

1. Agenda

Documents: [BPW_2015.10.12_AG.PDF](#)

2. Complete Packet

Documents: [BPW_2015.10.12_PK.PDF](#)



City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608) 270-4200 Fax (608) 270-4275
www.fitchburgwi.gov

**AGENDA
BOARD OF PUBLIC WORKS
October 12, 2015
5:30 P.M.
CITY HALL**

NOTICE IS HEREBY GIVEN that the Board of Public Works will meet at 5:30 P.M. on Monday, October 12, 2015 in the **Council Chambers** at City Hall, 5520 Lacy Road to consider and act on the following:

(Note: Full coverage of this meeting is available through FACTv and Streaming Video, accessible on the city web site at <http://factv.city.fitchburg.wi.us/Cablecast/Public/Main.aspx?ChannelID=3>)

- 1. Call to Order**
- 2. Public Appearances – Non Agenda Items**
- 3. Approval of September 21, 2015 Minutes**
- 4. Review of September 2015 Utility Bills**
- 5. Report of Director of Public Works**
- 6. Resolution R-103-15 - A Resolution Approving Agreement Between Sub-Zero Wolfe, Inc. and the City of Fitchburg Regarding Provision of Utility Easements and Road Connectivity**
- 7. Resolution R-105-15 - Third-Party Financing and Ownership of Solar Photovoltaic Panels on the Fitchburg Public Library Roof**
- 8. Resolution R-108-15 - Authorizing Purchase of Plow Truck Equipment**
- 9. Resolution R-111-15 - Approving a Typical Section for the Lacy Road Reconstruction Project from the Community Center East to S. Syene Road**
- 10. Resolution R-115-15 – Accepting Water Main Improvements on Lot 2 of CSM 10031 (Sub-Zero)**
- 11. Resolution R-116-15 – Accepting Subdivision Improvements for Lots 1 Through 15 and Utility Improvements on Outlots 1 and 5 in the Plat of Quarry Vista in the City of Fitchburg, Wisconsin**
- 12. Announcements**
 - a. Next Board of Public Works meeting is Monday, October 19, 2015 at 5:30
- 13. Adjournment**

Note: It is possible that members of and possibly a quorum of members of other government bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Fitchburg City Hall, 5520 Lacy Road, Fitchburg WI 53711, (608) 270-4200



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City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608) 270-4200 Fax (608) 270-4275
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**DRAFT
MINUTES
BOARD OF PUBLIC WORKS
September 21, 2015
5:30 P.M.
CITY HALL**

NOTICE IS HEREBY GIVEN that the Board of Public Works will meet at 5:30 P.M. on Monday, September 21, 2015 in the **Council Chambers** at City Hall, 5520 Lacy Road to consider and act on the following:

(Note: Full coverage of this meeting is available through FACTv and Streaming Video, accessible on the city web site at <http://factv.city.fitchburg.wi.us/Cablecast/Public/Main.aspx?ChannelID=3>)

Board of Public Works Members Present: Steve Arnold, Mike Gernetzke, Ryan Fralish, David Herbst. Absent- Dorothy Krause

Others Present: Cory Horton – Director of Public Works, Rick Eilertson – Environmental Engineer

1. **Call to Order-** The meeting of the Board of Public Works was called to order by Mayor Arnold at 5:34 p.m.
2. **Public Appearances – Non Agenda Items-** None
3. **Approval of September 14, 2015 Minutes** – (video time 00:00:29)
 - a. Motion to approve made by Fralish
 - b. Seconded by Gernetzke
 - c. Motion carried, minutes unanimously approved
4. **Report of Public Works** (video time 00:00:52)
 - a. Horton provided project/construction updates, schedules of current projects, upcoming bids and staff updates. Board asked questions, discussed
5. **Discussion of Yard Waste Collection Pilot to Encourage Reusable Bags/Containers** (video time 00:04:58)
 - a. Rick Eilertson, Environmental Engineer provided a background, board asked questions, discussed
6. **Resolution R-96-15** – A Resolution to Set the 2016 Solid Waste Collection Rates (video time 00:22:14)
 - a. Motion to approve made by Gernetzke
 - b. Seconded by Herbst
 - c. Horton and Eilertson provided details, board asked questions, discussed
 - d. Motion unanimously approved
7. **Resolution R-100-15** – A Resolution Releasing a Platted Public Sanitary Sewer Easement on Lot 21 in First Addition to Fitchburg Technology Campus City of Fitchburg, Wisconsin (video time 00:54:22)
 - a. Motion to approve made by Gernetzke
 - b. Seconded by Fralish
 - c. Horton provided details, board asked questions, discussed
 - d. Motion unanimously approved

8. Announcements

- a. Next Board of Public Works Meeting – October 12, 2015 at 5:30 p.m.

