, that the meeting be adjourned. Roll Call. Motion carried by the following vote:

Aye: 5 - Meltzer, Reed, Siebers, Firkus and Van Zeeland



“...meeting community needs...enhancing quality of life.”

**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

1819 East Witzke Boulevard
Appleton, Wisconsin 54911-8401
(920) 832-5572 FAX (920) 993-3103
Email - dean.gazza@appleton.org

TO: Finance Committee

FROM: Dean R. Gazza, Director, Parks Recreation and Facilities Management

DATE: 5/10/2021

RE: Action Item: Award the Engineering Contract for the 2021 Pierce Park Pavement Renovation Project to the Rettler Corporation in the amount of \$39,600 plus a 10% contingency for a total not to exceed a project engineering cost of \$43,560.

PROJECT

The 2021/2022 Capital Improvement Budget allocated monies to renovate the Pierce Park parking lot, entrance road, and walking path. Overall, the pavement replacement project will include stormwater modeling, demolition, new base, new storm sewer, and new asphalt pavement. This memo addresses selecting a design consultant to create plans, specifications, and oversee construction administration for the 2021 Pierce Park Pavement Renovation Project.

BACKGROUND

The Parks, Recreation and Facilities Management Department (PRFMD) is responsible for all concrete and asphalt pavement associated with City Facilities, including roads, parking lots, building approaches, walkways, sidewalks, trails, entrances, etc. In 2017 PRFMD hired a consultant to complete a condition assessment and create an implementation schedule for all the paved surfaces at City Parks. This funding request recognizes the need to replace the parking lot, entrance road, and walking path based on the condition assessment and report prepared by the consulting engineer.

RFP PROCESS:

The request for proposal was distributed on the City of Appleton's Website. Representatives from seven firms attended a pre-proposal meeting where the project was defined along with the project scope. One of the firms, EXP, opted not to provide a proposal based on the specifics of this project. The proposals were reviewed by PRFMD staff prior to the opening of the bid tabulation document. The following table identifies the engineering firms along with their proposal pricing:

Table 1: Engineering Firms and RFQ Results

Firm:	BID TOTAL
McMahon	\$49,787
KL	\$68,123
JSD	\$86,100
M&E	\$53,090
Westwood	\$48,000
Rettler	\$39,600
EXP - DNP	NA

*DNP = Did Not Propose

*NA – Not Applicable

The evaluation team completed their review of the submitted proposals and found that all firms that proposed were responsible and could perform the work to the City's expectations. The evaluation team completed a value evaluation to assess whether or not the additional costs from the other firms were worth justifying. The evaluation team assessed all proposals again and found that the additional funds required to hire any of the other firms were not justifiable, and Rettler Corporation could complete the work to all City expectations.

The Rettler team has extensive experience with similar PRFMD projects. Their proposal demonstrated a comprehensive approach that delivered construction and improvement alternatives that will fit the City's needs.

RECOMMENDATION

Award the Engineering Contract for the 2021 Pierce Park Hardscape Renovation Project to the Rettler Corporation in the amount of \$39,600 plus a 10% contingency for a total not to exceed a project engineering cost of \$43,560

Please contact me at 832-5572 or at dean.gazza@appleton.org with any questions.



"...meeting community needs...enhancing quality of life."

