

Item 23-0229: Request to award the 2023 AWWTP Hardscape Renovation Project contract to Vinton Construction Co., Inc.

Item 23-0230: Request to award Unit A-23 Concrete Paving to Vinton Construction Co., Inc.

Item 23-0234 Request to award Unit B-23 Asphalt Pavement Reconstruction to Vinton Construction Co., Inc.

Common Council

Wed, Mar 15, 2023 7:00PM

Mayor Jake Woodford 11:55

I have no business to present this evening. So, we'll move on to public participation. I think the one member of the public who had signed up to speak is actually going to speak—Devon's going to speak on the public hearing. So, I think the clerk already had a conversation, but is there anybody else who'd like to speak during public participation? We do have a public hearing this evening. So, if you're here about the concrete pavement items, those will be taken up momentarily. Okay, hearing none, we'll close public participation and move on to our public hearings.

Mayor Jake Woodford 12:30

Alright, this is item 23-0253 public hearing on special resolution 1-p-23 Concrete paving, driveway, aprons and sidewalk construction. And with that, we'll open the public hearing. Is there anyone who wishes to speak?

Mayor Jake Woodford 12:52

This is a public hearing. Is there anyone who wishes to speak? Okay. If you would please state your name and address for the record.

Daniel D. (Resident) 13:05

Good evening. Good evening. My name is [Daniel D. I live at XXXXX] North Amethyst drive. And we were under the assumption that the street in front of our house was going to be completed sometime this summer. We were hoping that it would be.

Daniel D. (Resident) 13:31

I guess there's a couple issues involved. Mainly it's—for me, it's the drainage. The sewers right now are not operational. They still have the fabric covering the sewers. So, there's really no drainage after heavy rainfall. Everything is required to seep in through the sides of the boulevards. And then on top of that, really, it's the soil and the mud and everything that accumulates as well.

Daniel D. (Resident) 14:04

And during the three years that I've lived there, I've not seen one street sweeper or anything come by. So basically, any truck, box truck, delivery trucks, whatever that go by, you know, continues to kick up dust, which, after three years, becomes kind of annoying.

Daniel D. (Resident) 14:28

We knew this going in when we when we bought into the neighborhood. So, we're not completely oblivious to, you know, what we were going to need to go through. But when we saw that the street was finally going to get

done this year, you know, we were happy about that. And now to see that it may be pushed back to 2024 is somewhat disappointing.

Daniel D. (Resident) 14:55

The concerns that I just outlined really are not major concerns. The street itself, as indicated by some of the neighbors, are—you know, the street is in good condition, it's not breaking up, it's not full of potholes. So, in that regards, I'm very happy that the street has held up.

Daniel D. (Resident) 15:16

My other concern would be the cost of this project for the homeowners. What would have—what would it have been this year for each homeowner? And what would it be next year? Would this year's price be locked in to next year? I don't think so. Prices go up, prices get shared to the homeowners. So, I don't know if that information is out there. I haven't seen it what the price per linear foot is. But I'd like to know what it would be for this year versus next year. That would be a concern.

Daniel D. (Resident) 15:54

My other question is—and I don't know if anybody here has the answer to it or not—but two or three years ago, we put in a concrete apron for our driveway. And before we did that, we spoke to a city of Appleton employee, who I noticed had been circling the neighborhood quite a bit. Because of all the new construction and so forth going on, we've had a lot of city inspectors and so forth going through. So, I flagged him down one day and said, "You know, when are we projected for the streets, and I see people up the street, some have asphalt, some have concrete aprons, some continue to have just gravel." And he had mentioned that the homeowners that put in the concrete would not have to pay for another concrete apron which prompted us to do the concrete. And he said those that put in asphalt or just left their aprons as gravel would have to pay for the entire concrete cost of their apron.

Daniel D. (Resident) 17:05

So, I don't know if anybody can answer to that question or if he was going on past practice, if that practice was discontinued, or... I don't have the gentleman's name so I can't really say I'm going to hold anybody to it. But that was just one of my other concerns.

