

Village of Weston, Wisconsin

OFFICIAL PROCEEDINGS OF THE PUBLIC WORKS & UTILITY COMMITTEE

held on Monday, April 26, 2023, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

AGENDA ITEMS

- 1. Meeting called to order by Public Works & Utility Committee Chair and Village Trustee Hooshang Zeyghami, at approximately 6:00 p.m.
- 2. Welcome, Introductions, and Acknowledgement of Guests.
- 3. Roll Call of Village Public Works & Utility Committee (PW) by Secretary Parker.

Roll call indicated 4 PW members present.

| <u>Member</u> | <u>Present</u> |
|--------------------------------|----------------|
| Zeyghami, Hooshang {Chair} | YES |
| Hartinger, Jasper {Vice Chair} | YES |
| Hubbard, Tom | EXCUSED |
| Lopes-Serrao, Luis | YES |
| Mumper, Roy | YES |

Village Staff in attendance, in-person: Donner, Wodalski, and Parker.

Village Staff in attendance, via Zoom: None

There were 3 audience members present in person.

PUBLIC HEARINGS

4. Weston Avenue Reconstruction Project (Ryan St to CR-J)

Zeyghami opened the hearing at 6:03 p.m.

a. Open Public Hearing: Special Assessments for Drive Approach Construction, Sewer Main and Laterals, Water Main and Laterals.

Wodalski pointed out that the hearing notice was mailed to all property owners in the project area and published in the Wausau Daily Herald.

Zeyghami read the hearing notice and explained this is a preliminary hearing and the final one will come after construction is completed.

I. Review Project and Special Assessment Report

Wodalski explained the project and explained the Assessment Report.

Wodalski explained to Hartinger that the estimated cost per household is just under \$23,000, with 10 years to pay back once connected. He explained these are the preliminary assessment rates, and once the project is completed, they will recalculate the actual project costs. He explained the final assessment will only be based on which ever of the two (estimated or final) is less.

Wodalski explained to Hartinger there are 4 properties that are already improved. He stated that 1 of those (southeast corner of Weston Avenue and Ryan Street) is not going to be feasible to connect,

based on the grades and location of the house on the lot. If that resident chooses to connect, or if they start to divide of lands for development, then they would pay the fee.

II. Testimony/Questions & Answers

Dan & Kortney Weilep, of 6304 Weston Avenue, who owns and operates the golf course addressed as 8103 Weston Avenue, were present with questions and concerns.

Wodalski explained to Weilep that the project has been divided into segments of 200 linear feet (estimated future frontages), which is how they came up with 81 connection points. Wodalski explained that for the vacant parcels, the only proposed assessment is the mains, which will be located under the multi-use path. When future connections occur, they will need to cut into the multi-use path. He stated every 400-500 feet, there will be water and sewer main stubs that cross over to the other side of Weston Avenue.

Donner explained this assessment is only addressing those wanting to connect directly to the main to make a service connection. He stated it is a way to apportion the costs at a later time. Donner stated there is the possibility for someone to bore under the street to avoid digging up the road to access the main.

Marjorie Neitzke, of 8105 Ryan Street (southeast corner of Weston Avenue and Ryan Street), was present to find out how this will affect her. Wodalski explained she will have a zero dollar assessment on Ryan Street, or until the time she chooses to connect to public water, or if she sells the property and the new owner chooses to build along Weston Avenue. She asked if she should consider putting in a lateral to her property. Wodalski answered if she wanted to, she can, but then she would get a lateral charge. He recommends she not put any laterals to her property now (unless she wanted to hook up now), as the needed future location may be in different places, requiring those to be abandoned. He explained the process that occurs between Marathon County CPZ and the Village, to determine if a resident would be required to connect if their system failed or if they can put in new systems. He stated it is an economics decision made by the Village Board. He stated for her current property, because of the grade, she would need some kind of a lift station.

Weilip asked about the construction timetable. He needs to work out the logistics for his golf course customers. It was explained that Integrity Grading will be doing the construction project, and how there will be weekly construction meetings, that Weilip can attend, or how the project inspector will be on site each day during construction activity. Lopes explained the continuous notifications he was able to receive during the road construction in his neighborhood, which helped to keep people informed.

Weilep is concerned about the loss of business he will experience due to customers most likely not wanting to travel down unpaved roads or if they have to travel too far out of their way to access the course.

Zeyghami explained how there will always be access to all properties, access for the mail carrier, and access to the garbage and recycling collection.

Wodalski explained the project will be phased a couple hundred feet of Zinser Street, where the first part will be from Ryan Street to Zinser, and the second part from Zinser Street to County Road J. He stated from Zinser Street to Progress Way, there will not be any sewer and water utility, which means strictly road rebuilding and ditching, so that section will not take as long to complete. Weilep confirmed that with Ryan Street to Zinser Street being the first phase, that this will be paved before

they move to the second phase. Wodalski stated that is how the contract is written; however, there may be a couple days where it is just graded and not paved yet.

Zeyghami strongly suggested residents try to attend the weekly construction meetings to stay updated and ask questions, while the project is going on.

b. Close Public Hearing: Special Assessments for Drive Approach Construction, Sewer Main and Laterals, Water Main and Laterals.

Zeyghami closed the public hearing at 6:44 p.m.

c. Discussion on Matters Discussed at the Public Hearing

Lopes commented he feels we will continue with good communication with the residents, and encouraging residents to feel free to talk with the contractors during the project.

Mumper commented he understands the businesses, and how we want to minimize the impact as much as we can for them, and stated if residents are having any issues they should let this Committee and Board know.

Weilep commented his primary concern is not about no access, but mostly about poor access.

Wodalski explained the special assessment report will be brought up at the May 8th Public Works Meeting, which is when formal action will be taken.

FUTURE ITEMS

5. Next Meeting Date(s):

- a) Monday, May 8, 2023, at 4:30 p.m. – Regular Meeting

6. Remarks from Administrator.

No comments.

7. Remarks from Staff.

Wodalski commented we will be following the procedures that we have over the past few years. He stated if residents are experiencing any issues for them to feel free to call or email him.

8. Remarks from Committee Members.

There was discussion on the meeting recordings being posted on the Village's YouTube channel and website, and how Wodalski thinks Crowe posts these out there the next day or two. Lopes explained to the audience that in the next day or two, anyone who was not able to attend can watch the video of this meeting to hear what transpired. Wodalski stated he also uploads the video to the project page on our website also (www.weston.gov/westonavenue), and how the assessment report and tonight's presentation will be out there. He stated as construction starts, the weekly construction updates will be posted on this site as well.

9. Announcements.

None.

ADJOURNMENT

Motion by Lopes, second by Mumper, to adjourn the PW meeting at 6:50 p.m.

Hooshang Zeyghami, Village Trustee and Public Works & Utility Committee Chair
Michael Wodalski, Director of Public Works
Valerie Parker, Recording Secretary