9. Adjournment- Adjournment at 6:33 p.m.

- a. Motion to adjourn made by Herbst
- b. Seconded by Fralish
- c. Motion carried

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Report Criteria:

Report type: GL detail

Invoice Detail.GL account = "60010700"- "6015933300"

GL Period	Check Number	Payee	Description	GL Account	Check Amount
09/02/2015					
09/15	111926	EWALD CHEVROLET BUI	2015 CHEVY VAN	60013732	14,927.50
09/15	111926	EWALD CHEVROLET BUI	2015 CHEVY VAN	60013920	14,927.50
09/15	111930	HUI, DAVID & CAROLYN	2015 TOILET REBATE	6005856200	100.00
09/15	111935	MADISON TREASURER ,	3RD QTR FIRE PROTECTION	6005602100	285.00
09/15	111937	MENARDS CASHWAY LU	VAN TOOLS	6005932100	119.74
09/15	111937	MENARDS CASHWAY LU	WELL 10-CLR FOR IRON REMOVAL ON CURB & GU	6005614100	219.67
09/15	111945	ROEDER, MARK	2015 TOILET REBATE	6005856200	100.00
Total 09/02/2015:					<u>30,679.41</u>
09/09/2015					
09/15	111966	DORN TRUE VALUE	MISC PARTS	6005672100	9.06
09/15	111966	DORN TRUE VALUE	WELL #10 CLEANER	6005672100	26.99
09/15	111966	DORN TRUE VALUE	MISC PARTS	6005672100	36.55
09/15	111966	DORN TRUE VALUE	MISC TOOLS	6005665100	30.15
09/15	111966	DORN TRUE VALUE	MISC PARTS	6005828200	13.21
09/15	111973	HAUGE, KIM	MILEAGE - DODGEVILLE SEMINAR	6005930100	47.15
09/15	111973	HAUGE, KIM	MEAL REIMBURSEMENT - DODGEVILLE	6005930100	13.00
09/15	111976	KOECHEL, LAURA	2015 TOILET REBATE	6005856200	100.00
09/15	111979	MADISON GAS & ELECT	AUGUST BILLS	6005623100	24,210.90
09/15	111980	MARTELLE WATER TREA	CHEMICALS	6005641100	4,541.72
09/15	111982	MAY, MARIE	2015 TOILET REBATE	6005856200	100.00
09/15	111988	PHILLIPS, DAVID	2015 TOILET REBATE	6005856200	100.00
Total 09/09/2015:					<u>29,228.73</u>
09/10/2015					
09/15	112003	PAYNE AND DOLAN INC	WATER VALVE REPAIR & BREAKS	6005673100	7,628.78
09/15	112003	PAYNE AND DOLAN INC	SANITARY MH ADJUSTMENT - FOR CITY OF MADI	6005831200	350.00

M = Manual Check, V = Void Check

GL Period	Check Number	Payee	Description	GL Account	Check Amount
09/15	112003	PAYNE AND DOLAN INC	STORM INLET REPAIRS	6015601306	21,534.24
Total 09/10/2015:					29,513.02
09/16/2015					
09/15	112013	DORN TRUE VALUE	SUPPLIES FOR INLET REPAIR	6015601306	87.90
09/15	112015	GENERAL COMMUNICAT	LIGHTS FOR VAN	60013920	480.00
09/15	112015	GENERAL COMMUNICAT	FUSES FOR VAN	60013920	77.00
09/15	112015	GENERAL COMMUNICAT	CREDIT MEMO	60013920	45.00-
09/15	112019	MENARDS CASHWAY LU	NEW VAN TOOLS	60013920	122.55
09/15	112026	SHERWIN WILLIAMS	PAINT FOR WELL HOUSE DOORS	6005671100	286.05
09/15	112026	SHERWIN WILLIAMS	CREDIT	6005671100	122.58-
09/15	112028	STANTEC CONSULTING	LACY RD RAIN GARDEN & BIOSWALE VEGETATIO	6015923303	524.95
09/15	112029	VERIZON WIRELESS	AMI	60010722	11.94
09/15	112029	VERIZON WIRELESS	MODEM SERVICE THR 8/23/15	6005921100	56.12
09/15	112029	VERIZON WIRELESS	MODEM SERVICE THR 8/23/15	6005851200	56.12
09/15	112029	VERIZON WIRELESS	WATER	6015921300	51.46
09/15	112031	WISCONSIN INDEPENDEN	STORM UD	6015930301	4.83
09/15	112031	WISCONSIN INDEPENDEN	UTILITY WATER	6005921101	9.66
09/15	112031	WISCONSIN INDEPENDEN	UTILITY SEWER	6005851201	4.83
Total 09/16/2015:					1,605.83
09/23/2015					
09/15	112041	ECCS INC	MONITORING SERVICES - WELL #10	6005923100	110.00
Total 09/23/2015:					110.00
09/25/2015					
09/15	112074	USPS	ON ACCT - PERMIT #2295	6005905100	800.00
09/15	112074	USPS	ON ACCT - PERMIT #2295	6005840200	800.00
09/15	112074	USPS	ON ACCT - PERMIT #2295	6015903300	800.00

