

**FINANCE/PURCHASING & BUILDING COMMITTEE**  
**February 23, 2021**

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:00 pm by Chairperson Bacon in the Council Chambers, City Hall. Roll call: Alderpersons Bacon, Wiederanders and Williams were present. Ald. Wiederanders appeared by zoom and Alders. Bacon and Williams appeared in person. Also present: Mayor Ward, Alderperson Nault, City Administrator VanLieshout, City Treasurer/Finance Director Clarizio, Municipal Services Director Barker, Community Development Director Olejniczak, and Office Accounting Assistant II Metzger.

A motion was made by Alderperson Williams, seconded by Alderperson Wiederanders to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Proposal and Request for Support of Preliminary Planning Study-Sturgeon Bay Athletic Fields.
5. Consideration of: Award of Bid for Dock Piling Removal.
6. Consideration of: Purchase of Two (2) New Automated Side Load Refuse Trucks.
7. Consideration of: Farm Market Fees.
8. Consideration of: Dock Fees-National Walleye Tour Event.
9. Consideration of: Acquisition of Right -of -Way for Grant Avenue.
10. Consideration of: Request for Exclusivity/Planning option for West Waterfront Redevelopment Site B.
11. Convene in closed session in accordance with the following exemptions:

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e)

- a. Consideration of: Request for Exclusivity/Planning Option for West Waterfront Redevelopment Site B.

Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.

12. Review bills.
13. Adjourn.

Carried.

The following spoke during public comment on agenda items and other issues related to finance & purchasing: Connie Bordeaux, 928 N. 6<sup>th</sup> Avenue.

Consideration of: Proposal and Request for Support of Preliminary Planning Study-Sturgeon Bay Athletic Fields:

City Administrator VanLieshout introduced Dan Lenius, Friends of Sturgeon Bay Athletics Member. Mr. Lenius explained that over the years with kids participating in athletic events, traveling to sporting complexes, conversations began of a sporting complex for this area. He stated that the Sturgeon Bay track has 3” wide cracks, blacktopped surface and doesn’t have an appropriate timer. The kids have to travel to Algoma or Southern Door to practice. The soccer field has poor drainage which requires pumping water off the field, at times games are cancelled, played at the fairground or have had to travel to a facility in Green Bay. Over time parents, coaches, and community members and with help from Mark Isaksen and Mike Parent plans developed to update the entire area, including the ballfields on Quincy. Narrowing the concept into design plans which includes a rubberized track, turf infield, building with dry locker rooms and training facilities, concessions and press box, refurbished softball fields, parking and storage building. At this point the project is at the design development stage. The Sturgeon Bay Booster Club and Sturgeon Bay School District have pledged funds, which are separate from the recently approved school referendum. He explained that prior to starting a capital campaign this phase which consists of preliminary conceptual drawing, general contractor providing a preliminary budget, survey, electrical, plumbing, HVAC and engineering plans must be completed. Mr. Lenius concluded that if this project is completed the high school could host larger track meets, regionals, sectionals, soccer tournaments and camps. These sporting events will bring visitors to our community to shop, dine and lodge. In addition to attracting people looking to relocate who want the benefits of a quality community and schools.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the request for \$10,000 toward the support of a preliminary planning study for the Sturgeon Bay athletic fields. Carried

Consideration of: Award of Bid for Dock Piling Removal:

Municipal Services Director Barker presented the following bids received for the removal of dock pilings from the lakebed where E-Dock existed. He stated there are currently 50-60 dock pilings in the water that are creating a navigational safety issue. The 2021 capital budget allocated \$40,000 for the removal; however, there is not a plan for the exact location or number of pilings therefore the cost may fluctuate.

Deaths Door Marine, Inc	
Sturgeon Bay, WI	
Reporting	\$775.00
Mobilization	\$2,400
Unit Price	\$665.00 ea
Extended Price	\$36,425

Pier and Waterfront Solutions	
Sturgeon Bay, WI	
Reporting	\$1,113
Mobilization	\$3,290
Unit Price	\$899.92 ea
Extended Price	\$49,399

KS Diving & Recovering	
Brussels, WI	
Reporting	\$3,500
Mobilization	\$11,000
Unit Price	\$780.00 ea
Extended Price	\$53,500

Water Works Dock and Boat Lifts	
Stoddard, WI	
Reporting	\$8,000
Mobilization	\$26,900
Unit Price	\$400.00
Extended Price	\$54,900

McMullen & Pitz Construction Co.	
Manitowoc, WI	
Reporting	\$14,450
Mobilization	\$43,300
Unit Price	\$560.00
Extended Price	\$85,750

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the bid for dock piling removal to Deaths Door Marine, Inc in the amount of \$36,425 with the understanding the cost may increase based on the number of pilings found. Carried.

Consideration of: Purchase of Two (2) New Automated Side Load Refuse Trucks.

