



CITY OF ANTIGO

FINANCE, PERSONNEL, AND LEGISLATIVE COMMITTEE MEETING

MULTI-PURPOSE ROOM

Wednesday, July 19, 2017

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Approval of the Minutes from the June 14 and 21, 2017 Meetings
2. Developers Agreement for Multi-Family Housing Project - Phase 2 of S.C. Swiderski
3. Update Ordinance 30-99 for Adoption of Codes to Reflect the State Changes to Department and Code Numbers
4. Accept Assistance to Firefighters Grant if Awarded and Approve City's 5% Match
5. Amend Ordinance 2-776 to Change the Fee for NSF Checks to Include Items Returned by the Financial Institution for Any Reason
6. Waive Uncharged Utility Fees in the Amount of \$993.69 Caused by a Coding Error
7. Increase in the Center for Health and Performance (Welfit) Fees from \$34.00 to \$35.00 Per Month
8. Review Quotes to Blast/Paint Primary Clarifier #2 at Wastewater Treatment Plant and to Authorize an Exception to the Bidding Process
9. Quotes for Asbestos Removal at the Former Java Junction Building to Allow for Future Demolition
10. Review Demolition Bids for 217 Field Street; Previously Damaged by Fire and Subsequently Tax Reverted
11. Authorization to Sell Vacant Lot (1/3 Acre) Located at 217 Field Street by Sealed Bids Subsequent to Demolition of House Previously Destroyed by Fire

Any Other Matters Authorized by Law to be Considered

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Jaime Horswill, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

DATE MAILED: July 13, 2017

BILL BRANDT



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: July 19, 2017
Re: Developers Agreement for Multi-Family Housing Project - Phase 2 of S.C. Swiderski

A “DRAFT” Developer’s Agreement is included in your agenda packet in order to memorialize the Offer-to-Purchase contingencies in regards to the 8.25 Acres of City-owned property located in the southwest quadrant of the intersection of Pierce Avenue & Hogan Street for the construction of 40 to 56 apartment units (maximum of 8 per building) with attached garages.

At the time that this memo was placed into your packets, the “DRAFT” Agreement was still being reviewed by our City Attorney and the Developer and will be subject to change accordingly. Any final changes will be incorporated prior to the August agenda packets being distributed for Council.

As always, feel free to contact me with any of your questions.

“DRAFT” DEVELOPMENT AGREEMENT

Between the City of Antigo, Wisconsin and S.C Swideski, LLC

THIS AGREEMENT (hereinafter referred to as the “Agreement”) is entered into as of the last date of signature, by and between the City of Antigo, a municipal corporation, whose address is 700 Edison Street, Antigo, Wisconsin 54409 (hereinafter referred to as “Antigo”) and S.C. Swiderski, LLC a Wisconsin company, whose principal place of business is located at 401 Ranger Street, Mosinee, WI 54455 (hereinafter referred to as the “Developer”).

WHEREAS, the Developer desires to construct Phase 2 of their Multi-family housing investment (hereinafter referred to as “the Development”) onto a 8.25 acre parcel of city-owned property located in the southwest quadrant of the intersection of Pierce Avenue & Hogan Street more particularly described in the attached Exhibit A (hereinafter referred to as the “Development Parcel”).

WHEREAS, the Developer has prioritized this location to construct the Development and has agreed to purchase the Development Parcel from Antigo for the development of multi-family housing units.

WHEREAS, the Development will lead to an increased investment within the boundaries of Tax Increment District No. 3 of the City of Antigo while providing additional employment opportunities.

WHEREAS, Antigo finds it to be in the public interest based on the projected project value and job creation numbers to promote this Development by providing a \$41,250 (\$5,000 per acre) acquisition cost to the Developer for the described 8.25 acre city-owned parcel to assist the Developer with the costs of the proposed development and related infrastructure improvements; including but not limited to the addition of the 40 to 56 apartment units (maximum 8 units per building) with attached garages, parking area upgrades and connections to underground utility service connections.

WHEREAS, Antigo and the Developer have reached an agreement on the terms and conditions under which Developer will construct the Development on the Development Parcel and desire to memorialize their agreement by this instrument.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. THE DEVELOPMENT.

