

**THE CITY OF ASHLAND WILL BE CONDUCTING THEIR MEETINGS IN PERSON
at
CITY HALL COUNCIL CHAMBERS, 601 MAIN STREET WEST, ASHLAND, WI
WITH THE AVAILABILITY TO ATTEND VIRTUALLY**

Please contact the Clerk's office if you require accommodations to attend the meeting.

To join the meeting from your computer, tablet or smartphone:

<https://global.gotomeeting.com/join/500263957>

Or dial in using your phone.

United States (Toll Free): 1-877-309-2073

Access Code: 500-263-957

**ASHLAND COMMITTEE OF THE WHOLE MEETING
Tuesday, September 13, 2022 – 6:00 PM**

Please silence all cell phones during the meeting

1. Roll Call
2. Approval of Agenda
3. Council President's Report
4. Administrator's Report
5. Committee Updates
6. Discussion Items
 - A. **Presentation from Ashland JFK Memorial Airport Manager, Bill Moore**
 - B. **Discussion and Possible Action Regarding the Housing Committee Make-Up and Role in the City of Ashland** *(Council President)*
 - C. **Further Discussion with Possible Action Regarding to Address Potential Sourcewater Options for the City's Public Drinking Water** *(Councilor Ortman)*
 - D. **Items for Future Discussion**
7. Adjournment

The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities.

NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals or individuals with limited English proficiency through auxiliary aids or services. For additional information or to request this service, contact Denise Oliphant at 715-682-7071 (not a TDD telephone number) or FAX: 715-682-7048

SUBJECT: Committee Updates

RECOMMENDATION: Discussion Only

DEPARTMENT OF ORIGIN: Council President

CLEARANCES:

EXHIBITS:

SUMMARY STATEMENT:

ASHLAND ORE DOCK CHARITABLE TRUST - Ana Tochtermann
DISABLED PARKING ENFORCEMENT ASSISTANCE - Laura Graf
HARBOR COMMISSION - Dick Pufall
HISTORIC PRESERVATION COMMITTEE - Eric Lindell
HOUSING AUTHORITY - Kevin Seefeldt
LIBRARY BOARD - Sarah Jackson
PARKS & RECREATION BOARD - Kevin Seefeldt
PLAN COMMISSION - Ana Tochtermann
PUBLIC WORKS COMMITTEE - Eric Lindell
SUSTAINABILITY COMMITTEE - Laura Graf
ZONING BOARD OF APPEALS - Charlie Ortman

SUBJECT: Presentation from Ashland JFK Memorial Airport Manager, Bill Moore

RECOMMENDATION: Presentation and Discussion

DEPARTMENT OF ORIGIN: Councilor Seefeldt

CLEARANCES: Council President

EXHIBITS:

SUMMARY STATEMENT:

Councilor Seefeldt made a request for an update of the general operations and happenings at the JFK Memorial Airport. Manager Bill Moore will be present to offer information and answer questions for Council.

SUBJECT: Discussion and Possible Action Regarding the Housing Committee Make-Up and Role in the City of Ashland (*Council President*)

RECOMMENDATION: Discussion and Possible Action

DEPARTMENT OF ORIGIN: Council President

CLEARANCES:

EXHIBITS:

1.	Resolution No. 17112, adopted July 29, 2014
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SUMMARY STATEMENT:

Currently, the City of Ashland Housing Committee is having issues both with make-up and agenda. The attached resolution as currently created, makes it responsible for overseeing home improvement programs. Consideration is requested to potentially revise and update the committee so that it can better oversee the 2018 Housing Plan, address Ashland's housing crisis, and forward recommendations to the Planning Commission and Council.