MEMO

TO: Finance Committee

FROM: Paula Vandehey, Director of Public Works *PAV*

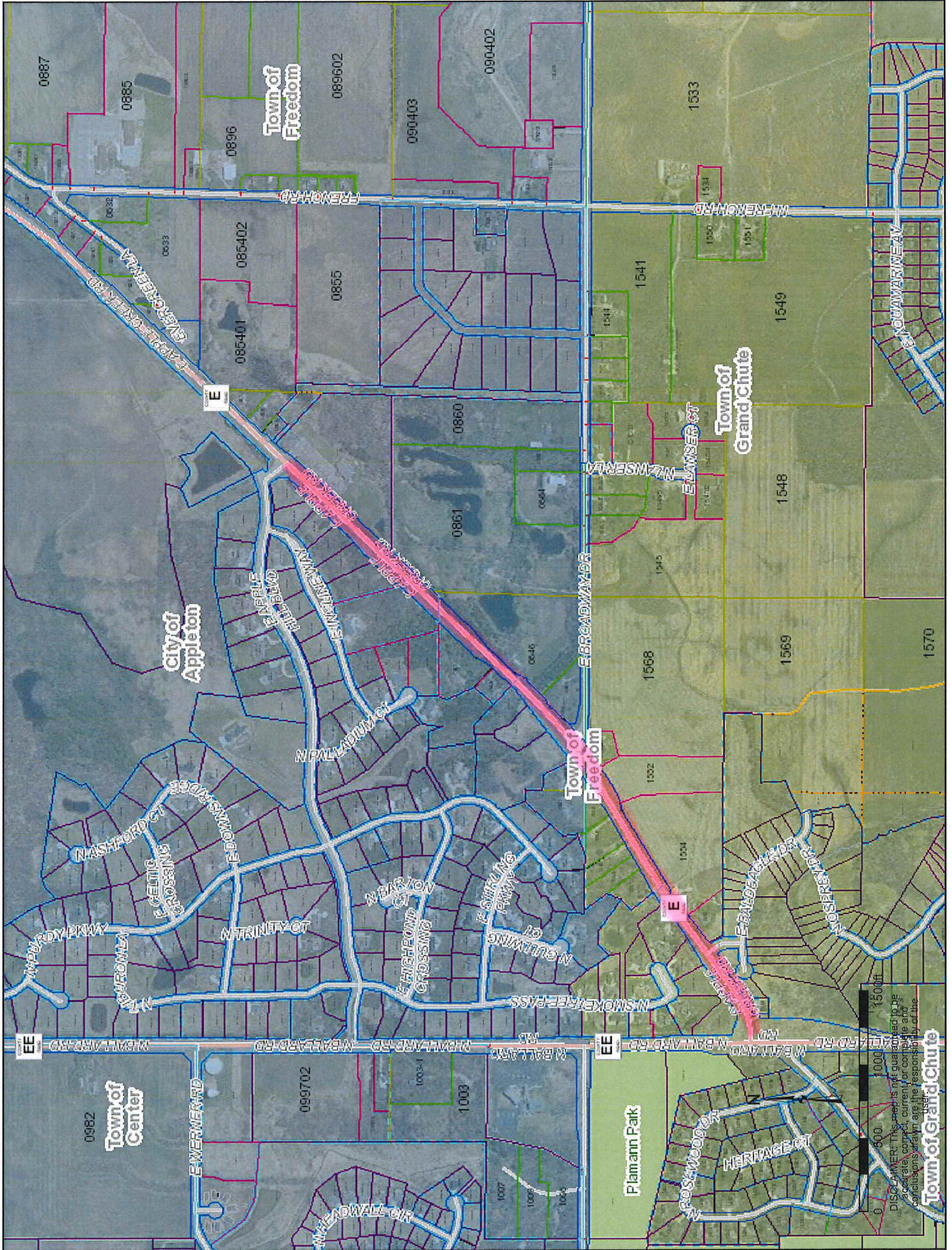
DATE: May 6, 2021

SUBJECT: **Request to reallocate \$20,790 positive bid variance from our Coop Road Asphalt Resurfacing Project to the asphalt paving of a widened shoulder along CTH E (Apple Creek Road) in the 2021 Asphalt Capital Paving Program (4240).**

Outagamie County Highway Department is resurfacing CTH E (Apple Creek Road) from Ballard Road to CTH C. They recently approached the City of Appleton, Town of Grand Chute and Town of Freedom to see if we would be interested in having the shoulders widened as part of their resurfacing project to provide for bicycle accommodations. This cooperative project would be similar to what was done on both CTH JJ (Edgewood Drive) and CTH E (Ballard Road).

Because we were not aware of this opportunity, the municipalities did not budget for this project. Each community is working through their process to try to gain approval for this collaborative project. Although it is not ideal that we were not aware of this project in time to include it in our budget, it is an opportunity that we do not want to miss out on.

Therefore, we are requesting a 2021 budget adjustment to reallocate \$20,790 positive bid variance from our Coop Road Asphalt Resurfacing Project to the CTH E asphalt shoulder widening project.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current or complete and conclusions drawn are the responsibility of the user.

Town of Grand Chute

**CTH E Proposed Shoulder Widening
(CTH EE - Apple Hill Blvd.)**

		Cost Assignment / Municipality				TOTALS
		NB Shoulder Widening		SB Shoulder Widening		
	Total Segment Length (LF)		4,875	Total Segment Length (LF)		4,875
	Total Widened Length (LF)		2,455	Total Widened Length (LF)		4,275
	Total Widened Area (SY)		818	Total Widened Area (SY)		1,425
	Total Estimated Segment Cost	\$	14,730	Total Estimated Segment Cost	\$	25,650
		C. Appleton	T. Freedom	C. Appleton	T. Freedom	Grand Chute
LF of Paved Shld		600	575	2,865	510	900
Associated Cost		\$3,600	\$3,450	\$17,190	\$3,060	\$5,400
Percentage		24.4%	23.4%	67.0%	11.9%	21.1%
			Grand Chute			Grand Chute
			1,280			900
			\$7,680			\$5,400
			52.1%			21.1%
						\$40,380
						6,730
						\$40,380