GL Period	Check Number	Payee	Description	GL Account	Check Amount
Total 09/25/2015:					2,400.00
Grand Totals:					93,536.99

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
600-10722	11.94	.00	11.94
600-13732	14,927.50	.00	14,927.50
600-13920	15,607.05	45.00-	15,562.05
600-21100	167.58	70,701.19-	70,533.61-
600-5602-100	285.00	.00	285.00
600-5614-100	219.67	.00	219.67
600-5623-100	24,210.90	.00	24,210.90
600-5641-100	4,541.72	.00	4,541.72
600-5665-100	30.15	.00	30.15
600-5671-100	286.05	122.58-	163.47
600-5672-100	72.60	.00	72.60
600-5673-100	7,628.78	.00	7,628.78
600-5828-200	13.21	.00	13.21
600-5831-200	350.00	.00	350.00
600-5840-200	800.00	.00	800.00
600-5851-200	56.12	.00	56.12
600-5851-201	4.83	.00	4.83
600-5856-200	500.00	.00	500.00
600-5905-100	800.00	.00	800.00
600-5921-100	56.12	.00	56.12
600-5921-101	9.66	.00	9.66
600-5923-100	110.00	.00	110.00
600-5930-100	60.15	.00	60.15

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
600-5932-100	119.74	.00	119.74
601-21100	.00	23,003.38-	23,003.38-
601-5601-306	21,622.14	.00	21,622.14
601-5903-300	800.00	.00	800.00
601-5921-300	51.46	.00	51.46
601-5923-303	524.95	.00	524.95
601-5930-301	4.83	.00	4.83
Grand Totals:	<u>93,872.15</u>	<u>93,872.15-</u>	<u>.00</u>

Report Criteria:

Report type: GL detail

Invoice Detail.GL account = "60010700"-"6015933300"

City of Fitchburg

Committee of Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **9/22/2015**
Date to Report Back: **10/13/2015**

Ordinance Number:
Resolution Number: **R-103-15**

Sponsored by: Mayor Arnold

Drafted by: Planning Dept.

TITLE: A RESOLUTION APPROVING AGREEMENT BETWEEN SUB-ZERO WOLF, INC AND THE CITY OF FITCHBURG REGARDING PROVISION OF UTILITY EASEMENTS AND ROAD CONNECTIVITY

Background:

Follow up to R-66-2015 approving street discontinuance, and R-65-15 approving release of utility rights

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Public Works	Horton	10/12/2015	
2				
3				
4				

Amendments:

Agreement between Sub-Zero Group, Inc.
and the City of Fitchburg Regarding Provision of
Utility Easements and Road Connectivity

Return to: Fitchburg City Clerk
5520 Lacy Road
Fitchburg, WI 53711

Parcel No's:
060908285752
060908385302
060908385602
060907481902

WHEREAS, The City of Fitchburg recently approved Resolutions which conditionally approved release of utility rights (R-65-2015) as well as discontinuance and vacation of Bud's Drive and a portion of Marketplace Drive (R-66-2015) to accommodate building expansion by Sub-Zero Group, Inc. (Sub-Zero), and

WHEREAS, an agreement is necessary to provide obligations for easements and public connectivity prior the discontinuance and vacation of the section of Marketplace Drive in R-66-2015, and

WHEREAS, private utility releases, among other requirements, are necessary to be submitted before the utility release and street discontinuance and vacation take effect, and

WHEREAS, Sub-Zero has requested approval of a certified survey map, city file number CS-2075-2015 (hereafter CSM), to create lots and dedicate easements and road right-of-way, which CSM was conditionally approved by the Common Council on August 25, 2015, and

WHEREAS, the CSM identifies location of streets and other public improvements required to assist in public service and movement near the property, including an extension of Commerce Park Drive and an east-west street identified in the filed certified survey map as Street A; both streets are hereafter referred to as Sub-Zero Public Improvements (generally identified in Attachment A), and

WHEREAS, to allow for public movement it is necessary to have streets east of the Badger Trail on land owned by a party different from Sub-Zero; these streets include an extension of the Street A of the Sub-Zero Public Improvements across the Badger Trail east to Seminole Highway, as well as a north--south relocation of Marketplace Drive located east of the Badger

Trail through a storm water pond located in Outlot 1 Fitchburg Business Park south to the proposed east-west street which will connect to Seminole Highway (both of which are hereafter referred to as Replacement Streets) the general location of which are identified in Attachment A.

WHEREAS, if the Replacement Streets are not available for public use by the time of the completion of the Sub-Zero Public Improvements, a temporary public access easement is necessary over the proposed Sub-Zero driveway east of the building addition, and west of the Badger Trail to allow sufficient public access until such Replacement Streets are opened for public use.