1.1. DEVELOPMENT OF THE PROPERTY. Developer shall, at its sole expense, construct the Development, which shall consist of the following buildings together with ancillary improvements including all utility connections to existing Antigo main-lines:

40 to 56 apartment units for a multi-family Development (maximum of 8 units per building) with attached garages, driveways, additional parking areas, connections to existing City roadways and utilities along with any necessary signing/vegetation/landscaping as detailed in the final site plan approved by Antigo; as more specifically set forth in the attached Exhibit B (Preliminary Site Plan). A final Site Plan will be required for consideration of approval at the September Plan Commission and Council meetings accordingly.

1.2. PLAN COMMISSION REVIEW. Developer is advised and acknowledges that the Development may be subject to review by the Antigo Plan Commission which shall exercise its authority pursuant to the Wisconsin Statutes and of the Antigo City Code of Ordinances.

1.3. GUARANTEED VALUE OF DEVELOPMENT. The Developer shall construct the Development so that it shall be fully completed no later than November 30th, 2018. The Development shall be deemed fully completed upon issuance to the Developer by Antigo of an occupancy permit. The deadline for completion of the Development may be extended for up to a total of one (1) year for delays which are deemed acceptable by the Plan Commission. If the Developer fails to complete the project within the established or any approved extended deadline then the 8.25 acre parcel will be relinquished to Antigo by the Developer no later than 24 months of the closing date.

1.4. DEVELOPER INDEPENDENCE. Developer shall be solely responsible to bid, coordinate, permit, and otherwise oversee the construction of the Development. The parties acknowledge that other than; to approve design and construction of the improvements on the Property, Antigo will not be involved in any transactions between Developer and third parties involving the Development.

1.5. STORM WATER DRAINAGE REDUCTION. Developer shall construct the Development such that the control of storm water on the Development Parcel is consistent with the Design Plan.

1.6. TERMINATION OF AGREEMENT BY DEVELOPER. If Developer is unable to construct the Development due to reasons beyond the Developer's control, the Developer may terminate this Agreement by delivering written notice of such termination to Antigo by which the 8.25 acre city-owned parcel provided originally by Antigo at a cost of \$41,250.00 to the Developer for the Development will be relinquished to Antigo by the Developer with the \$41,250.00 original purchase amount being returned to the Developer; all other rights and obligations of the parties hereunder shall be null and void.

1.7. ANTIGO OBLIGATIONS. The City of Antigo will provide the 8.25 acre parcel (see attached Exhibit "A") at a charge of \$41,250.00 (\$5,000 per acre) to the Developer for the Development.

Upon completion of the multi-family development, as evidenced by the issuing of occupancy permits, Antigo will cause to be developed an asphalt paved bicycle/pedestrian recreational trail encompassing the Remington Detention Pond area with access to the Development at a location agreed upon by both parties. It is the intent of Antigo to utilize the \$41,250.00 purchase amount by the Developer to apply for a State or Federal matching grant to facilitate the recreational trail construction.

2. RECORDING/OBLIGATIONS RUN WITH THE LAND. This Agreement may be recorded in the office of the Register of Deeds for Langlade County, Wisconsin, it being understood by the parties that until termination of this Agreement, the provisions of this Agreement will run with the land and will be binding upon the Development Parcel and any owner and/or lessee and/or mortgagee of all or any portions of the Development Parcel and their successors and assigns.
3. SUBSEQUENT CONVEYANCE OF PROPERTY. The Developer may elect to convey all, or a portion of, the Development to a third party, but such conveyances shall not affect the Developer's obligation to assure the completion of all required improvements unless specifically consented to by Antigo in writing prior to such conveyance. The Developer and its successors and assigns shall not sell, transfer or convey the Development Parcel, any portion thereof, or the improvements thereon, to any person or entity whose real property is exempt from general property taxes pursuant to Wisconsin Law, nor to any person or entity unless such person or entity agrees to be bound by the terms of this section to the same extent as Developer, unless specifically consented to by Antigo in writing prior to such conveyance. At the option of Antigo, the limitation of this section may be recorded as a covenant running with the land.
4. REPRESENTATIONS OF THE DEVELOPER. The Developer represents, warrants, and covenants with Antigo that:
 - 4.1. AUTHORITY TO ACT. The Developer has the power and authority to enter into this transaction, to execute, deliver and perform this Agreement.
 - 4.2. AUTHORITY OF SIGNATORIES. The individuals signing on behalf of the Developer are duly authorized, in the capacity indicated in the signature blocks forming a part of this Agreement

5. MISCELLANEOUS PROVISIONS.

5.1. BINDING EFFECT. The parties respectively bind themselves, their partners, successors, assigns and legal representatives to the other parties to this Agreement.