Daniel D. (Resident) 17:25

But again, my main thing is, you know, if we could try to keep that street a little bit cleaner, make a few passes with, you know, with the street sweepers. I was told that it probably wouldn't be done just because of the amount of dirt that has settled on the onto that road. And, you know, the street sweeper would be clogged or whatever. But now that construction has moved a couple of streets to the west of us (I think it's Phase Five, or phase six is starting now) It's better, but it hasn't completely gone away.

Daniel D. (Resident) 17:59

So those are my concerns with the project. Again, I'm hoping that it can be done this year yet. But if not, I can completely understand as well. Thank you.

Mayor Jake Woodford 18:09

Thank you. We can try and answer a couple of questions. And then if we're not able to answer all of your questions, we'll make sure we get your contact information and follow up with you directly. But Director Block there were a couple of questions there. Can we speak to those? Thank you.

Director Danielle Block (Department Of Public Works) 18:23

I can I can address some of the concerns or questions. Inlet protection that still exists on those storm grates probably goes in tandem with the street sweeping. So, I'll discuss with the field engineers if there's a way to remove inlet protection. It would likely spur the need for street sweeping or more often for street sweeping. So based on the percentage of construction complete out there, there might be solutions we can find to the inlet protection item.

Director Danielle Block (Department Of Public Works) 18:56

We do have estimated costs on file. So, if the resident could leave a phone number or email address or we could mail it out. The estimated costs that we had this year for the project is broken out by homeowner. And I will have to reference the special assessment policy as it relates to the concrete apron for a definitive answer on that.

Mayor Jake Woodford 19:22

Okay, so we're gonna make sure we get your contact information so that we can follow up with you directly and get you those answers. And actually, Alder Hartzheim's given you a card. So, she can help get us connected. Otherwise, Director Block you can grab the contact and phone. We'll make sure we follow up. Thank you for your questions and your comments.

Mayor Jake Woodford 19:44

Yes, please. Get your name and address for the record place.

Elizabeth M. (Resident) 19:52

[Elizabeth M. XXXXX] North amethyst. I have a lot of the same questions that Dan did. We're neighbors, obviously. I've just been very frustrated with this project because when we moved in, we were aware of that we are going to have the street done. We were quoted 2025. I get things change. And then I called again, because all our neighbors are getting different years that it's gonna get done. So, we were told anything between '22 to '25. And like, each time I called in, it was different.

Elizabeth M. (Resident) 19:52

And I did call in to try and get a quote for our property and was told there's no assessment this year, because it's being postponed. And we weren't really relayed that it was postponed as well. Like our alderperson (because we have a little email/Facebook group with our neighborhood)—that's how we found out about it. And so, it wasn't very clear on that. So, I think more information needs to be provided.

Elizabeth M. (Resident) 20:43

And yeah, we don't want the cost increase by you know, postponing it another year. We know things happen, you know, and everything's gone up as it is. So that's frustrating. And the, yeah, the screenings and the sewer grates are very annoying. It's full of mud. Like, nothing drains. Like, we've had heavy rains, and our street was like flooded by a couple inches. And it's really annoying.

Elizabeth M. (Resident) 21:03

A lot of neighbors have puddles in front of their mailboxes. One of our neighbors joked that they didn't realize they had lakefront property. That's how bad some of it is. So, if that could get cleaned out or whatever, that would help a lot.

Elizabeth M. (Resident) 21:15

And yeah, the street's in great condition. I feel like there certain areas obviously need improvement, but it can wait another year. But you know, some of our concerns and the costs could be relayed out. That'd be great. Thanks.

Mayor Jake Woodford 21:27

Thank you.

Mayor Jake Woodford 21:32

This is a public hearing. Is there anyone who wishes to speak? Okay, I see you. Welcome. Your name and address for the record, please.