NOW THEREFORE, in consideration of the above recitals, which are hereby incorporated by reference, the mutual covenants hereinafter set forth, the conditional approval of the utility release and conditional approval of street discontinuance and vacation, the receipt and sufficiency of which is hereby acknowledged, the parties hereby mutually agree:

1. A Subdivision Improvement Agreement for the provision of new utility easements has been approved, signed by all parties, and recorded.
2. In no case shall the discontinuance and vacation of the streets in R-66-2015 occur until private releases of utility rights have been received by the City Planning Department, and the signing and recording of this agreement.
3. Sub-Zero shall cause to be constructed and accepted by the City Council before November 1, 2016 the Sub-Zero Public Improvements as generally noted in Attachment A.
4. In accord with item F of R-66-2015, the existing north-south segment of Marketplace Drive running parallel to the Badger Trail (parcel 3 in Exhibit A of R-66-2015), shall not be discontinued until the Sub-Zero Public Improvements and the Replacement Streets have been completed and are open to the Public.
5. Sub-Zero shall provide a Temporary Access Easement within 10 days of approval of this agreement, acceptable to the city engineer and city attorney. The Temporary Access Easement shall be held by the City Engineer and recorded and take effect if the Replacement Streets have not been constructed, and opened for public use by the time of completion of the Sub-Zero Public Improvements. The Temporary Access Easement shall be over a drive way located on the east side of the proposed building and shall terminate upon the opening of the Replacement Streets for public use east of the Badger Trail. The area of the Temporary Public Access Easement shall be paved and available, if necessary, for public use by the time of the opening of the Sub-Zero Public Improvements.
6. After provision of the Temporary Access Easement as noted in point 5, the Easement shall be sent to Plan Commission and approved by the Common Council.
7. Upon the opening of the Sub-Zero Public Improvements and the Replacement Streets for public use, Sub-Zero shall, within 90 days of the opening of the Replacement streets or the Sub-Zero Public Improvements (whichever comes last), vacate the current Marketplace Drive crossing of the Badger Trail and eliminate all private or public use of such crossing.
8. The CSM as conditionally approved shall have all relevant conditions resolved, any necessary public improvement agreement entered into before the date of signing of the CSM by the City, and the CSM and public improvement agreement recorded before December 15, 2015.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 2015.

City of Fitchburg

By: _____
Stephen L. Arnold, Mayor

By: _____
Patti Anderson, City Clerk

Approved As To Form:

By: _____
Mark Sewell, City Attorney

STATE OF WISCONSIN)ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 20____, the above named Stephen Arnold and Patti Anderson, to me known to be the Mayor and City Clerk of the City of Fitchburg and the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

Printed Name of Notary: _____

My Commission Expires: _____

Sub-Zero Group, Inc.

By: Scott S. LaFleur
Scott LaFleur, Chief Operations Officer 4717 Hammersley Road, Madison, WI 53711

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 1st day of October, 2015, the above named Scott LaFleur to me known to be the Chief Operations Officer of Sub-Zero Group, Inc. and the person who executed the foregoing instrument and acknowledged the same on behalf of the corporation.