Note: All costs are estimated based on shaping/paving a 6-ft paved shoulder (+/- 3-ft of widening typical)

Total Cost by Municipality

City of Appleton	\$20,790
Town of Freedom	\$6,510
Town of Grand Chute	\$13,080

MEMO: Personal property tax bills for Wisconsin Registered Agent LLC
DATE: May 5th, 2021
TO: Finance Committee
FROM: DeAnn Brosman, City Assessor

Please rescind the enclosed 2019-2020 Personal property tax bills for Wisconsin Registered Agent LLC totaling \$109.72. Their office furniture located at 2800 E. Enterprise was double-assessed, so these two delinquent tax bills should be cancelled under WI Statute 74.33(1) which allows for the correction of this error.

Wisconsin Registered Agent LLC first contacted us last month after receiving a tax delinquency notice from our Finance Department. They had not responded to four prior letters/notices that could have prevented the double assessment. I visited the location on April 21st, 2021 and discovered that Epiphany Law owns the furniture used by Wisconsin Registered Agent LLC. Epiphany had included the value of this furniture on their own 2019-2020 personal property statements and has paid taxes on it already. Therefore, I am requesting that you rescind the enclosed bills.

Parcel #: **PAY 1ST INSTALLMENT - \$ 50.21**
 31199275710
 WISCONSI **OR**
PAY FULL PAYMENT - \$ 50.21
 Bill #: 435347 **BY** Jan 31, 2020

Parcel #: **PAY 2ND INSTALLMENT - \$ 0.00**
 31199275710
 WISCONSI
DUE BY March 31, 2020
 Bill #: 435347
 REMEMBER TO PAY TIMELY
 TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912



If receipt is needed send a self addressed stamped envelope



If receipt is needed send a self addressed stamped envelope

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

WISCONSIN REGISTERED AGENT
 LLC

**STATE OF WISCONSIN - OUTAGAMIE COUNTY
 PERSONAL PROPERTY TAX BILL FOR 2019**

Bill No. 435347
 Parcel No. 31199275710

Property Address: 2800 E ENTERPRISE AVE, Unit #333

Assessed Value Land	Assd. Value Improve	Tot. Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	A star in this box means unpaid prior years taxes	
0	2,500	2,500	0.9831295450	0	2,500	2,500	<input type="checkbox"/>	
TAXING JURISDICTION		2018	2019	2018	2019	% Tax Change	NET PROPERTY TAX \$ 50.21	
		Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax			
STATE		0	0		0.00			
COUNTY		1,678,697	1,860,714		9.29			
LOCAL		11,690,712	11,937,446		20.88			
APPLETON SCH		61,110,217	65,339,599		17.44			
FOX VALLEY TECH		4,871,658	5,146,020		2.60			
TOTAL		79,351,284	84,283,779	0.00	50.21	0.0%		
FIRST DOLLAR CREDIT				0.00	0.00	0.0%		
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%		
NET PROPERTY TAX				0.00	50.21	0.0%		
School taxes reduced by school levy tax credit \$ 3.71		Important: This description is for property tax bill only and may not be a full legal description			Net Assessed Value Rate (Does NOT reflect Credits) 0.02008616	Warning: If not paid by due dates, installments option is lost and total tax is delinquent subject to interest (see reverse).		
				Total Due		FOR FULL PAYMENT BY		
				Jan 31, 2020		\$ 50.21		

PRESORTED
 FIRST CLASS MAIL
 U.S. POSTAGE PAID
 UMS

FROM CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912

ADDRESS SERVICE REQUESTED

IMPORTANT REMINDER
 FIRST INSTALLMENT OR PAYMENT IN FULL

MUST BE MADE BY - Jan 31, 2020

Tax Statement

31199275710
 WISCONSIN REGISTERED AGENT
 LLC
 2800 E ENTERPRISE AVE #333
 APPLETON WI 54913

Parcel #: **PAY 1ST INSTALLMENT - \$ 59.51**
 31199275710
 WISCONSI
OR
PAY FULL PAYMENT - \$ 59.51
 Bill #: 483063
BY Jan 31, 2021

Parcel #: **PAY 2ND INSTALLMENT - \$ 0.00**
 31199275710
 WISCONSI
DUE BY March 31, 2021
 Bill #: 483063
 REMEMBER TO PAY TIMELY
 TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
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FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