5.2. AMENDMENT. This Agreement may be amended only by written instrument signed by all parties.

5.3. NEUTRAL CONSTRUCTION. The parties acknowledge that this Agreement is the product of negotiations between the parties and that, prior to the execution hereof, each party has had full and adequate opportunity to have this Agreement reviewed by, and to obtain the advice of, its own legal counsel with respect hereto.

5.4. ASSIGNMENT. No party may assign its rights or obligations under this Agreement without the written consent of the other.

5.5. COMPLIANCE WITH LAWS. The Developer shall comply with all federal, state and local laws with respect to the Development, including but not limited to laws governing building and construction, the environment, nondiscrimination, and employment and contracting practices, to the extent they are applicable.

5.6. RATIFICATION. The Developer hereby approves and ratifies all actions taken to date by Antigo, its officers, employees and agents in connection with the Development, and in connection with the zoning and other approvals related to the Development Parcel.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the last date of signatures below.

CITY OF ANTIGO

By: _____
William Brandt, Mayor

Date

By: _____
Kaye Matucheski, City Clerk

Date

S.C. SWIDERSKI, LLC

By: _____

Date

This document drafted by:
Attorney Michael B. Winter
835 Fifth Avenue
Antigo, WI 54409

Exhibit A – Legal Description & Aerial Map

Legal Description: (see attached)

Exhibit B – Preliminary Site Plan

Site Plan:

DRAFT

EXHIBIT A

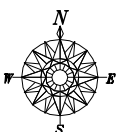
THE EAST 595 FEET OF LOT 303 LYING SOUGH OF PIERCE AVE AND THE EXTENSION THERE OF AND THE EAST 595 FEET OF THE NORTH 361 FEET OF LOT 304 OF THE ASSESSOR'S PLAT OF THE CITY OF ANTIGO LCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 TOWNSHIP 31 NORTH RANGE 11 EAST OF THE CITY OF ANTIGO, ALSO KNOWN AS PART OF PARCELS 201-2895 (1520 HOGAN ST) AND 201-2896 (1410 HOGAN ST)



Attachment: Swiderski Layout (3) (1634 : Developers Agreement for Multi-Family Housing Project - Phase 2 of S.C. Swiderski)

SHEET

1



PROPOSED SWIDERSKI PROPERTY

DATE: 5/1/2017

Packet Pg. 10

ANTIGO SITE
8.25 ACRES
TOTAL UNITS=40



N HOGAN STREET

PIERCE AVE

SHEET NUMBER
5/22/2017
DATE
Custom
SCALE

SHEET TITLE
SITE DEVELOPMENT

PROJECT
ANTIGO SITE DEVELOPMENT
1234 THAT ONE ROAD
MADISON, WI

REVISIONS
-1-1-17
CV_04

STAMP

S.C. SWIDERSKI, LLC
401 Rungert Street, Mosinee, WI 54455
715.693.9522 Fax: 715.693.9523



To: Mayor and City Council
From: Jon Petroskey, Fire Chief
Date: July 19, 2017
Re: Update Ordinance 30-99 for Adoption of Codes to Reflect the State Changes to Department and Code Numbers

I am requesting to have ordinance 30-99 Adoption of Codes updated. The current code references to Wisconsin Department of Commerce which has changed to Wisconsin Department of Safety and Professional Services (SPS). Some of the referenced code numbers have also changed with the adjustment to SPS. I have email Mike Winter and he recommended getting approval from this committee before we move forward with the changes.

Majority of the code adaptations impact the Building/Inspection Department but there are several that impact the Fire Department.

I would like approval to have Mike Winter update City Ordinance 30-99 Adoption of Codes.

Feel free to contact me if you have questions.