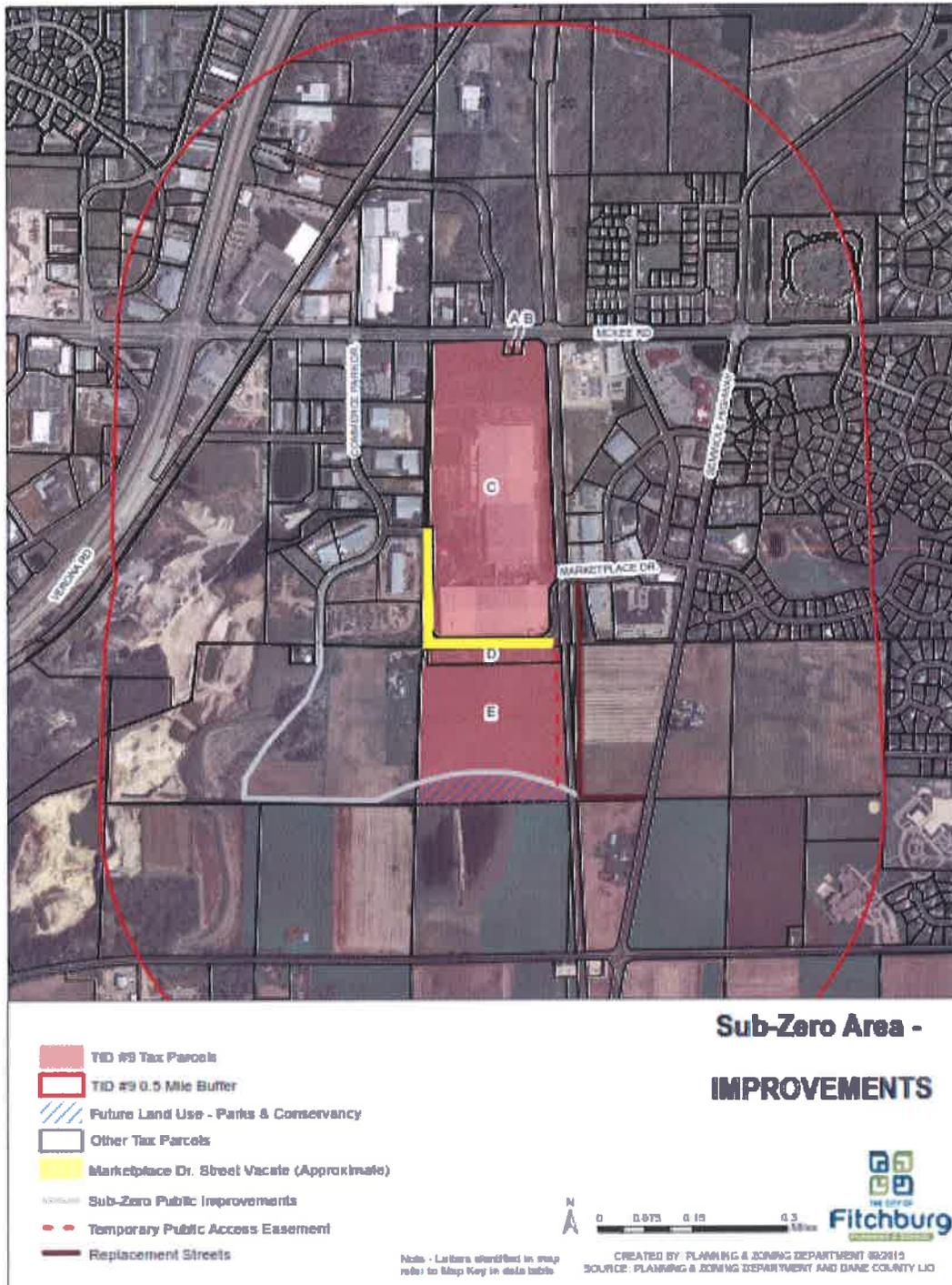
Sandra S Van Slyke

Notary Public, State of Wisconsin
Printed Name of Notary: Sandra S Van Slyke
My Commission Expires: August 2, 2019



Drafted by: Thomas D. Hovel, City Planner

Attachment A



Stephen L. Arnold
Introduced by

Planning
Drafted by

Public Works
Committee

September 15, 2015
Date

RESOLUTION R-103-15

**A RESOLUTION APPROVING AGREEMENT BETWEEN SUB-ZERO WOLF, INC AND
THE CITY OF FITCHBURG REGARDING PROVISION OF
UTILITY EASEMENTS AND ROAD CONNECTIVITY**

WHEREAS, The City of Fitchburg recently approved Resolutions which conditionally approved release of utility rights (R-65-2015) as well as discontinuance of Bud's Drive and a portion of Marketplace Drive (R-66-2015) to accommodate building expansion by Sub-Zero Wolf, Inc. (Sub-Zero), and

WHEREAS, an agreement is necessary to provide obligations for easements and public connectivity prior the discontinuance of the section of Marketplace Drive in R-66-2015.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg that it approves the Agreement between Sub-Zero Wolf, Inc. and the City of Fitchburg Regarding Provision of Utility Easements and Road Connectivity

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign the necessary documents relative to the above noted agreement

Adopted by the Common Council of the City of Fitchburg this ___ day of October, 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **September 22, 2015**
 Date to Report Back: **October 27, 2015**

Ordinance Number:
 Resolution Number: **R-105-15**

Sponsored by: Mayor

Drafted by: Public Works

TITLE: A RESOLUTION APPROVING THIRD-PARTY FINANCING AND OWNERSHIP OF SOLAR PHOTOVOLTAIC PANELS ON THE FITCHBURG PUBLIC LIBRARY ROOF

Background:

The City's Solar Team evaluated financing the Library Solar Project through a third-party finance partner who is eligible for a 30% federal tax credit that is available only to businesses, and is set to expire at the end of 2016. The City of Monona used this option to fund 156kW of solar energy on four facilities in 2013.

Under this model, a solar developer is hired to find an investor who pays all the upfront costs of design and construction as well as operation and maintenance costs. The investor owns the system, but the City may also negotiate to purchase the system at half price after the federal tax credits are realized in five to six years. There is no cost to the City other than staff time to plan and coordinate the project. The Library will also save a minimum of 25% in energy costs from energy generated on site.

