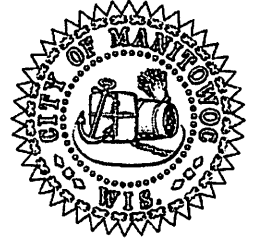


CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



January 12, 2021

TO: Mayor and Common Council

FROM: Board of Public Works

SUBJECT: 2021 Special Assessment Report from work done in 2019 – Sanitary Sewer Construction

Dear Mayor and Common Council:

At the January 6, 2021 Board of Public Works meeting, the Board received and reviewed the 2021 Special Assessment Report from work done in 2019 with the note on property at 1608 N. Rapids Rd. that the assessment will be delayed until conditions are met.

“Moved by Director of Public Infrastructure Dan Koski, seconded by Alderperson John Brunner, and unanimously carried to accept and refer to the Common Council. Ayes, 7. Nays, none.”

Very Truly Yours,

MACKENZIE REED-KADOW
Secretary Board of Public Works

BOARD OF PUBLIC WORKS

Wednesday,
January 6, 2021
4:00 p.m.

Board met on call. Meeting was held via remote conferencing and in the City Hall Council Chambers, the following members were present: Alderperson Jim Brey, Alderperson John Brunner, Alderperson Brett Vanderkin, Director of Public Infrastructure Dan Koski, Finance Director/Treasurer Steve Corbeille, City Attorney Kathleen McDaniel and City Clerk Deborah Neuser.

Absent: Mayor Justin Nickels

Also Present: Finance Director/Treasurer Shawn Alfred, Engineering Division Manager Greg Minikel, and Deputy City Clerk Mackenzie Reed-Kadow

Alderperson Jim Brey called the meeting to order at 4:00 p.m.

Alderperson Jim Brey called for a moment of silence for the events occurring at the United States Capitol on January 6, 2021.

Board met to receive bids for Televising Miscellaneous Sewers I, Project #WU-21-5. City Clerk reported having received four (4) e-bids. Same were opened and accepted online through Quest, and are as follows:

Bidder	Bid Bond	Base Bid
Northern Pipe, Inc.	Bid Bond	\$46,998.06
Great Lakes TV Seal, Inc.	Bid Bond	\$47,503.71
Green Bay Pipe & TV, LLC	Bid Bond	\$49,420.55
National Power Rodding Corp.	Bid Bond	\$323,269.25

Moved by Finance Director/Treasurer Steve Corbeille, seconded by Alderperson John Brunner, and unanimously carried to refer the bid to the Director of Public Infrastructure for tabulation and recommendation. Ayes, 7. Nays, none.

Board of Public Works held a Public Hearing for the purpose of hearing objections to assessments for improvements of N. Rapids Rd. and the installation of sanitary sewer extension thereon for properties with a frontage along the West Side of North Rapids Road from approximately 260 feet south of Fleetwood Drive to approximately 560 feet south of Fleetwood Drive.

No interested parties appeared; Engineering Division Manager Greg Minikel read a letter regarding the property owner of 1608 N. Rapids Rd. requesting a delayed assessment.

Engineering Division Manager Greg Minikel explained the options for the one contested assessment.

Moved by Finance Director/Treasurer Steve Corbeille, seconded by Director of Public Infrastructure Dan Koski, and unanimously carried to defer the assessment until the property is sold or until the septic system fails, whichever happens first, at which time, the property owner will have to hook up. Ayes, 7. Nays, none.

City Clerk presented 2021 Special Assessments from work done in 2019 with the note on property at 1608 N. Rapids Rd. that the assessment will be delayed until conditions are met.

Moved by Director of Public Infrastructure Dan Koski, seconded by Alderperson John Brunner, and unanimously carried to accept and refer to the Common Council. Ayes, 7. Nays, none.

City Clerk submitted the following City Engineer's estimates for approval and payment:

Name	Project	No.	Amount
Thor Industrial Services	Replace Decking on East Side 8 th St. Bridge, AGMT-20-12	Est. #1 & Fnl.	\$7,200.00
MSA Professional Services	Lincoln Park Zoo Master Plan	Est. #1	\$3,600.00
McMahon Associates, Inc.	Bay Pointe Flood Study	Est. #1	\$1,410.00
A.C.E. Building Service	Blue Rail Restroom Facility WO-20-15	Est. #6	\$28,609.21

Moved by Alderperson John Brunner, seconded by City Clerk Deborah Neuser, and unanimously carried to approve the payments. Ayes, 7. Nays, none

This being City Clerk Deborah Neuser and Finance Director/Treasurer Steve Corbeille's final meeting prior to retiring, a hearty thanks and congratulations were extended to both by the other members of the Board.