To: Mayor and City Council
From: Jon Petroskey, Fire Chief
Date: July 19, 2017
Re: Accept Assistance to Firefighters Grant if Awarded and Approve City's 5% Match

The City of Antigo Fire Department wrote for a federal grant in early February to the Assistance to Firefighters Grant (AFG). The AFG started in 2001 and the City of Antigo Fire Department has been awarded four grants since its inception. For 2016 the AFG has \$310.5 million to award. We have received notification that our grant was favorably reviewed by a panel of our peers and they needed more information to proceed forward.

I have provided the required information to AFG and am requesting to accept the grant if awarded. We wrote the grant to purchase four Power Load systems which will lift and load the EMS cot with the patient, up to 700 pounds. This system has been out for about 6 years and has shown to reduced lifting injuries. We have been working with CVMIC on safe movements of patients and I feel this system will help keep our personnel safe in the lifting process. The grant request is for \$107,920 and the City of Antigo would have to pay 5% (\$5,396).

In the 2015 ambulance purchase I requested a quote for this type of system but the system would have put us over budget. This is a great opportunity to get the Power Load at only a 5% match. This system if awarded would be movable from an old ambulance to a new ambulance. I also request the 5% moneys to come from the Ambulance CIP.

Feel free to contact me if you have questions.



To: Mayor and City Council
From: Kaye Matucheski, Clerk/Treasurer
Date: July 19, 2017
Re: Amend Ordinance 2-776 to Change the Fee for NSF Checks to Include Items
Returned by the Financial Institution for Any Reason

Currently the City's Ordinance #2-776 imposes a \$35 fee for checks returned by the financial institution of the issuer for non-sufficient funds. However, this fee is being charged for checks and/or other payment types that are returned to us for any reason (i.e. account closed, stop payment, etc.). Therefore, we need to change this ordinance to state that payments returned for any reason by the financial institution will be charged \$35. This will address credit card payments as well as other reasons beyond the non-sufficient funds.

If the Committee approves this, an ordinance change will be forwarded to Council for approval.

Should you have any questions, please feel free to contact me.



To: Mayor and City Council
From: Kaye Matucheski, Clerk/Treasurer
Date: July 19, 2017
Re: Waive Uncharged Utility Fees in the Amount of \$993.69 Caused by a Coding Error

Several years ago the Public Service Commission (PSC) informed us that we needed to discontinue charging for water fixed charges and usage if a meter was removed from a home. We would then have to bill after the fact if it was reconnected in less than a year. We set up a fee code to address this situation.

After trying this for a short time, we realized it was not going to work so we discontinued using that separate code. It was just recently discovered that a few accounts did not have the code changed back to allow for billing when the meter was reconnected. The total amount of charges that were not billed is \$993.69. Because this is our error, we are requesting approval to write this amount off as opposed to trying to charge back the customer as they were not aware they were not being fully charged for the service. The error has been fixed and everyone is now being charged correctly.

If the Committee approves this correction, a resolution will need to be forwarded to Council. Please feel free to contact me should you have any questions.



To: Mayor and City Council
From: Kaye Matucheski, Clerk/Treasurer
Date: July 19, 2017
Re: Increase in the Center for Health and Performance (Welfit) Fees from \$34.00 to \$35.00 Per Month

Currently the City of Antigo reimburses the cost of the Center for Health and Performance (Welfit) fees for employees that utilize the facility at least ten times per month. The current fee that is reimbursed is \$34. We have been notified that the fee is increasing to \$35 as of August 1, 2017. I am requesting approval to increase our reimbursement rate to the \$35 as of that same date. The funding comes for the Health Insurance Fund.

If this increase is approved, a resolution will need to be forwarded to Council. Should you have any questions, please feel free to contact me.



Passion for excellence. Compassion for people.

HEALTH & PERFORMANCE CENTER

112 East Fifth Avenue, Antigo, WI 54409
P 715.623.9924 | aspirus.org

Religious Hospitalers of St. Joseph Health Corporation

June 30, 2017



Dear Valued Clients:

Thank you for utilizing the Aspirus Langlade Hospital, Health and Performance Center. Our goal is to ensure that you have a positive and encouraging environment to reach your health and wellness goals. We focus on meeting and exceeding the needs of our clients and strive to provide the highest level of quality and customer service.