Next steps would include:

- Negotiating a connection agreement with Madison Gas & Electric
- Negotiating a warranty continuance letter from Firestone
- Coordinating with Fitchburg Design Center committee
- Hiring a solar developer to find a finance partner

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	10/12/15	
2	Library Board	Rawson	10/21/15	
3	Finance Committee	Dodge	10/27/15	
4				

Amendments:



Staff Memo

City of Fitchburg
 5520 Lacy Road
 Fitchburg, WI 53711
 608-270-4264
www.fitchburgwi.gov

To:	Board of Public Works
From:	Erika Kluetmeier, Sustainability Specialist
Date:	October 8, 2015
Subject:	Background on Third-Party Financing of Solar Photovoltaics for Fitchburg Library

Third-party financing of solar projects creates a low-risk opportunity for the City of Fitchburg to reap the benefits of solar at the lowest cost possible. Under this public-private partnership, Fitchburg would reduce energy costs by 25% or more, stabilize energy costs for 25+ years, and realize environmental benefits, while working toward its commitment to produce 25% of municipal energy by 2025 under the state's 25X25 Energy Independence Communities pledge. A third-party finance partner is eligible for a 30% federal tax credit that is set to expire at the end of 2016. The City of Monona installed a 156-kilowatt system in 2013 using this financing model.

Third-Party Financing Basics:

Under this model, a solar developer is hired to find a finance partner who pays all the upfront costs of design, construction, operation and maintenance. The investor owns the system, but the City may also negotiate to purchase the system at a reduced price after the tax credits are realized in five to six years. Using conservative estimates, the Library can save a minimum of 25% in energy costs and likely more.

Because of the reduced and uncertain incentives through Focus on Energy, a Wisconsin utility-funded incentive program, third-party financing of municipal solar projects has become a popular option to increase municipal renewable energy portfolios in Wisconsin. Federal tax credits that fund 30% of solar project costs are set to expire on December 31, 2016, but they are only available to residents and businesses (commercial, industrial, investor-owned utility, cooperative utilities, and agriculture).

There are many different models for third-party financing, but the basics include:

- Solar equipment paid for, installed by, maintained by, and owned by a third-party finance partner.
- Municipality leases rooftop space to finance partner and receives revenue.
- After tax credits are realized (6-8 years), the municipality can buy back solar system at approximately 50% of the initial cost.
- Municipalities receive solar credits from utility, reducing energy costs. Municipality then pays the finance partner a percentage of the cost savings.
- If the City moves forward with third-party financing, it could require the finance partner to assume liability for any roof damage.

Benefits

- Provides solar at lowest cost possible without high upfront capital costs (finance partner funds all capital costs of projects), which shortens payback period
- Reduces operational and maintenance costs
- Energy is generated and consumed onsite, no energy loss from transmission
- Meets 25x25 Energy Independence Communities pledge (State of Wisconsin)
- Meets broader environmental goals

Library Roof Warranty & Readiness

The Firestone roof warranty is not invalidated if solar photovoltaic arrays are installed on the library roof using a ballast rack design, which involves placing the panels in weighted racks set on top of the roof. The ballast design does not puncture the roof membranes. The warranty would only be invalidated if the roof is damaged as a result of the solar installation or operation.

If the City decides to move forward with a solar installation, it could request that Firestone provide written confirmation of a warranty guarantee. In turn, it is standard for roofing manufacturers to stipulate extra steps needed to protect the roof during installation and operation like requiring a roof inspection one day pre- and post-installation, annual inspections, and reinforced pads along the base of the panels.. Many other municipalities in Wisconsin, including City of Monona, have secured written guarantees of roof warranties in order to add additional solar capacity to rooftops. Other requirements could include: The solar panels also provide some extra protection to the roof, shielding it from sun, rain and hail damage.

In anticipation of installing solar arrays on the library roof, existing electrical conduit runs are already in place, and the roof structure was designed to withstand the additional weight load from the ballasted solar panels. The building was also oriented to maximize solar energy production.

We look forward to discussing this project with you in more detail. Please contact me if you have any additional questions.

Mayor
Introduced by

Public Works
Prepared by

Library, Public Works, Finance
Referred to

September 17, 2015
Date

RESOLUTION R-105-15

RESOLUTION APPROVING THIRD-PARTY FINANCING AND OWNERSHIP OF SOLAR PHOTOVOLTAIC PANELS ON THE FITCHBURG PUBLIC LIBRARY ROOF

WHEREAS, The City of Fitchburg has an opportunity to partner with a private investor who would own solar photovoltaic panels on the Fitchburg Public Library roof. The investor owner pays all upfront costs of design, installation and maintenance in order to receive federal tax credits available only to businesses. There would be no cost to the City other than staff time.