Moved by City Clerk Deborah Neuser, seconded by Finance Director/Treasurer Steve Corbeille, and unanimously carried to adjourn at 4:20 p.m. Ayes, 7. Nays, none.

Respectfully submitted,



Mackenzie Reed-Kadow

Secretary, Board of Public Works

2019 - SANITARY SEWER CONSTRUCTION WU-19-8

North Rapids Road

Fleetwood Drive to the South

\$22.00 Per Lin Ft/Per Side (per Ordinance)

Sanitary Bldg. Sewers & Water Service (Laterals): LF 4" San. Bldg. Sewer (PVC) 39' @ \$88.30 = \$3,443.70; Furnish & Install 4" San. Riser Pipe \$402 for three. TOTAL \$3,845.70 divided by 2 = \$1,922.85 each

PROPERTY OWNER AND ADDRESS	LEGAL DESCRIPTION	FEET	AMOUNT ASSESSED
SUE R RANK REVOCABLE TRUST 1526 N. Rapids Rd. MANITOWOC, WI 54220	PT GL 3 & 4 COM CTR OF HWY & N LINE GL 4 SE'LY 566.75 TO POB SW'LY 868' NW'LY 300 NE'LY 953.1 SE'LY 425 TO POB SEC 14-19-23 814-402-060	100 Lateral	2200.00 1,922.85
			\$4,122.85
SHIRLEY M KAPITZ ET AL 1608 N. Rapids Rd. MANITOWOC, WI 54220	PT GL 3 & 4 & PT SE1/4 NE1/4 COMM N LINE SE1/4 & W'LY EDGE RD NW'LY 68.5 SW'LY 949.1 SE'LY 209 NE'LY 903.1 NW'LY 171.2 TO POB SEC 14-19-23 814-402-050	239.7 Lateral	5,273.40 1,922.85
			7,196.25*
		TOTAL	\$11,319.10

* Assessment to be delayed until the property is sold or the septic system fails, whichever happens first, at which time property owner must hook up & be assessed

**STATE OF WISCONSIN
BROWN COUNTY**

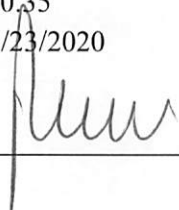
CITY OF MANITOWOC
City Clerk

900 QUAY ST

MANITOWOC WI 542204543

I, being duly sworn, doth depose and say I am an authorized representative of the Herald Times Reporter, a newspaper at Manitowoc Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-306675
Order Number: 0004483113
Total Ad Cost: \$30.35
Published Dates: 12/23/2020



Legal Clerk

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS IN MANITOWOC, WISCONSIN
PLEASE TAKE NOTICE that the governing body of Manitowoc, Wisconsin, has declared its intention to exercise its police power in accordance with Section 66.0703, Stats., to levy special assessments upon property within the following described assessment district for benefits conferred upon the property by the improvements of N. RAPIDS ROAD and the installation of Sanitary Sewer Extension thereon:
ASSESSMENT DISTRICT: All properties with frontage along the West Side of North Rapids Road from approximately 260 feet south of Fleetwood Drive to approximately 560 feet south of Fleetwood Drive, located in the City of Manitowoc.
A report showing proposed plans and specifications, estimated cost of improvements and proposed assessments is on file in the City Clerk's Office and may be inspected there during any business day between the hours of 7:30 a.m. and 4:30 p.m.
You are further notified that the City of Manitowoc's Board of Public Works will hear all interested persons, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and in the above described report at 4:00 p.m. on the 6th day of January, 2021, at City Hall, 900 Quay St., Manitowoc, Wisconsin in the Council Chambers. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.
BOARD OF PUBLIC WORKS
(Signed) Justin M. Nickels, President
(Signed) Deborah Neuser, Secretary
Run: December 23, 2020 WNAXLP