I would also like to notify you that it has become necessary to increase our monthly membership fees. The rate increase reflected below will be effective August 1, 2017.

	<u>Current Rate</u>	<u>New Rate</u>
Individual Membership	\$34.00	\$35.00
Family Membership	\$62.00	\$64.00

We appreciate your commitment to your health and look forward to the ability to continue to deliver the excellent customer service you deserve. Thank you for your participation, if you have any questions or concerns regarding the new membership fees, please feel free to call me at 715-623-9924.

Sincerely,

Greg Renfro, PTA, CSCS
Supervisor of Aspirus Langlade Hospital Health and Performance Center



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: July 19, 2017
Re: Review Quotes to Blast/Paint Primary Clarifier #2 at Wastewater Treatment Plant and to Authorize an Exception to the Bidding Process

Infrastructure Alternatives completed the blasting/painting of primary clarifier #1 located at the Wastewater Treatment Plant back in 2015 with the intent of scheduling similar work on primary clarifier #2 this year. The work was completed in 2015 by Precision Ice Blast of Peshtigo, Wisconsin based on the following criteria:

- Expertise/experience in this type of municipal application
- Ability to utilize both the ice blasting and sand media as appropriate or needed
- Reduction of waste material (sand media) requiring select disposal
- Ability to provide both blasting and coating systems through a single contractor

In order to assure due diligence in selecting a contractor for the blasting/painting of this second final clarifier we asked Tommy Horswill of Infrastructure Alternatives to seek an additional quote for the project. Because of the special nature of the services being sought we felt it would not be in our best interest to schedule formalized bidding for the work. Two quotes were received with precision Ice Blast coming in at \$21,990 and Omni of Oshkosh, Wisconsin providing a quote of \$54,700 for a straight sand media approach.

The 2017 budget for this work was set at \$25,000 so it is my recommendation that we consider the Precision Ice Blast quote at \$21,900 and to waive the bidding requirement of the City of Antigo Purchasing Policy under the Professional Service (Qualification based) criteria based on the above stated factors and our past experience with Precision Ice Blast.

- Water Treatment Plant filter bed project
- Primary Clarifier #1 at the Wastewater Plant
- Accelerator restoration at the Water Treatment Plant

PURCHASING POLICY

Revised 3/9/2011

To provide the services approved by the Common Council through the budget authorization process or other action of Council or committee, each department will purchase various goods or services each year.

Department managers and assistants should utilize this instruction in guiding purchasing decisions. If a specialized area has been omitted or you have questions regarding the procedure outlined, please contact the Chief Administrative Officer for clarification.

Purchasing will fall into one of several classifications.

- A. Open purchase for consumables
- B. Quote for services or equipment anticipated to cost less than \$6,000
- C. Bidding for services or equipment exceeding \$6,000-25,000
- D. Bidding for capital equipment/improvements anticipated to exceed \$25,000

Generally, purchasing by department manager or designated representative will fall into one of the above categories. Exceptions may exist, and when encountered, procurement should follow the more open procedure, e.g., bidding is more open than telephone quotes.

Open Purchase for Consumables

The City expends a great amount of funds each year for office supplies, minor equipment, parts, etc. These consumables are as the title describes. There is little or no residual value after use (paper towels, office paper, water, supplies, etc.).

Whenever possible, offices should combine purchasing efforts to obtain the lowest unit costs. Consolidation of purchasing efforts will save you time and save the City valuable tax dollars. When purchasing consumables, verbal or written quotations are generally an acceptable format for purchasing. As the dollar values increase, director should require a written quotation.

Quotations for Procurement of Services or Equipment

Quotations for services or procurement of goods may lead to the most confusion in our purchasing requirements. We often “call for a quote” or request a quote for a product. Quotations should be in a written format. These may be in response to your written directives or in reference to an existing product.

Quotations are less formal than a bid request. Quotations may be initiated and received by the requesting department. The purpose of quotations is to demonstrate our efforts to leverage the greatest return from public funds. Written quotes may also demonstrate a fair and open purchasing format to those who challenge our procedures. Department managers should solicit quotations for those items previously discussed/approved within their budgets. Quotations should be generally used for purchases that are not expected to exceed \$6,000.