RESOLUTION

No. 17112

RESOLUTION TO REPEAL RESOLUTION 16214 AND RECREATE A RESOLUTION TO ESTABLISH A HOUSING COMMITTEE

WHEREAS, the City of Ashland Comprehensive Plan includes a vision for establishing a range of housing options to meet the needs of Ashland's population; and

WHEREAS, the Common Council wishes to create a committee to address the housing needs in Ashland; and

WHEREAS, the Common Council has determined that improvement of the existing housing stock is an important priority that enhances the quality of life and economic development of the City of Ashland; and

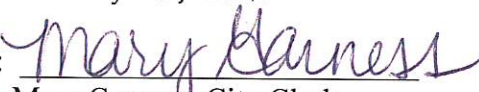
WHEREAS, the Common Council wishes the Housing Committee to make recommendations to the Common Council about the methods and means of establishing a Rehabilitation Assistance Program in the City of Ashland to provide assistance to low income homeowners to make needed improvements to their homes;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Ashland that an eight member Housing Committee shall be created and the Mayor shall appoint membership to the Committee for staggered two year terms, with one representative from each of the following groups, if possible:

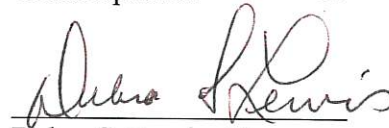
City Landlords, City Housing Authority, City Council, Banking Industry, Renters, Realtors, City Staff and Planning Commission.

BE IT FURTHER RESOLVED THAT, the Ashland City Council does hereby grant the Mayor of the City of Ashland the authority to sign all documents necessary to enact this Resolution.

PASSED: July 29, 2014

ATTEST: 
Mary Garness, City Clerk


Councilperson


Debra S. Lewis, Mayor

APPROVED AS TO FORM:


David Siegler, City Attorney

SUBJECT: Further Discussion with Possible Action Regarding to Address Potential Sourcewater Options for the City's Public Drinking Water (*Councilor Ortman*)

RECOMMENDATION: Discussion and Possible Action

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Council President

EXHIBITS:

1.	Agenda Item 8A, August 16, 2022
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SUMMARY STATEMENT:

On August 16, 2022 Council was presented with a Professional Services Agreement between the City and Greeley and Hansen, LLC for preliminary engineering of the water intake project. *See agenda bill attached.*

Questions were presented to the Public Works Director regarding utilizing wells versus the water intake pipe, the cost differences, and the advantages and disadvantages of this alternate direction. After thorough discussion, Council voted 5-2 to move this item to the Committee of the Whole to "explore all options" and allow staff to look into the reason the City did not opt for using drilled wells as the City's public water source.

SUBJECT: Approve Agreement for Professional Engineering Services between City of Ashland and Greeley and Hansen, LLC for Preliminary Engineering for the New Lake Superior Water Intake Project (*Public Works*) Roll

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Public Works

CLEARANCES: Public Works Director
Utility Manager

EXHIBITS:

1.	Agreement for Professional Engineering Services between City of Ashland and Greeley and Hansen LLC
2.	DRAFT New Lake Superior Water Intake Phase 1 Estimated Fee Schedule

EXPENDITURES REQUIRED: \$163,473.00 - Army Corps of Engineers (75%)
\$ 54,491.00 - Fund 680 Water Utility (25%)
\$217,964.00 Total

AMOUNT BUDGETED: \$1,900,000.00 - Army Corps of Engineers

APPROPRIATION REQUIRED: \$ 54,491.00 - Fund 680 Water Utility

TREASURER'S CERTIFICATE: The Treasurer's Office has certified on August 10th, 2022, that Greeley & Hanesn, LLC is in compliance with the provisions of Ordinance 923.10 Ashland City Ordinances.

COMPLIANCE WITH ORD. 51: Section 51.26 (b) of Chapter 51, Ashland City Ordinances, permit the Mayor and/or Clerk to schedule items directly for Council action when a timely decision is needed by the City. The City Clerk has chosen to direct this item directly to Council pursuant to the authority granted to her in Chapter 51, Ashland City Ordinances.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: The proposed construction project conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan.

SUMMARY STATEMENT:

The New Lake Superior Intake Project consists of the construction of a new replacement drinking water intake in Chequamegon Bay to serve the City's public water system as the primary source of water supply. The City's existing drinking water intake was constructed in 1891 and incurred significant damage in the 1920s. The intake has been repaired and remained in service since then with minimal disruptions in water supply but is exceeding its anticipated useful life. An asset with as much criticality as a drinking water intake should be replaced prior to exceeding its anticipated useful life due to the risk of asset failure and associated

consequences of asset failure. In addition, staff has experienced some instances of ice formation at the end of the existing intake, which lacks the controls necessary to address this type of problem. The location of the intake structure, following repair of the damage in the 1920s, is less than optimal and staff believe that water quality could be improved in an alternative location, which may also offer the possibility of extending the useful life of water filtration components at the drinking water plant.