WISCONSIN REGISTERED AGENT
 LLC

**STATE OF WISCONSIN - OUTAGAMIE COUNTY
 PERSONAL PROPERTY TAX BILL FOR 2020**

Bill No. 483063
 Parcel No. 31199275710

Property Address: 2800 E ENTERPRISE AVE, Unit #333

Assessed Value Land	Assd. Value Improve	Tot. Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	* A star in this box means unpaid prior years taxes	
0	2,900	2,900	0.9405489540	0	3,100	3,100		
TAXING JURISDICTION		2019	2020	2019	2020	% Tax Change	NET PROPERTY TAX \$ 59.51	
		Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax			
STATE		0	0	0.00	0.00			
COUNTY		1,860,714	1,822,041	9.29	10.76	15.8%		
LOCAL		11,937,446	12,107,754	20.88	25.44	21.8%		
APPLETON SCH		65,339,599	64,101,637	17.44	20.25	16.1%		
FOX VALLEY TECH		5,146,020	5,046,473	2.60	3.06	17.7%		
TOTAL		84,283,779	83,077,905	50.21	59.51	18.5%		
FIRST DOLLAR CREDIT				0.00	0.00	0.0%		
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%		
NET PROPERTY TAX				50.21	59.51	18.5%		
School taxes reduced by school levy tax credit \$ 4.26		Important: This description is for property tax bill only and may not be a full legal description				Net Assessed Value Rate (Does NOT reflect Credits) 0.02051906	Warning: If not paid by due dates, installments option is lost and total tax is delinquent subject to interest (see reverse).	
Total Due							FOR FULL PAYMENT BY	
Jan 31, 2021							\$ 59.51	

PRESORTED
 FIRST CLASS MAIL
 U.S. POSTAGE PAID
 UMS

FROM CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912

ADDRESS SERVICE REQUESTED

IMPORTANT REMINDER
 FIRST INSTALLMENT OR PAYMENT IN FULL

MUST BE MADE BY - Jan 31, 2021

Tax Statement

31199275710
 WISCONSIN REGISTERED AGENT
 LLC
 2800 E ENTERPRISE AVE #333
 APPLETON WI 54913

**LAND DEDICATION AGREEMENT
LIGHTNING DRIVE and STORMWATER POND**

This Agreement is made by and between Apple Tree Appleton Four LLC (“Apple Tree”) and the City of Appleton (“City”).

WHEREAS, Apple Tree is the owner of certain lands; and

WHEREAS, the City and Apple Tree desire to set forth their respective duties and responsibilities with respect to the development of the land and construction of Lightning Drive and Stormwater Pond; and

NOW THEREFORE, in consideration of the mutual promises herein contained, the parties agree as follows:

1. CITY

1.1 City shall be responsible for the installation of sanitary sewer and watermain in the Lightning Drive right-of-way from the south Apple Tree property line to Bald Eagle Drive in 2021. City shall also complete the remainder of the sanitary sewer and watermain north of Bald Eagle Drive within area “1” on the attached Exhibit A in 2023.

1.2 City shall be responsible for installation of storm sewer, grading, graveling and temporary asphalt of Lightning Drive as indicated by area “1” on the attached Exhibit A in 2023. The properties adjacent to this segment of Lightning Drive shall not be assessed by the City for the temporary asphalt, estimated at \$82,000. All other costs shall be assessed per the City’s Special Assessment Policy.

1.3 City shall contribute \$201,648 towards the oversizing of the stormwater pond based on a 16.4% volume contribution and loss of 3 buildable lots, upon completion and acceptance of said stormwater pond by the City. City shall accept ownership of said pond and dedication of Outlot 10 of the plat for Apple Ridge 2 conditioned upon being built to City standards including the establishment of self-sustaining vegetation.

2. APPLE TREE

2.1 Apple Tree shall dedicate to the City all land necessary for the 70’ right-of-way for Lightning Drive as indicated by area “1” on attached Exhibit A and more particularly described in Exhibit A-1 attached hereto and incorporated herein by reference. Dedication of said land shall be at no cost to the City. Attached Exhibit B “Application for Dedication to the Public” shall be signed at the time of signature of Land Dedication Agreement.

2.2 Apple Tree shall construct said Stormwater Pond oversized appropriately to address a portion of the stormwater management for Lightning Drive in 2023. Upon acceptance by the City, Apple Tree shall dedicate Outlot 10 to the City.

2.3 Apple Tree shall provide all necessary access to City and its contractors and agents through Apple Tree property to avoid wetland impacts, as indicated on Exhibit C, immediately upon signature of this agreement. Such access shall be coordinated with Apple Tree to avoid City access preventing Apple Tree contractors from completing their work.

2.4 Apple Tree shall pay all costs associated with sanitary laterals, storm laterals and water services necessary to serve any development adjacent to Lightning Drive. Upon request by Apple Tree the City could install laterals in conjunction with work described in sections 1.1 and 1.2 above with all costs paid by Apple Tree at the time of installation.