Solicitation of Bids

A request for bids for services, capital improvements, or fixed assets is a highly formalized process. We have a statutory obligation to bid construction projects where the value will, or is anticipated, to exceed \$25,000. The City of Antigo requires bidding of new equipment with a value greater than \$6,000 except as provided under the exceptions provisions.

All requests for bids shall be published in the Antigo Daily Journal. This is the official vehicle of the City as approved by the Common Council, to advise our residents of official action. We have a precise bid notification format that must be followed. If you are unfamiliar with the format, contact the Administrative Assistant, or Deputy Clerk-Treasurer for assistance.

Bids for construction projects or equipment acquisitions greater than \$6,000 and less than \$25,000 must follow guidelines for a Class I notice. The City does not expect the same level of “bid specs” for this level of purchasing as would be expected for acquisitions greater than \$25,000.

All bids, without exception, are to be directed to the City Clerk-Treasurer’s office. The Clerk’s office shall time/date stamp all bids received and maintain custody until opened. Bid openings shall generally occur prior to committee meetings at a previously determined time and place. It is important that at least one member of the Council be present at bid openings. Opening of bids prior to committee or Council will enhance our ability to review bids and provide a recommendation for action. Department managers are responsible for notifying the City Clerk’s office of forthcoming solicitations for bids. This simple courtesy can help avoid future problems.

Exceptions to Bidding Requirement

1. State Contracts
The State and Federal government utilize a similar bidding policy. From time to time the City may acquire equipment, services, or consumables from another agency or branch of government. The policy/practice of advertising for bids shall be waived when purchasing via another governmental entity.
2. Intergovernmental Purchase
The National Intergovernmental Purchasing Alliance Company (IPA) is a cooperative purchasing organization, established through a collaborative effort of public agencies across the United States with the specific purpose of reducing procurement costs by leveraging group volume (similar to the state bid). This company serves as a government cooperating purchasing organization for agencies nationwide. From time to time the City may acquire equipment, services, or consumables from IPA. The policy/practice of advertising for bids shall be waived when purchasing via IPA.
3. Used or Special Purpose
In the event that a department wishes to purchase used, one of a kind, or special purpose equipment or product, the bidding requirements can be waived by the presiding committee. To maintain accountability, the requesting department must demonstrate to

the committee that it has performed due diligence in its efforts to research the availability of the item being requested and that the selected choice is in the best interest of the City.

4. Professional Service (Qualification Based)

In the event a department has the need of professional or consulting service such as, but not limited to engineering, accounting, legal, or other service, the committee may waive the bidding requirement. The department may select an individual or firm on a combination of the following criteria:

- Technical Qualifications to perform the work being requested
- Special Expertise in the area of service being requested
- Demonstrated Performance for similar type work with other entities
- Negotiated Price and level of service
- Past Performance and working relationship with the city

Upon selection, the department must document the criteria used to make the selection and why the selection is in the best interest of the City. Additionally the department must provide the committee with the proposed contractual agreement defining the services to be delivered, conditions of payment, and total cost of the service.

Other Factors

The City Attorney must review all contracts. The purchase of services must be accompanied by proof of insurance, and we may require the City be listed as an additional insured on the provider's policy. The City Engineer must review bids for public improvements or equipment acquisitions.



PRECISION
ICEBLAST
CORPORATION

SERVICE PROPOSAL

801 Maple Street

Peshtigo, Wisconsin 54157

Phone 906-864-2421

Fax 906-864-2425

COMPANY INFORMATION

COMPANY NAME	Infrastructure Alternatives
COMPANY ADDRESS	N2420 Koszerek Rd Antigo, WI 54409
CONTACT NAME	Tommy Horsvill
CONTACT PHONE/ CELL	Office: 715-627-2710 / Cell: 715-216-6243
CONTACT EMAIL	thorswill@infralt.com
PROJECT ADDRESS	City of Antigo Water Treatment Facility – 520 First Ave Antigo, Wisconsin

PROJECT DATES

FIRST DAY SITE IS AVAILABLE	April 3, 2017
LAST DAY SITE IS AVAILABLE	April 20, 2017
PROPOSED START DATE	April 3, 2017
PROPOSED END DATE	April 6, 2017