The total cost of the project is to be determined, as a significant level of preliminary engineering is necessary to address key questions that will impact cost. However, best available information indicates that the total project cost could range between \$5-\$10 million. The Army Corps of Engineers (ACOE) has provided \$1.9 million in grant funds for this project. Additional strategies for funding the project are described below.

In March 2022, staff issued a Request for Qualifications to specific firms with a demonstrated history of completing projects associated with intakes in the Great Lakes. Four firms responded to the solicitation. The Public Works Director, Utility Manager, and a consulting engineer from Long Island Engineering served as the selection committee, reviewing the statements of qualifications provided and interviewing a select number of firms. Long Island Engineering's services were used to evaluate qualified firms due to a lack of staff experience with projects of this magnitude and complexity.

Greeley & Hansen (G&H) was selected as the firm most qualified to perform the work based on the qualifications of the personnel identified to complete the project design, experience implementing projects resulting in user rate increases, quality of references associated with previously completed drinking water intake projects and previous experience with ACOE funding and permitting requirements.

Specifically, G&H recently completed design and construction oversight of a new drinking water intake to serve the community of Waukesha, amongst other communities on Lake Michigan. G&H was able to demonstrate expertise with both the Wisconsin Department of Natural Resources (WI DNR) Safe Drinking Water Loan Program (SDWLP) and the Public Service Commission (PSC).

PSC approval is necessary for a project of this magnitude as it is expected to result in an increase in user rates for the drinking water utility. In addition, staff anticipates that the City will be in a strong position for funding and principal forgiveness under the SDWLP and G&H has demonstrated experience with projects funded by the SDWLP. The WI DNR has recently increased the amount of principal forgiveness available to a community of Ashland's size and income level and also offers low interest loans over a 30 year payback period. The scope of G&H services includes development of an optimal funding strategy for the project, which is expected to include a request to the ACOE for additional funds. G&H has direct experience with the development of funding strategies with resources available to Wisconsin communities from the Waukesha project.

The scope of the preliminary engineering services provided by G&H will include data collection/analysis, sizing and locating the new intake, development of a cost estimate, initial permitting, and collaborating with City staff on project funding sources and strategy.

The Public Works Department recommends accepting the proposal from Greeley and Hensen, LLC for preliminary engineering services at a cost of \$217,964.00. Additional engineering costs will be necessary to complete project design in 2023, and possibly 2024, as shown in the estimated fee schedule provided by G&H. Approval of preliminary engineering is only requested in 2022 due to the lack of availability of Water Utility funds and to allow Council to review additional engineering costs when staff has a more developed funding strategy for review. Key questions associated with the project, such as the total cost of the intake, will not be clarified until preliminary engineering is funded.

Funding for the engineering services is supported by pro rated shares, based on the executed Project Partnership Agreement (PPA) with the ACOE. The ACOE will provide funding for 75% of the cost of preliminary

engineering while the Water Utility will provide 25%.

Staff recommends approval of the professional design engineering services proposal from Greeley and Hansen, LLC.

SUBJECT: Items for Future Discussion

RECOMMENDATION: Discussion only

DEPARTMENT OF ORIGIN: Council President

CLEARANCES:

EXHIBITS:

SUMMARY STATEMENT:

Below are topics brought forward during previous COW meetings, for consideration of potential future discussion:

- *Ortman* asked for a *Women's Right to Choose* resolution
- *Ortman* asked to address the decline in monarch butterflies, and asked how to become a "Monarch City"
- *Seefeldt* recommended the City address the speed limit, or noncompliance of, on USH 2 coming into town
- *Pufall* asked if Councilors should submit a "wish list" for the use of ARPA fund spending
- *MacKenzie* mentioned he would be bringing forward amendments to Chapter 467, Safety Zone in a Portion of Chequamegon Bay (near ore dock)