3. ADDITIONAL PROVISIONS

3.1 Time is of the essence.

3.2 The laws of the State of Wisconsin shall govern this Agreement.

3.3 No party to this Agreement may assign any of its interest or obligations hereunder without first obtaining the written consent of the other party.

3.4 This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

3.5 No modification, alteration, or amendment of this Agreement shall be binding upon any party until such modification, alteration, or amendment is reduced to writing and executed by all parties to this Agreement.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

CITY OF APPLETON

By: _____
Jacob A. Woodford, Mayor

ATTEST:

By: _____
Kami Lynch, City Clerk

STATE OF WISCONSIN)
 : ss.
OUTAGAMIE COUNTY)

Personally came before me this ____ day of _____, 2021, Jacob A. Woodford, Mayor and Kami Lynch, City Clerk, of the City of Appleton respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____

APPROVED AS TO FORM:

Christopher R. Behrens, City Attorney
City Law: A18-0513

APPLE TREE APPLETON FOUR, LLC

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

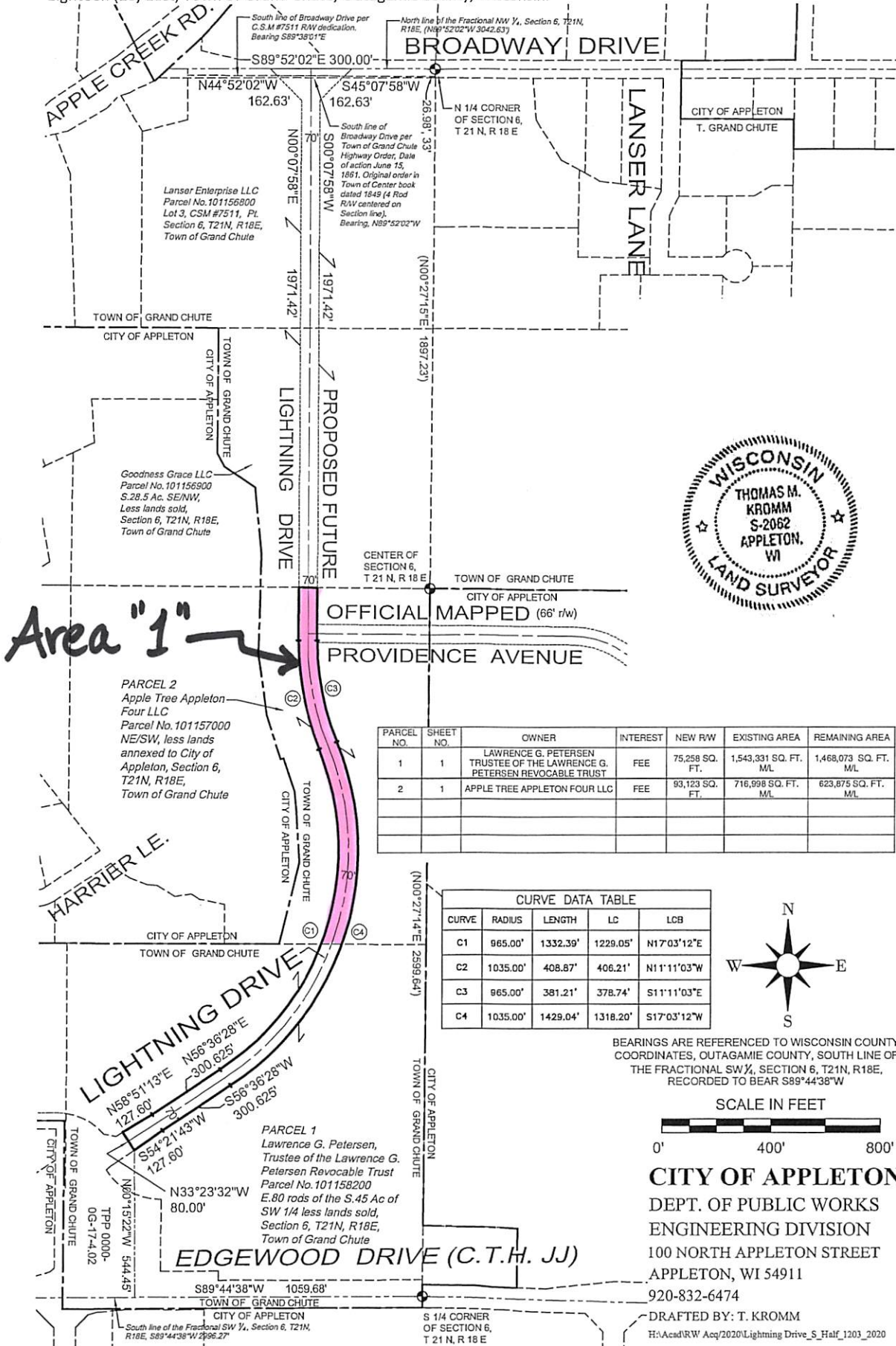
STATE OF WISCONSIN)
 : ss.
_____ COUNTY)