METHODOLOGY

Ice blasting does a superior job preparing surfaces for painting. Our system is the most aggressive system in the country. We blast at 300 psi which insures that all loose paint is removed from the surface and further paint failure will not occur underneath the new coating. Also, the dry ice particle penetrates any pores or crevices on concrete surfaces, thereby removing any possible contaminant. Ice blasting removes all microorganisms and oils as well which can contribute to paint failure if they are not removed. Collectively, these characteristics of ice blasting provide the cleanest possible surface for applying a coating. Coatings can be applied immediately after the surface is ice blasted because it is completely clean and dry. If the surface is already wet, ice blasting will dry out the wet surface. Our technology creates the best surface for the paint to bond, therefore, providing the greatest longevity for the paint's lifespan.

This application will require the use of one garnet machine, one ice blasting machine, one high pressure compressor, and three laborers per shift. Areas will be access via two foot baker scaffolding.

PROJECT SCOPE

Precision Iceblast Corporation agrees to furnish trained labor, materials, consumables, diesel, transportation, safety equipment, and blasting equipment to perpetrate **one** Water Clarifier tanks rational steel arms and Clarifier tanks frame work for recoating (40' 8' in diameter) - no fiberglass will be recoated. The Water Clarifier Tanks are located at City of Antigo Waste Water Treatment facility in Antigo, Wisconsin. Precision Iceblast will

remove dirt, dust, oil, mold, mildew and **loose failing paint** from these areas. Upon completion of blasting, Precision Iceblast Corporation will apply two coats of Sherwin Williams Dura-Plate 235 NSF to the Water Clarifier Mix Tank Frame. This application will require the use of one GRACO airless spray gun, rollers, brushes, and two painters.

Work is estimated to take approximately **three** 12-hour shifts. PIC will be responsible for providing a broom clean up upon completion of blasting and accessing all areas. City of Antigo will be responsible for disposal of all materials and draining water from all tanks. Price will include travel, per diems, site specific safety training, set up, clean up, blasting, compressor, dry ice, and diesel. Changes to that scope of work will change the below pricing.

COST

COST FOR ABOVE STATED WORK:	\$ 21,990.00
------------------------------------	---------------------

TERMS

Quote is valid for 30 days from the below date. All payments are made through ACH transfer. Terms are net 15 days. A 2% penalty will occur after the initial 15 days and then every 30 days thereafter. Extra costs will occur if Precision Iceblast Corporation's work is delayed as a result of the customer's actions or reasons beyond Precision Iceblast Corporation's control. If for any reason work is terminated early, Precision Iceblast Corporation will receive a mobilization charge plus be compensated for work that has already been performed and material costs for work that was not performed. A change order will need to be signed for any change from the original scope of work.

"This non-binding quote is provided for informational purposes only, and neither Customer nor PIC will have any obligation to the other (contractual or otherwise) with respect to the work described herein. If Customer and PIC wish to proceed, PIC will provide Customer a separate definitive written agreement to be signed by the parties that sets forth their respective rights and obligations."

PREPARED BY:

Print Name	Keith R Boye
Title	Vice President of Sales & Marketing
Phone	+1-708-205-1141
Date	2/15/2017

OMNI GLASS & PAINT, INC.

3530 OMNI DRIVE * OSHKOSH, WISCONSIN 54904 * COMPANY ID #1100807

PHONES: ☐ OSHKOSH (920) 233-3333 FAX: (920) 236-7890☐ GREEN BAY (920) 434-7772☒ SCHOFIELD (715) 355-8938**PAINT PROPOSAL #P17-205****Date: July 7, 2017**

To: Infrastructure Alternatives

Attn: Tommy Horswill

Project: Antigo WWTF clarifier

1. This proposal super-cedes any previously given, either written or verbal, and is valid for 45 days only, unless extended at our option.
2. Subject to provision contained on this or any attached sheets making up this proposal OMNI GLASS & PAINT, INC. proposes to furnish materials and/or labor described below, for sums stated:

Base Bid Labor, Materials and Equipment to complete the following:

Cover all fiberglass, sandblast all steel in clarifier and apply two coats of Sherwin Williams Macro Poxy...\$54,700.00

If fiberglass is removed, Deduct...\$5,400.00

Thank you for the opportunity to quote this project.