WHEREAS, The Fitchburg Public Library will realize a minimum of a 25 percent cut in energy costs based on the amount of solar energy produced and used on site; and

WHEREAS, The Library solar panels will help the City of Fitchburg meet its commitment to produce 25% of its energy from renewable resources by 2025 through its resolution to join the State of Wisconsin's 25x25 Energy Independent Community Partnership,

WHEREAS, The Fitchburg Public Library is solar ready with a roof designed to accommodate the weight of ballast-style solar panels, and with electrical conduits already in place to connect solar panels; and

WHEREAS, Federal solar tax credits that cover 30% of total project expenditures will expire on Dec. 31, 2016; and

WHEREAS, the project may require some outside assistance in the event the City does not have sufficient staff time available.

NOW BE IT HEREBY RESOLVED, BY THE Fitchburg Common Council that it authorizes staff to negotiate a third-party financing agreement for an investor owner to design, install, operate and maintain ballast-style solar photovoltaic panels on the Fitchburg Public Library roof.

BE IT FURTHER RESOLVED, by the Fitchburg Common Council that it will authorize staff to negotiate an extended roof warranty with Firestone Building Products.

Adopted this ____ day of _____, 2015.

Patti Anderson, City Clerk

Stephen L. Arnold, Mayor

City of Fitchburg

Committee of Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **September 22, 2015** Ordinance Number:
 Date to Report Back: **October 13, 2015** Resolution Number: R-108-14

Sponsored by: Mayor Drafted by: Public Works

TITLE: AUTHORIZING PURCHASE OF PLOW TRUCK EQUIPMENT

Background: By resolution R-31-15, a replacement plow truck chassis was approved in the amount of \$85,552 with a trade in of \$25,000. This left a budget of \$74,448 for the truck equipment build out. The required equipment for the plow chassis included the plow, dump body, wing, tailgate spreader and hydraulic system.

Public Works staff prepared equipment specification for the previously approved cab and chassis; and a legal notice was placed in the Wisconsin State Journal, and the equipment was publicly bid through DemandStar.

This year we received two bids for the truck equipment. The lowest bid from Madison Truck Equipment meets specifications. The lowest bid from Madison Truck Equipment including the alternate is \$72,792.00. This package will keep the truck equipment consistent with what Fitchburg has used in the past.

Staff's recommendation is to award the contract to Madison Truck Equipment in the amount of \$72,792.00

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	October 12, 2015	
2	Finance	Dodge	October 13, 2015	

Amendments:

Bids Received:

Date: September 4, 2015

Time: 11:00 a.m.

**2015 Proposals for Snow Plow & Truck Equipment -2015 International Diamond Spec 7400
CITY OF FITCHBURG, WISCONSIN**

2015 International Diamond Spec 7400			Monroe Truck Equipment 1051 West 7th Street Monroe, WI 53566	Madison Truck Equipment, Inc. 2410 South Stoughton Road Madison, WI 53716
Bid Item	Quantity			
Monroe 12ft Reversible Plow with 8ft Patrol Wing	1		\$25,630.000	
Monroe 12ft Reversible Plow with 8ft Patrol Wing. Tailgate Spreader, Box & Hoist, and Hydraulic System, Pre Wet	1		\$47,877.000	
Universal UTA 12ft Reversible Plow with 8ft Patrol Wing	1			\$22,039.00
Universal 12ft Reversible Plow with 8ft Patrol Wing. Swenson Tailgate Spreader, Heil DuraClass Box & Hoist, and Hydraulic System, Pre Wet (Vari-Tech)	1			\$50,753.00

Stephen L. Arnold, Mayor
Introduced by

Public Works
Prepared by

Board of Public Works and Finance
Referred to

September 22, 2015
Date

**RESOLUTION R-108-15
AUTHORIZING PURCHASE OF
PLOW TRUCK EQUIPMENT**

WHEREAS, the 2015 Capital Equipment Budget included funding for the replacement of plow truck equipment; and

WHEREAS, by Resolution R-31-15, the Common Council approved the purchase of a International Diamond Spec Cab and Chassis; and

WHEREAS, the Public Works staff prepared equipment specifications for a plow, wing, hitch, tailgate spreader, box, pre wet, hoist and hydraulic system for the previously approved cab and chassis; and

WHEREAS, a legal notice was placed in the Wisconsin State Journal, and potential bidders were notified through DemandStar; and

WHEREAS, on September 4, 2015, at 11:00 a.m., two bids were received and opened; and

WHEREAS, the lowest bid from Madison Truck Equipment with the addition of the alternate meets the specifications;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby approves the purchase of the 12 foot reversible plow and front hitch, 8 foot patrol wing, rear hitch, tailgate spreader, box & hoist, pre wet and hydraulic system from Madison Truck Equipment in the amount of \$72,792.00.