Devin O. (Resident) 21:40

Yeah. [Devin O. I'm at XXXXXX] East bluetopaz drive. So just had two questions. Number one is, I had the street curb and apron done on the south side of my property. And I had some existing sidewalk that was damaged by the contractors. They tried to make a repair, and I took photographs, and I sent it in to the city. And then I believe it was a Renee Pagett, who responded that I might not have made my claim timely. And then I have some email correspondence, where she then said, somebody would come out and take a look at the repairs that were done to the sidewalk. Somebody did come out. They did do some painting on some of the concrete that was damaged the sidewalk, but nothing's been done since. So, I think I'm scheduled now for the west side of my property to be done this spring. And I just wanted to understand if there is damage to existing property from that contractor, you know, what are some of the things I need to do to make a claim and in a timely claim?

Mayor Jake Woodford 22:48

Okay. Director Block, if you have, if you have some advice here in terms of next steps?

Director Danielle Block (Department Of Public Works) 22:55

Sure. For next steps from the Public Works Department, I'll work with Renee internally to gather the documentation that you had previously submitted, and we'll be in contact directly. So I can become more familiar with, you know, the sidewalk blocks you're referencing, and just the what was included in this year's project or proposed to be included in this year's project and how that was going to affect you or not. And then we can work together on it directly.

Devin O. (Resident) 23:23

All right, thank you. And then one other concern is, I don't believe that there was any grass seed that was planted between the sidewalk and the curb. If there was, it was a very low-grade grass seed. So, I'm wondering for this next improvement, if the specifications are the same, or if that problem has been recognized. And it's going to be rectified for this this second phase?

Mayor Jake Woodford 23:53

Go ahead.

Director Danielle Block (Department Of Public Works) 23:54

I'm not aware of any changes to our seed fertilized mulch specifications within our reconstruction and new construction contracts. I will verify with the city engineer just to be sure and get you an answer on that. And also, if we have standard documentation or standard information that we hand out to homeowners related to the care and maintenance after the seed is placed and perhaps weather conditions also played a factor in that last year.

Devin O. (Resident) 24:21

Okay. Thank you.

Mayor Jake Woodford 24:22

Thank you. This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? All right hearing no further I declare this public hearing closed and we'll move on to our next public hearing.

Mayor Jake Woodford 24:50

This is item 23-0255 public hearing on special resolution 2-p-23 sanitary laterals, storm laterals, and storm main. This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? Hearing none I declare this public hearing closed.

Mayor Jake Woodford 25:23

All right we'll move on now to our special resolutions. The first is item 23-0254 final resolution for 1-p-23 Concrete pavement, sidewalk construction and driveway aprons. We have a motion and a second to approve. Is there any discussion?

Mayor Jake Woodford 25:50

Hearing none, please cast your votes.

Mayor Jake Woodford 26:01

Alder Alfheim, how do you vote? Okay. Alder Alfheim votes aye. Motion passes 15 to zero. That item has been approved.

Mayor Jake Woodford 26:18

Next is item 23-0256 final resolution 2-p-23 sanitary laterals, storm laterals, and storm main. We have a motion and a second to approve. Is there any discussion? Hearing none, please cast your votes. Motion passes 15 to zero and the item has been approved.

Mayor Jake Woodford 26:52

Move on now to establishing the order of the day. Alder Hartzheim.

Aldersperson Sheri Hartzheim (District 13) 27:02

Thank you Chair. Three items from finance 23-0229 the roof hardscape project for the wastewater treatment plant. 23-0232 the a23 contract or concrete to contract, and 23-0234 the asphalt B23. Thank you.

Mayor Jake Woodford 27:28

Okay, thank you. Any other items? Hearing none, then we'll take up the items separated from finance.

Mayor Jake Woodford 27:55

And the first is 23-0229 requests to award the 2023 Appleton Wastewater Treatment Plant hardscape renovation project to Vinton Construction. We have a motion and a second to approve. We'll open the floor for discussion. Alder Hartzheim.