Personally came before me this _____ day of _____, 2021,
_____ and _____, to me known to
be the persons who executed the foregoing instrument and acknowledged the same in the
capacity and for the purposes therein intended.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____

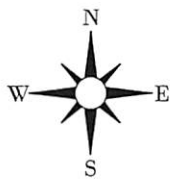
EXHIBIT A

RELOCATION ORDER for Lightning Drive right of way acquisition: A part of Lot Three (3) of Certified Survey Map No. 7511 and located in and being a part of the E 1/2 of the Fractional W 1/2 of Section Six (6), Township Twenty-One (21) North, Range Eighteen (18) East, Town of Grand Chute, Outagamie County, Wisconsin.



PARCEL NO.	SHEET NO.	OWNER	INTEREST	NEW RW	EXISTING AREA	REMAINING AREA
1	1	LAWRENCE G. PETERSEN TRUSTEE OF THE LAWRENCE G. PETERSEN REVOCABLE TRUST	FEE	75,258 SQ. FT.	1,543,331 SQ. FT. ML	1,468,073 SQ. FT. ML
2	1	APPLE TREE APPLETON FOUR LLC	FEE	93,123 SQ. FT.	716,998 SQ. FT. ML	623,875 SQ. FT. ML

CURVE	RADIUS	LENGTH	LC	LCB
C1	965.00'	1332.39'	1229.05'	N17°03'12"E
C2	1035.00'	408.87'	406.21'	N11°11'03"W
C3	965.00'	381.21'	378.74'	S11°11'03"E
C4	1035.00'	1429.04'	1318.20'	S17°03'12"W



BEARINGS ARE REFERENCED TO WISCONSIN COUNTY COORDINATES, OUTAGAMIE COUNTY, SOUTH LINE OF THE FRACTIONAL SW 1/4, SECTION 6, T21N, R18E, RECORDED TO BEAR S89°44'38"W



CITY OF APPLETON
 DEPT. OF PUBLIC WORKS
 ENGINEERING DIVISION
 100 NORTH APPLETON STREET
 APPLETON, WI 54911
 920-832-6474

DRAFTED BY: T. KROMM
 H:\Acad\RW Acq\2020\Lightning Drive_S_Half_1203_2020

EXHIBIT A-1

PARCEL: 101157000
Owner: Apple Tree Appleton Four LLC

All those lands of the owner within the following described traverse: A part of the Northeast $\frac{1}{4}$ of the Fractional Southwest $\frac{1}{4}$ of Section 6, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 93,123 Square Feet (2.138 Acres) of land and being further described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 6;

Thence South $89^{\circ}44'38''$ West 1059.68 feet along the South line of the Fractional SW $\frac{1}{4}$ of said Section 6;

Thence North $00^{\circ}15'22''$ West 544.45 feet to point number 185 of Transportation Project Plat No: 0000-0G-17-4.02 recorded as document number 2070341 of the Outagamie County Register of Deeds Office and being the point of beginning;

Thence North $33^{\circ}23'32''$ West 80.00 feet coincident with a Northeast line of said Transportation Project Plat No: 0000-0G-17-4.02;

Thence North $58^{\circ}51'13''$ East 127.60 feet;

Thence North $56^{\circ}36'28''$ East 300.625 feet;

Thence Northerly 1332.39 feet along the arc of a curve to the left having a radius of 965.00 feet and the chord of which bears North $17^{\circ}03'12''$ East 1229.05 feet;

Thence Northerly 408.87 feet along the arc of a curve to the right having a radius of 1035.00 feet and the chord of which bears North $11^{\circ}11'03''$ West 406.21 feet;

Thence North $00^{\circ}07'58''$ East 1971.42 feet;

Thence North $44^{\circ}52'02''$ West 162.63 feet to the North line of the Fractional NW $\frac{1}{4}$ of said Section 6;

Thence South $89^{\circ}52'02''$ East 300.00 feet along the North line of the Fractional NW $\frac{1}{4}$ of said Section 6;

Thence South $45^{\circ}07'58''$ West 162.63 feet;

Thence South $00^{\circ}07'58''$ West 1971.42 feet;

Thence Southerly 381.21 feet along the arc of a curve to the left having a radius of 965.00 feet and the chord of which bears South $11^{\circ}11'03''$ East 378.74 feet;

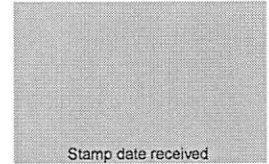
Thence Southerly 1429.04 feet along the arc of a curve to the right having a radius of 1035.00 feet and the chord of which bears South $17^{\circ}03'12''$ West 1318.20 feet;

Thence South $56^{\circ}36'28''$ West 300.625 feet;

Thence South $54^{\circ}21'43''$ West 127.60 feet to the point of beginning.



