



City of Fort Atkinson
City Clerk/Treasurer's Office
101 N. Main Street
Fort Atkinson, WI 53538

**CITY COUNCIL MEETING
IN PERSON AND VIA ZOOM
THURSDAY, JANUARY 4, 2024 – 7:00 PM
CITY HALL – SECOND FLOOR**

1. CALL MEETING TO ORDER

President Johnson called the meeting to order at 7:00 pm.

2. ROLL CALL

Present: Cm. Becker, Cm. Jaeckel, Cm. Lescohier, Cm. Schultz and President Johnson. Also present: City Manager, City Attorney, City Clerk/Treasurer, City Engineer, Public Works Superintendent and Park & Recreation Director.

3. PUBLIC HEARINGS – NONE

4. PUBLIC COMMENT:

John Donohue, 1550 Raveen Street – spoke on a letter from the City of Whitewater to the President of United States relating to immigrants that moved to Whitewater.

John Hausz, 104 Jefferson Street – inquired on the Council adding the Pledge of Allegiance to future agendas. He asked who makes decisions on expenses, specifically the light poles along Madison Avenue that are being replaced. He inquired on properties with invasive species near Shah Street. He commented on previous wind turbines located on private school non-City owned property.

5. CONSENT AGENDA:

- a) *Review and possible action relating to the minutes of the December 19, 2023 regular Fort Atkinson City Council meeting (Ebbert, Clerk/Treasurer/Finance Director)*

Cm. Becker moved, seconded by Cm. Schultz to approve the Consent Agenda item 5.a. as presented. Motion carried unanimously.

6. PETITIONS, REQUESTS, AND COMMUNICATIONS:

- a) *Recognition of Fort Atkinson Police Officer Ryan Walters as the 2023 First Responder of the Year (Bump, Police Chief)*

No Council action was taken.

7. RESOLUTIONS AND ORDINANCES – NONE

8. REPORTS OF OFFICERS, BOARDS, AND COMMITTEES:

- a) *City Manager's Report (Houseman, City Manager)*

No Council action was taken.

9. UNFINISHED BUSINESS – NONE

10. NEW BUSINESS:

- a) *Review and possible action relating to construction bid recommendation for Public Works and Parks Operations facility (Selle, Director of Public Works)*

Engineer Selle stated that the City received four bids for the new Public Works and Parks Operations facility at its current location. The City worked with architectural firm Angus Young to design and bid the facility. Selle reviewed the Soft Costs including land purchase, design, permits, construction oversight at an estimated cost of \$1,166,975. Building construction with Gilbank Construction and a 5% contingency is estimated at \$12,121,200. Finally the furnishings and equipment include a truck wash, mechanic's shop and interior finishings estimated at \$545,000. This presents a total of \$13,833,175.

Selle discussed the importance of change order management. A ten percent contingency budget (\$577,200.00) has been added to the base bid total to plan for unforeseen situations. This contingency is for the City to manage and is not accessible by the contractor. Selle added there will be a change order coming to Council for approval early in the project. The truck wash system, estimated at about \$220,000 was incorrectly indicated to be owner supplied in the bid specifications. This was discovered only a few days prior to the bid deadline and the decision was made to handle this through a change order process with the contractor – who will be asked to solicit bids for the equipment.

Cm. Schultz moved, seconded by Cm. Jaeckel to award the construction bid for the Public Works and Parks Operations Facility to Gilbank Construction in an amount not to exceed \$11,544,000 and approve the use of a 5% contingency by City staff in the amount of \$577,200, under the conditions that the Director of Public Works and City Manager may authorize change orders up to \$20,000 and shall provide the City Council project updates every three months. Motion carried unanimously.

- b) *Review and possible action for Angus-Young Construction Period Services (Selle, Director of Public Works)*

Engineer Selle reviewed that Angus-Young had served as the Architect for the City's new Public Works and Parks Operations Facility. Staff is requesting to retain working with Bradley Werginz of Angus Young for project management. Continuing this relationship into construction is in the best interest of the City and has been consistent with our approach of contracting with the design firm for construction period services.

Cm. Lescohier moved, seconded by Cm. Becker to approve a contract with Angus-Young for Construction Period Services for the Public Works and Parks Operations facility at a cost not to exceed \$121,000. Motion carried unanimously.

- c) *Review and possible action relating to the purchase of a Pentair MegaTherm Commercial Pool Heater with 2024 Aquatic Center CIP funds at a cost not to exceed \$35,822 (Franseen, Director of Parks and Recreation)*

Direction Franseen discussed the aging pool heater that was purchased in 2008. Pool heaters have a lifespan of 11-15 years prompting staff to budget for a new pool heater in the 2024 CIP. At the beginning of the 2023 summer season, the Fort Family Aquatic Center pool heater experienced a malfunction, resulting in a series of disruptions to operations and services. The malfunction prompted staff to engage Richter Heating and Cooling, the City's pool service contractor, for multiple service calls to address the issues with the heater.

Cm. Becker moved, seconded by Cm. Lescohier to authorize staff to accept the proposal from Ritcher Heating and Air Conditioning for the purchase and installation of a Pentair MegaTherm Commercial Pool Heater at a cost not to exceed \$35,822. Motion carried unanimously.

11. MISCELLANEOUS – NONE

12. CLAIMS, APPROPRIATIONS AND CONTRACT PAYMENTS:

- a) *Review and possible action relating to the Verified Claims presented by the Director of Finance and authorization of payment (Ebbert, Clerk/Treasurer/Finance Director)*

Cm. Becker moved, seconded by Cm. Jaeckel to approve the list of Verified Claims presented by the Director of Finance and authorize payment. Motion carried unanimously.

13. ADJOURNMENT

Cm. Schultz moved, seconded by Cm. Becker to adjourn the meeting. Meeting adjourned at 7:41 pm.

Respectfully submitted,
Michelle Ebbert
City Clerk/Treasurer/Finance Director