



OFFICIAL MEETING MINUTES OF A REGULAR MEETING OF
THE **BOARD OF PUBLIC WORKS** HELD ON APRIL 9, 2019 @ 7:00 P.M. IN
THE COMMON COUNCIL CHAMBERS OF CITY HALL, 2000 NORTH
CALHOUN ROAD, BROOKFIELD, WISCONSIN

MEMBERS PRESENT:

Alderman Rick Owen, Chairman
Alderman Brad Blumer
Alderman Christopher Blackburn

Alderman Scott Berg
Alderman Buck Jurken

MEMBER ABSENT AND EXCUSED: Mayor Steve Ponto

OTHERS PRESENT:

Director of Public Works Tom Grisa
City Attorney Jenna Merten

City Engineer Jeff Chase
Administrative Assistant Carolyn Megal

Roll Call

Chairman Owen noted a quorum present and called the Board of Public Works to order at 7:40 pm.

Meeting Minutes

Item 1 Meeting minutes of the March 12, 2019 Board of Public Works Meeting

Motion by Alderman Jurken, seconded by Alderman Berg to approve the minutes of the March 12, 2019 Board of Public Works meeting minutes. Motion carried 5-0.

New Business

Item 2 Discussion of Potential Sale of City lands located along Calhoun Road

Alderman Owen indicated this item was also discussed at the April 2019 Plan Commission meeting and was approved to move to a public hearing to discuss the applicant's purchase of vacant city land.

Mr. Chase stated the North Ave. reconstruction project impacts this parcel. One way to cure the impacts of the road project on the parking for this property would be for the applicant to obtain more land. The City may be interested in selling off a portion of the City land to the parcel owner in order to fix his parking issue.

Alderman Owen mentioned that the applicant has expressed an interest in purchasing the property.

Alderman Jurken asked how the City will get a value of the property. Attorney Jenna Merten stated an independent appraisal should be developed for the property. Alderman Jurken inquired how big could the existing building get. Mr. Chase stated he could double the size of the building.

Ald. Owen asked the board if they are united in pursuing the sale of the land. Ald Jurken stated the City needs to pursue the value and potential sale of the land.

Attorney Jenna Merten has an opinion from the assessor for the vacant land of \$8.00 per square foot. She recommended having an appraisal to determine what the fair market value will be. The appraisal will also provide for transparency.

Alderman Berg proposed buying the building and rebuild the corner.

Mr. Chase indicated that if the City were to purchase the parcel from Dr. Tang the City would be required to pay the fair market value and provide relocation assistance. Relocation assistance would be more expensive than the value of his property.

Attorney Jenna Merten stated that the total assessed value of the Tang property is \$293,000.

Alderman Owen questioned what will be accomplished if the parcel is purchased by the City. Alderman Berg responded that the City would get a superior traffic solution and an area for a civic plaza.

The Aldermen requested Attorney Jenna Merten to get an appraisal of the property before deciding how to move forward.

Alderman Blumer inquired about the three way partnership with the County and what they are willing to contribute. He is interested in selling the land to Dr. Tang. Mr. Chase stated the County is required to pay the fair market value for the property interest they purchase from Dr. Tang and they are obligated to cure any problems that they create. The city's contribution is selling Dr. Tang the land which gives the County a way to cure him.

Alderman Owen requested Attorney Jenna Merten pursue the options but come back to the Board with all the costs associated and any other options available.

Item 3 Review of the 2018 Highway Statistical Report

Alderman Berg is interested in the trends presented in the report. He inquired about the recycle center and the change in numbers. Mr. Hughes replied there was a \$37,000 drop in expenses processing yard waste from the public last year but the overall cost went up this year because forestry is taking down more trees because of the emerald ash borer.

Alderman Owen asked if the anti-icing treatment is working. Mr. Hughes states that it improves safety. It can melt ¼ to ½ inch of snow and prevents the snow from bonding with the pavement.

Motion by Alderman Blackburn, seconded by Alderman Jurken to approve the review of the 2018 Highway Statistical Report.

Item 4 Proposed ordinance creating Chapter 12.17 of the Brookfield Municipal Code Regarding Wireless Telecommunications Facilities in the City Right-of-Way

Attorney Jenna Merten stated that this ordinance is needed to position the City best for when these small cell telecommunication facilities are proposed for installation in Brookfield. What is changing is how we administer the permits and the aesthetic standards appropriate for Brookfield.

Alderman Blackburn asked if the City would be compensated for its costs if required to do something. Attorney Jenna Merten stated there are costs involved and there is a baseline standard that would be included in the permit fee.

Alderman Blumer asked if the City is obliged to allow for installation of these facilities on city poles. Mr. Grisa said no but they are allowed to put them on their own pole.

Motion by Alderman Jurken, seconded by Alderman Berg to approve the proposed ordinance creating Chapter 12.17 of the Brookfield Municipal Code Regarding Wireless Telecommunications Facilities in the City Right-of-Way. Motion carried 5-0.

Item 5 Award of the 2019 Road Resurfacing contract

Mr. Grisa stated we received a good price compared to neighboring communities but the project is still over budget.

Motion by Alderman Blumer, seconded by Alderman Blackburn to approve the award of the 2019 Road Resurfacing contract. Motion carried 5-0

Adjournment

Motion by Alderman Jurken, seconded by Alderman Berg to adjourn the Board of Public Works meeting. Motion carried 5-0. Meeting adjourned at 9:21pm.

Minutes respectfully submitted by Carolyn Megal, Administrative Assistant