

**OFFICIAL MINUTES  
OF THE  
SPECIAL MEETING OF THE CITY OF KEWAUNEE COMMON COUNCIL  
OCTOBER 29, 2018**

Present: Mayor Christman, Alderpersons Kuehl, Schiller, Jelinek, Stangel, Griffith, and Zimmerman

Excused: Alderpersons Jackson and Schiller

Others: Administrator Schnook, Interim Public Works Director Jirtle, Police Chief Salentine, Ambulance Director Steiner and Librarian Petrina.

Mayor Christman called the meeting to order at 6:40 pm.

**MAYOR'S REPORT – APPOINTMENT OF PUBLIC WORKS DIRECTOR**

Mayor Christman explained the process used to screen applicants for the Public Works Director position. It was a very thorough process consisting of two sets of interviews. Mr. Brandon Strelow was our top candidate. His resume, cover letter and application were sent out to the Common Council for review and consideration. Of all of the candidates that applied, the Screening Committee felt that Mr. Strelow's experiences and personality would be the best fit with the City's Public Works Department and the other Department Heads. As such the Mayor is submitting Mr. Brandon Strelow to the Common Council for ratification as the City's new Public Works Director.

Mr. Strelow was present and provided a Common Council with a brief back ground of his work history.

The Common Council asked several questions of Mr. Strelow regarding his qualifications for the position. Administrator Schnook explained that an official start has not yet been determined as Common Council ratification is required prior to extending a job offer.

*Alderman Kuehl moved, seconded by Alderman Griffith to ratify the appointment of Mr. Brandon Strelow to the position of Public Works Director for the City. A roll call vote was taken and approved unanimously.*

**MARQUETTE SCHOOL CHANGE ORDER**

Administrator Schnook explained that the contractor on the project has "discovered" the old foundations of the two schools and outhouses buried under the Marquette School. The City knew that this discovery was a possibility when starting this project. These buildings were burned and the debris was pushed into the foundations and then buried some time prior to 1915 when the Marquette School was build. As the buildings were burnt, the debris from the fire is minimal. However, the brick foundations present an obstacle to future development of the site. As such, the Common Council needs to consider if and how it wishes to proceed with removing the debris from these old foundations. Schnook presented the Common Council with several options moving forward:

1. Have contractor stick with original scope, leave material in place. May result in reduced purchase price if sold, but is the responsibility of future owner/developer to address if it goes that route. Cost = 0

2. Removal and recycling of just the perimeter (brick foundation) of the three historic school buildings. It is estimated that building foundations contain a volume as of 250 cubic yards at \$150 a CY to remove, plus a 100% contingency would come in at \$75,000 for this option. This would leave floor and other miscellaneous material within interior of building footprint in place.

3. Removal and recycling of all historic school material in building footprint. The total volume of material is estimated at 1,400 CY. The cost for this based on the \$150/CY pricing, which includes backfill is estimated as \$210,000.

4. If material is encountered that does need to be landfilled (can't be recycled), the costs would increase significantly. Assuming all material needs to be landfilled (and require backfill) is on the order of \$230 per cubic yard, plus \$20/Cy for backfill. Thus, Option 2 if it was landfilled, the cost would bump to \$115,000. Option 3, if landfilled, would \$322,000.

As we are not sure as to whether or not a concrete floor under the old Schools exist, and the walls appear to be about five feet deep, it is recommend that option #2 be considered.

The Common Council raised concerns about the slowness of the progress taking place on the project and that it is felt they will not be able to complete the project within the contracted time of November 17, 2018. The contractor has lost three weeks of valuable production time due to hand-sorting bricks. The Council discussed the need to invoke the \$500.00 per day in liquid damages after November 17<sup>th</sup>. Concerns were raised about settling the Contractor's request for \$145,000 in Change Order #1 in a court of law. It is felt that the Contractor in not making a good faith effort to complete this project on time and as such, why should the City provide more time to complete the work under this change order? Are we better off cutting our losses now? It was felt that by providing this additional work to the Contractor and extending the deadline for the project completion, the City would be showing a good faith effort in trying to move the project forward and then the Contractor needs to show the City some good faith in expediting the work.

***Aldersperson Kuehl moved, seconded by Aldersperson Jelinek to approve Option #2, removal and recycling of just the perimeter (brick foundation) of the three historic school buildings, and to provide Dakota Intertek until December 5, 2018, to complete the work; that we ask the Contractor to get this project completed as soon as possible. A roll call vote was taken and approved unanimously.***

## **ADJOURN**

***Aldersperson Kuehl moved, seconded by Aldersperson Zimmerman to adjourn at 7:20 p.m.***

Submitted by Administrator Schnook