If you have any questions, please feel free to contact me at your convenience.

Andrew S. Jones, Project Manager
/la

PH: 715-355-8938

Saved as:

IMPORTANT – PLEASE READ

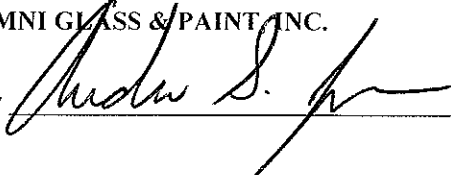
- Terms are Net 10 Days from date of invoice
- Past due accounts are subject to interest at the rate of 1-1/2% per month (18% annually)
- Retainages (when allowed) are due immediately upon payment from owner
- All materials used are under warranty by the manufacturer. Warranties may vary by manufacturer. Omni Glass & Paint, Inc. does not warranty materials
- Quotation excludes any overtime unless otherwise noted
- All workmanship is warranted for one year from date of installation
- It is understood that if you use your own contract form, the conditions of this quotation fully apply, unless specifically written out and mutually agreed upon
- Backcharges for any services not specifically agreed to in writing, and/or backcharges of any other nature for delays to the project caused by conditions beyond our control will not be honored and is not part of this quotations
- Seller reserves the right to stop work or delivery whenever an account is in arrears, without recourse by affected parties
- Certain species of wood have limitations to the achievable color range due to their heartwood and sap wood content. Should a color selection require dying or pre-staining to achieve a narrow color range or depth of color, these steps can be provided at an additional charge. Omni does not include dying or pre-staining wood unless specifically noted in the project documents.

Accepted _____

OMNI GLASS & PAINT, INC.

Date _____

By





To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: July 19, 2017
Re: Quotes for Asbestos Removal at the Former Java Junction Building to Allow for Future Demolition

The former Java Junction Building has been repeatedly shown and marketed for re-use with no successful investor being identified. The membrane roof system has significantly deteriorated leaving little choice as to the future of the building as rain water has started to compromise the internal structure of the building. It is my recommendation that we start the process of removing known asbestos materials to provide the means of scheduling demolition bids for eventual Committee/Council considerations. Quotes for the asbestos removal were not available at the time this memo was written. We hope to have that information in your agenda packets but if not, it will be presented at the meeting.



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: July 19, 2017
Re: Review Demolition Bids for 217 Field Street; Previously Damaged by Fire and Subsequently Tax Reverted

The single family residence located at 217 Field Street experienced a house fire on October 9, 2016. Since that time the home and property became tax delinquent (3-years of unpaid taxes) and deed ownership was taken by Langlade County through the tax reversion process. Langlade County subsequently transferred deed ownership to the City of Antigo in anticipation of utilizing City demolition funds to raze the structure.

Requests for bids were solicited by the City and a single bid proposal was received from Duffek Sand and Gravel, Inc. It is my recommendation that you advance their bid in the amount of \$8,495.00 to City Council for their consideration at the August 9th meeting.

Subsequent to the completion of the demolition of the home, the property disposition needs to be considered as well. I am also asking this Committee for authorization to sell the parcel (1/3 Acre) identified as 217 Field Street (Parcel #2011130) by way of soliciting sealed bids for its purchase; placing the lot back onto the City's tax rolls.

Funds for the demolition of the home will be derived from the City's existing 2017 demolition fund balance.



Area: 0.34 ac
Perimeter: 547.56 ft

78.66 ft

171.46 ft

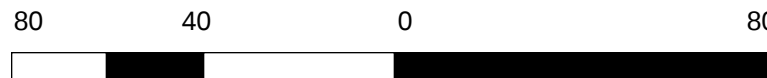
86.26 ft

HUDSON ST

FIELD ST

DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

City of Antigo GIS



SCALE: 1" = 480'



Print Date: 7/10/2017

Attachment: 217 Field Street Demolition (1610 : Review Demolition Bids for 217 Field Street)



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: July 19, 2017
Re: Authorization to Sell Vacant Lot (1/3 Acre) Located at 217 Field Street by Sealed Bids Subsequent to Demolition of House Previously Destroyed by Fire

This action is being requested in conjunction with the demolition of the house located at 217 Field Street; sealed bids will be sought subsequent to the completion of demolition by the contractor.