Alderson Sheri Hartzheim (District 13) 28:11

Thank you, chair. My concern is primarily about the putting off of the roof replacement project. Um, I went to the Finance Committee and was—and listened to Director Gazza talk about the detriment this particular roof is in. And I—my concern is that we continue to press these infrastructure projects further and further down the road.

Alderson Sheri Hartzheim (District 13) 28:41

I would like to see if there are other ways to finance this \$150,000 rather than putting off that hardscape—er that roof replacement project. Are there still ARPA funds available to us? Are there other ways to finance this? I would appreciate any kind of information from the finance department in that regard.

Mayor Jake Woodford 29:05

Okay. So, question is to the finance department in terms of budgeted funds?

Alderson Sheri Hartzheim (District 13) 29:11

Correct.

Mayor Jake Woodford 29:12

Okay. Director Ohman. Which mic? Okay. Thank you.

Director Jeri Ohman (Finance) 29:19

Thank you, chair. As far as the ARPA funds are—we would have to look at reallocating funds from one project that's already been approved through the budget process in order to move it to another.

Director Jeri Ohman (Finance) 29:38

Other funds—I would have to work with Director Gazza as far as other projects or funding that might be available. Another option that I that we could discuss would be increasing debt proceeds for the year. However, I also know that that's not something that we necessary want to do, either. So, there would be different things that we could look at. But nothing that we could say, is easy to identify—right?—right in this moment.

Mayor Jake Woodford 30:12

I believe Director Gazza also has some information to share.

Director Dean Gazza (Parks, Recreation, and Facilities) 30:16

Yes, thank you. A couple things. The roof itself—yes, it's in poor condition and need a replacement. But the scope of the project itself from the time it was budgeted originally to what we found out during investigation makes us to believe that the expense of that replacement is even going to be higher than \$150,000 that we would take. When we spoke—when we worked with the department, worked with our project manager, went in there looked at it, taking a step back, coming up with the new design is needed anyway, and we do not think it'll get worse, or will do anything to damage the facility or, you know, have moisture get into the interior to facility or anything like that. So, we think, you know, just in this case, the uniqueness of this, that the timing of it will work for us. And that we'll need that time anyway to reposition ourself and redesign and then re budget, get a renewed estimate so we can rebudget appropriately in 2024. But thank you for thinking of the definitely the capital needs that we have.

Mayor Jake Woodford 31:28

Any further discussion? Alder Doran.

Alderman Chad Doran (District 15) 31:36

Thank you. Just a quick clarification question, I guess for Director Gazza. Did I catch right? Did you say the project will—we expect the project is actually going to cost more than it was budgeted now? And that's why we're in part taking the 150,000 for a different project?

Director Dean Gazza (Parks, Recreation, and Facilities) 31:53

Yes. It will, it will go up higher than what we had anticipated. I'm trying to think what the original roof replacement project was at, but we think it'll be as high as 900,000 for that roof replacement amongst the two buildings.

Alderman Chad Doran (District 15) 32:10

Okay, thank you.

Mayor Jake Woodford 32:16

Alder Hartzheim.

Alderman Sheri Hartzheim (District 13) 32:18

Thank you, Chair. I apologize to that that Director Gazza sat down. Director Gazza, please, if I may. Is this \$150,000? Only a portion of what has already been budgeted for the entire roof project and that—am I understanding that correctly?

Director Dean Gazza (Parks, Recreation, and Facilities) 32:35

Yes.

Alderman Sheri Hartzheim (District 13) 32:36

Okay.

Director Dean Gazza (Parks, Recreation, and Facilities) 32:36

The balance then—

Alderman Sheri Hartzheim (District 13) 32:38

So, it didn't go up from 150,000 to 900,000?

Director Dean Gazza (Parks, Recreation, and Facilities) 32:40

No, the 100—the balance, then will go unexpended, and then rebudgeted again in 2024. With the adjustment.

Alderman Sheri Hartzheim (District 13) 32:49

Thank you for that clarification.

Director Dean Gazza (Parks, Recreation, and Facilities) 32:50

Thank you.