APPLICATION FOR DEDICATION TO THE PUBLIC
 Community and Economic Development Department
 100 N. Appleton St. PH: 920-832-6468
 Appleton, WI 54911 FAX: 920-832-5994



PROPERTY OWNER		APPLICANT (owner's agent)	
Name		Name	
Mailing Address		Mailing Address	
Phone	Fax	Phone	Fax
E-mail		E-mail	

PUBLIC DEDICATION INFORMATION	
If applicable, Property Tax # (31-0-0000-00)	
Description of Dedication: <input type="checkbox"/> Street Right-of-Way <input type="checkbox"/> Other public uses (specify type) _____	
Location	
Legal Description of Land (may be attached as separate sheet) *Please submit an electronic copy of the legal description in Microsoft Word format.	
Current Zoning:	Proposed Zoning:
Current Uses:	Proposed Uses:

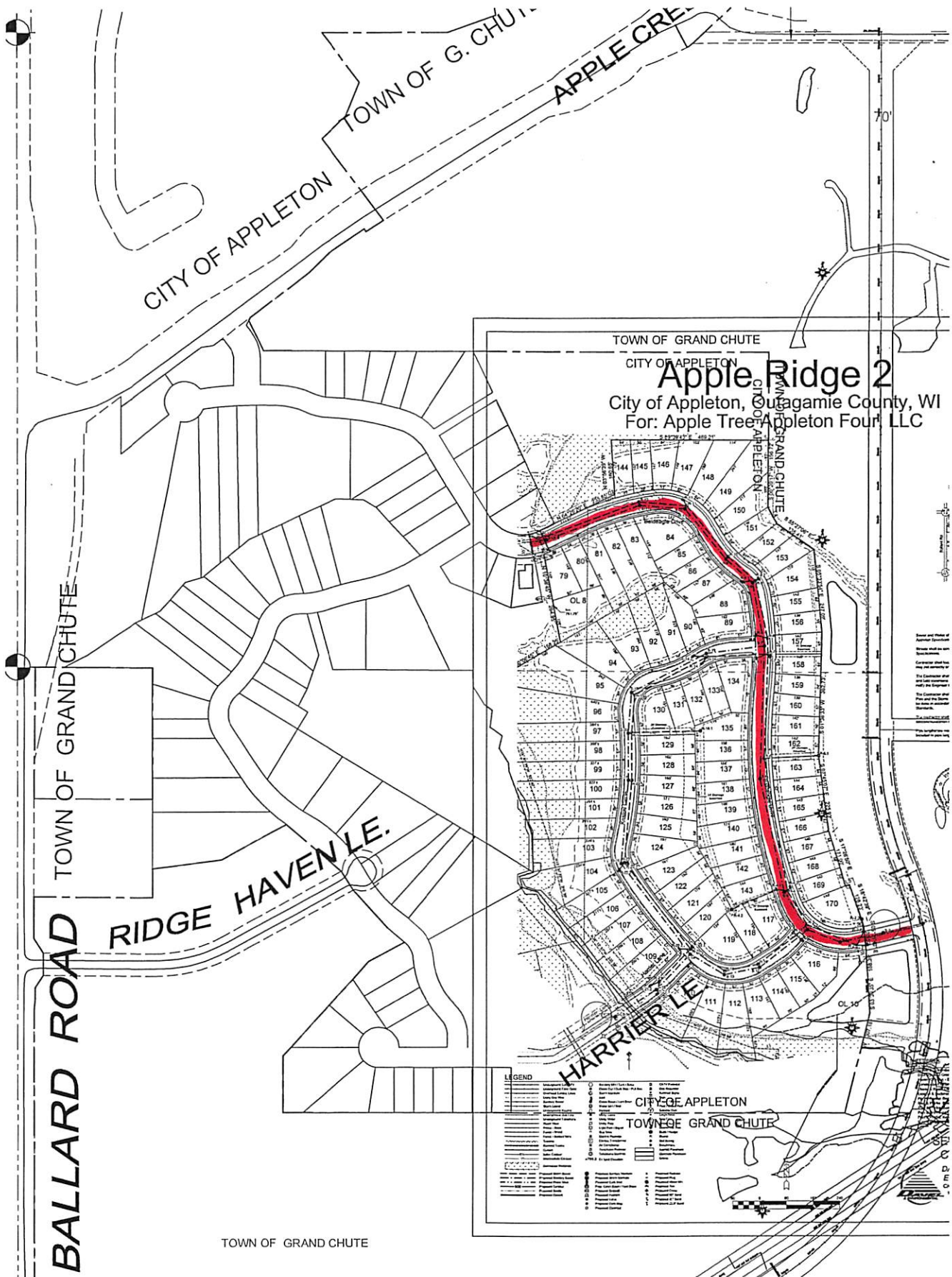
PLEASE STATE REASON(S) FOR DEDICATION TO THE PUBLIC
*Please attach a location map of the property or portion of the property in question and facts to support the request.