Municipal Services Director Barker presented the bids for the purchase of two new automated side load refuse trucks. The 2021 capital budget allocated \$600,000 for the purchase.

RNOW, Inc		RNOW, Inc	
West Allis, WI		West Allis, WI	
2, 2021/22 Peterbuilt 520	\$287,972	2, 2021/22 Peterbuilt 520	\$287,972
2, 2021 Bridgeport Ranger	\$240,804	2, 2021 Loadmaster Eclipse	\$240,928
Trade Amount	\$ 42,000	Trade Amount	\$ 42,000
Total	\$486,779	Total	\$486,900

JWR, Inc	
Johnson Creek, WI	
2022 Peterbuilt 520	\$292,316
Curbtender 27yd HammerPak	\$247,644
Trade Amount	\$ 24,000
Total	\$515,960

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to recommend to Common Council to approve the purchase of two new Peterbuilt 520s outfitted with 2 new Bridgeport Rangers from RNOW, Inc in the amount of \$486,779 and trade in of current refuse trucks. Carried.

Discussion of: Farm Market Fees.

Alderperson Bacon began the discussion on the Farm Market fees explaining that this is an option to ease payments for market vendors by splitting the annual fee into two installments, due May 1 and July 1. Municipal Services Director Barker explained that vendors will be notified per provided email of payments due and not by generated invoicing. If the last installment is not received by the July 1<sup>st</sup> due date the next Saturday the vendor will not have a space. Alderperson Williams commented that we are not raising the Farm Market fees but providing structure to the process to make payments easier. The fees are in line with other farm markets, he also noted that the Saturday night downtown market is not run by the City but thru a different entity.

Moved by Alderperson Bacon, seconded by Alderperson Williams to recommend to Common Council to approve allowing farm market vendors to pay half the annual fee by May 1, 2021 to reserve their spots and pay the remainder of the annual fee by July 1, 2021. Carried.

Consideration of: Dock Fees-National Walleye Tour Event

City Administrator VanLieshout stated that May 27 and 28, 2021 the National Walleye Tour will bring their tournament to Sturgeon Bay broadcasting and rebroadcasting to a national market. The tour expects to fill 1200 room nights at an estimated rate of \$100 per night. The Walleye Tour has requested that the City waive launch pass fees and the Sawyer Pavilion rental fee.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to waive the launch pass fees and Sawyer Pavilion rental fees for the National Walleye Tour for May 27 and 28, 2021. Carried.

Consideration of: Acquisition of Right-of-Way for Grant Avenue

City Administrator VanLieshout explained that there is a proposal of a miniature golf course at the intersection of Grant Ave and Hwy 42-57. This proposal in addition to previous apartment complex developments, the WI DOT believes there is sufficient traffic generated to warrant an extension of Grant Ave as a means to alleviate local traffic on the state highway. The DOT is requiring that the City make the street connection linking Grant Ave to Sawyer Drive. The future road runs thru a 36 acre parcel owned by Timothy Ruenger. The City has attempted for the past 3-4 years to negotiate with Mr. Ruenger to acquire approximately 2.6 acres necessary for the right-of-way. Mr. Ruenger doesn't want to sell. Mr. Oleniczak stated that prior to purchasing the property from the bank; he was advised that there was a future roadway planned and that the City had the ability to eminent domain if necessary. He stated that appraisals were commissioned separately by the City and Mr. Ruenger. The appraisals varied considerably, \$288,000 per the City and \$720,000 per Mr. Ruenger. At this point negotiations have stalled. Mr. VanLieshout commented that we are at the last option to acquire the right-of-way, starting the eminent domain process with the direction of special counsel.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve proceeding with the eminent domain process with the assistance of special counsel and executing the process as soon as possible. Carried.

Consideration of: Request for Exclusivity/Planning Option for West Waterfront Redevelopment Site B.

Community Development Director Olejniczak explained that this request from Peter and Jennifer Gentry of WWP Development LLC involves development Site B, also referred to as Lot 100. The site presents development challenges due to utility easements and the shape of high water mark. The Gentry's approached the City with an idea for Site B, but before they invest financially they are requesting exclusivity. This will allow time to investigate planning of the site for a period of time without the City marketing or seeking development options. Peter Gentry stated they are requesting an exclusivity period of 90 days with a potential for a 30 day extension to prepare documents for an RFP. They intend plans similar to their business One Barrel Brewing in Egg Harbor but with the focus on the outdoor area, and community atmosphere that ties in with the working waterfront and park.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the exclusivity agreement with WWP Development, LLC for the development of the West Waterfront, Lot 100, Site B, for a period of 90 days with a 30 day extension if need be. Carried.

The Committee did not go into closed session.

Review bills

Moved by Alderperson Bacon, seconded by Alderperson Wiederanders to approve the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to adjourn. Carried. The meeting 5:15pm.

Respectfully submitted,

Tricia Metzger