Mayor Jake Woodford 32:55

All right, any further discussion? Hearing none, we have a motion and a second to approve. Please cast your votes. Motion passes 15 to zero and the item has been approved.

Mayor Jake Woodford 33:16

Alright, we'll move on to the next item from Finance Committee. This is item 23-0230 request to award unit a23 concrete paving to Vinton Construction company. We have a motion and a second to approve. Alder Hartzheim.

Aldersperson Sheri Hartzheim (District 13) 33:36

Thank you chair. My concerns remain the same. Particularly for these two projects in district 13, this is another Appleton project that's being put off. Many of the Amethyst Drive folks have said the same thing as we've heard tonight. The road is in decent condition. But is it going to cost us even more next time we go out to bid for this? So, I—I'm very concerned about that. I'm also very concerned even though I got a very good description about what will be done with the \$200,000 in terms of the Lightning Drive stream crossing, I'm still concerned pushing those things off just means that there's an added expense somewhere in next year's budget. And we can't just keep robbing Peter to pay Paul. Thank you.

Mayor Jake Woodford 34:27

Any further discussion? Alder Doran?

Aldersperson Chad Doran (District 15) 34:30

Thank you. I guess this might be a question for finance perhaps. I didn't hear discussion about this at the finance meeting, I guess, unless I missed it. But as far as borrowing from the TIF project for this, I guess I—trying to help understand what that does for the future of the TIF. Sometimes—so at the end of the life of the TIF there, you know, we always hope there's a positive balance in there. My understanding is some of that that that gets spread out among amongst all the taxing entities that are part of the TIF. And I guess I've just never really maybe thought of it this way, but for us taking advances out, is that just taking advances out of our portion of what we expect that revenue to be, or how does that, how does that work, I guess in the end when the TIF gets closed?

Mayor Jake Woodford 35:23

Director Ohman.

Director Jeri Ohman (Finance) 35:25

Thank you, chair. So, the expenses and the revenues accumulated during the life of that TIF, when the TIF is closed, any excess balance is distributed amongst all of the jurisdictions. It's not, it's not taken from any one of the jurisdictions. It's shared proportionately.

Aldersperson Chad Doran (District 15) 35:48

Okay, so the the—what we take out now, you know, for expenses is, it's always sort of been in the process and, and allowable. So, it's not taking necessarily from what could be left over at the end, correct?

Director Jeri Ohman (Finance) 36:01

That is correct.

Aldersperson Chad Doran (District 15) 36:02

Okay. Thank you. And then I guess I would just sort of echo the same sort of concerns that Alder Hartzheim had. And I know you've all heard me talk for two plus years now—er two years now—about how we continue to make our infrastructure problems worse, and pushing off projects. You know, despite our best efforts not to, is certainly not making it any easier. It just keeps pushing us further behind. And all of these projects end up costing more. And I think at some point we have to take a stand and find a better way to do this and continue—and not continue pushing projects off to do these things. One of our core responsibilities for our community is providing infrastructure, and if we don't have the means to do that, then I think it's incumbent upon us to find

other areas to cut from to make that happen because it is one of those core functions of what we do. So, I think it's time to stop pushing these things off and I'm going to vote no on this. Thank you.

Mayor Jake Woodford 37:07

Any further discussion? Hearing none, we have a motion and a second to approve Please cast your votes The motion passes 13 to 2 with Alders Hartzheim and Doran opposed.

Mayor Jake Woodford 37:38

Alright, we'll take up the next item from Finance Committee. This is item 23-0234 request to award unit B23 asphalt pavement reconstruction to Vinton Construction. We have a motion and a second to approve. Alder Hartzheim.

Aldersperson Sheri Hartzheim (District 13) 37:58

Thank you, Chair. Rewind; replay. I'm just concerned about pushing off projects such as this. Thank you.

Mayor Jake Woodford 38:08

Any further discussion? Hearing none, we have a motion and a second to approve Please cast your votes. Motion passes 13 to 2 with Alders Hartzheim and Doran opposed.