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Date _____ Owner/Agent Signature (Agents must provide written proof of authorization)

OFFICE USE ONLY	
Application Complete _____	Date Filed _____

EXHIBIT - BALDEAGLE DRIVE ACCESS MAP



— Access granted to City and Contractors



"...meeting community needs...enhancing quality of life."

Department of Utilities
Water Treatment Facility
2281 Manitowoc Road
Menasha, WI
920-832-5945 tel.
920-832-5949 fax

TO: Chairperson William Siebers and Members of the Finance Committee

FROM: Chris Shaw, Utilities Director

DATE: May 6, 2021

RE: *Award Change Order 2 for the Phase I Lake Station Construction Contract to Miron Construction Company in an amount \$14,038.43 decreasing project contingency from \$187,485.35 to \$173,446.92*

BACKGROUND:

The Appleton Water Treatment Facility (AWTF) draws and treats raw water from Lake Winnebago through the Raw Water Lake Station (RWLS). The RWLS is the largest satellite facility within the Appleton Water Utility. The station processes raw water through screening and pretreatment oxidation. Once pretreated, the water is pumped to the AWTF. The intent of this project is to address reliability and redundancy in raw water treatment and to meet current regulatory standards for water treatment.

This project is currently in the construction phase with Miron Construction Company as the general contractor. The project is approximately 90% complete with installations of two new travelling screens, a new conveyance system for wastes to be collected, and electrical motor control centers. This contractor is finalizing the pretreatment chemical delivery system, sampling and collection, and building systems (e.g., roof, HVAC, noise mitigation system, etc.).

Change Order #2 takes inventory of a number of project adders and credits. The greatest cost adder was the result of the shore well failed sluice gate. This required marine maintenance personnel and the fabrication of a bypass box. The greatest credit was the removal of a process control panel to automatically control the two new travelling screens. The control panel was not needed as process will for these operations will come from an existing panel.

RECCOMENDATION:

Award Change Order 1 for the Phase I Lake Station Construction Contract to Miron Construction Company in an amount \$173,214.65 decreasing project contingency from \$360,700 to \$187,485.35

If you need more information regarding this phase of the project please contact Chris Shaw at 832-5945.



"...meeting community needs...enhancing quality of life."

**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

1819 East Witzke Boulevard
Appleton, Wisconsin 54911-8401
(920) 832-5572 FAX (920) 993-3103
Email - dean.gazza@appleton.org

TO: Finance Committee

FROM: Dean R. Gazza

DATE: 5/10/2021

RE: Action: Award the City of Appleton's "Municipal Services Building Solar Installation Project" contract to Current Electric in the amount of \$386,200 with a contingency of \$50,000 for a project total not to exceed \$436,200.

The 2021 Capital Improvement Plan includes \$475,000 to install a solar array on the roof of the Municipal Services Building. This installation is projected to save \$1,035,865 over 30-years with a payback of 12.4 years or less. It is anticipated that the solar array will replace 51% of the electric service provided by the utility at this site.

In 2010 the City of Appleton developed a Sustainability Plan and has proactively implemented this plan. Our goal to reduce energy usage by 25% by 2025 has been accomplished. Our department has been identifying opportunities to reduce the carbon footprint produced by facilities. Studies have indicated the MSB site as a prime candidate for a solar installation. This project will be one of many that has resulted in a total reduction of electricity. Since 2005, electrical usage has been reduced by 6.24 million kWh's (24.8%) annually totalling over 53.9 million kWh's saved. The City of Appleton continues to be a leader in the state towards sustainability.

The bids were received as follows:

Current Electric	\$386,200.00
Faith Technologies	\$415,315.97
Eland Electric	\$476,900.00

The Parks, Recreation, and Facilities Management Department has reviewed the bids and recommends awarding the contract to Current Electric in the amount of \$386,200 plus a contingency of \$50,000. The contingency may seek to identify the potential to add more solar panels.

Please contact me at 832-5572 or at dean.gazza@appleton.org with any questions.