State of Wisconsin
County of Brown
Subscribed and sworn to before on December 23, 2020



Notary Public State of Wisconsin, County of Brown

10.13.24
My Commission Expires

of Affidavits 1
This is not an invoice



CITY OF MANITOWOC
Re: N. RAPIDS ROAD



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



December 23, 2020

814-402-060
SUE RANK REV TRUST ET AL
1526 N. RAPIDS RD.
MANITOWOC WI 54220

Site Address: 1526 N. Rapids Rd.
Assessable Frontage: 100.00'

Re: Preliminary Assessment Letter for North Rapids Road - Sanitary Sewer Construction from 260 Feet South of Fleetwood Dr. to 560 Feet South of Fleetwood Dr.

Dear Property Owner:

Please be advised that the City of Manitowoc has installed sanitary sewers on N. Rapids Road from 260 Feet South of Fleetwood Dr. to 560 Feet South of Fleetwood Dr. during the 2019 construction season. The construction work included new 8" sanitary sewers, manholes, 4" building sewers (Laterals) and all incidentals necessary to complete the project.

As part of the project, properties that are abutting the construction will be assessed under the City's police power pursuant to Wisconsin Statutes §66.0703 and Chapter 7 of the Manitowoc Municipal Code. Assessments are based upon the lineal foot method, with a preliminary estimated assessment rate of **\$22.00 per lineal foot**. There will also be an assessment of \$1,922.85 for the 4 inch sanitary lateral that was stubbed out to the property line.

A copy of the Special Assessment Engineer's Report may be viewed on the City's website at <http://www.manitowoc.org>. A Preliminary Resolution to assess this work was placed on the December 21, 2020 Common Council Agenda. A copy of this Preliminary Resolution is attached.

You are also invited to attend a **Special Assessment Hearing** at City Hall in the Council Chambers on **Wednesday, January 6, 2020 at 4:00 p.m.** The City's Board of Public Works will administer the hearing. At this hearing, staff will present an overview of the project and the Board of Public Works will hear general public comments on the project.

If you have any further questions, please contact the Engineering Department at (920) 686-6910.

Sincerely,



, P.E.

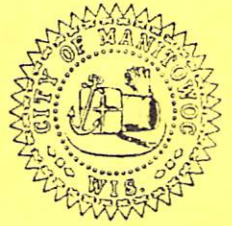
Dan Koski, PE
Director of Public Infrastructure

Attachments



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



December 23, 2020

814-402-050
SHIRLEY KAPITZ
1608 N. RAPIDS RD.
MANITOWOC WI 54220

Site Address: 1608 N. Rapids Rd.
Assessable Frontage: 239.70'

Re: Preliminary Assessment Letter for North Rapids Road - Sanitary Sewer Construction from 260 Feet South of Fleetwood Dr. to 560 Feet South of Fleetwood Dr.

Dear Property Owner:

Please be advised that the City of Manitowoc has installed sanitary sewers on N. Rapids Road from 260 Feet South of Fleetwood Dr. to 560 Feet South of Fleetwood Dr. during the 2019 construction season. The construction work included new 8" sanitary sewers, manholes, 4" building sewers (Laterals) and all incidentals necessary to complete the project.

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Sincerely,

 , P.E.

Dan Koski, PE
Director of Public Infrastructure

Attachments

SCHEDULE C

2019 NORTH RAPIDS ROAD SANITARY SEWER CONSTRUCTION

PAR_NUM	OWNR_NM	ADDR	STA	CITY	ZIP	ST_ADDR	Frontage_Feet_1	Assessable_Frontage	Laterals	COMMERCIAL/RESIDENTIAL	RATE	TOTAL
814402060	RANK REV. TRUST, SUE R.	1526 N. RAPIDS ROAD	WI	MANITOWOC	54220	1526 N. RAPIDS RD	425.00	100.00	1922.85	RESIDENTIAL	22.00	\$4,122.85
814402050	KAPITZ, SHIRLEY M., DEBRA, RANDALL	1608 N. RAPIDS ROAD	WI	MANITOWOC	54220	1608 N. RAPIDS RD	239.70	239.70	1922.85	RESIDENTIAL	22.00	\$7,196.25

TOTAL \$11,319.10