Adopted this __th day of October, 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti, Anderson, City Clerk

Alders Carpenter, Gonzalez, Poole, Stern, Arata-Fratta,
Johnson, Hartmann
Introduced by

Alders Carpenter & Gonzalez
Prepared by

Direct Referral to TTC, BPW & Council
Referred to

October 13, 2015
Date

RESOLUTION R-111-15

APPROVING A TYPICAL SECTION FOR THE LACY ROAD RECONSTRUCTION PROJECT FROM THE COMMUNITY CENTER EAST TO S. SYENE ROAD

WHEREAS, the Capital Improvement Program includes funds to reconstruct Lacy Road from the Community Center east to S. Syene Road, and;

WHEREAS, Council passed Resolution R-46-15, Accepting a State/Municipal Agreement for the Reconstruction of Lacy Road including a federal grant for construction costs up to a maximum of \$2,000,000 to be spent before June 30, 2020 and;

WHEREAS, federally funded projects require the design to meet WisDOT standards and the provision of bicycle and pedestrian accommodations on reconstruction projects, and;

WHEREAS, the Fitchburg Common Council passed R-75-10 on a 7-1 vote on August 24, 2010 in response from concerned residents in neighborhoods from around the City; and;

WHEREAS, R-75-10 protects residents and neighborhoods from unwanted and unnecessary sidewalks, and;

WHEREAS, R-75-10 provides clarity that Lacy Road residents have neighborhood status because they are a part of the East Fitchburg Neighborhood Association (EFNA) with legal registration status through the Wisconsin Department of Financial Institutions, and;

WHEREAS, sidewalks and parking lanes have been eliminated and will not be added into the design nor will be part of the final construction on either side of Lacy Road, and;

WHEREAS, Lacy Road residents, as well as members of the EFNA have worked in good faith to reach a solution that is affordable, on-time, reasonable and accepted by the Lacy Road residents and EFNA, and;

WHEREAS, Lacy Road residents have held six neighborhood meetings to specifically address this project and have worked closely with their two alders from District 3 who have drafted and support this resolution, and;

WHEREAS, the City has held two open public meetings and has conducted a public opinion survey to collect input on the project goals and components of the typical section for the proposed roadway, and;

WHEREAS, staff has reviewed the public input and has prepared a recommendation for the Lacy Road typical section, which attempts to balance the public input while meeting the federal policy to provide, and;

WHEREAS, preliminary design will be based on the approved typical section components with additional decisions related to intersection improvements, traffic calming, speed abatement, street lighting, burying of overhead power lines, and storm water treatment methods made at a later date with direct coordination of the EFNA, and;

WHEREAS, the additional decisions related to intersection improvements, traffic calming, burying of overhead power lines and storm water treatment methods will not result in any alteration of the typical section components specified in this Resolution, and;

WHEREAS, adopting the typical section components minimizes the need for private property acquisition, saves at least seven months of acquisition process, litigation and significant City expense, which significantly helps and reduces the construction timetable, and;

WHEREAS, mature trees on private property on Lacy Road that add to the quality of life and ecosystem will be protected and not be arbitrarily or unnecessarily destroyed during design and reconstruction, and;

WHEREAS, stakeholders, staff, and council members have expressed wishes to minimize right-of-way acquisition and to minimize the impacts to citizens' yards, trees, and right-of-way access, improve safety, and traffic calming measures and;

WHEREAS, Lacy Road residents, citizens living adjacent to Lacy Road, members of the EFNA, and citizens of Fitchburg will continue to be part of the planning and design process, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Fitchburg Common Council approves proceeding with the planning and design process based upon the staff recommendation for the Lacy Road typical section to be limited to the following components:

- 2-ft curb and gutter (1' gutter pan with 1' curb head)
- 2 ~ 10' travel lanes
- 2 ~ 4' on-road bike lanes with 2 ~ 2' buffers to be utilized to mitigate speed and protect on road bike lanes
- 1 ~ 8'-10' shared-use path on the south side of Lacy Road.

BE IT FURTHER RESOLVED, that if the typical section cannot be accomplished as specified within this Resolution, the city will decline the acceptance of federal funds and seek through the city's budget to provide sufficient accommodation for Lacy Road residents situated between Syene Road and Fahey Glen to safely reach existing sidewalks/multi-use paths already available on Cheryl Parkway and throughout Quarry Hill in order to reach destinations which exist within the city's center, and;

BE IT FURTHER RESOLVED, to waive assessments for the initial construction of curb and gutter and driveway aprons as part of this project, and;

BE IT FURTHER RESOLVED, that staff is authorized to proceed with the design process that hold city hall accountable, includes residents and their desires, protects properties and is done in a timely manner that allows for construction in 2017, and;

BE IT FURTHER RESOLVED, that staff will coordinate with Lacy Road residents, EFNA and members of the public to hold monthly meetings to discuss the project and provide project updates moving forward, and that staff will update the CIP to reflect the construction year and budget based on the approved typical section.

Adopted this ____ day of _____, 20__.

Patti Anderson, City Clerk

Stephen L. Arnold, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **October 13, 2015**

Ordinance Number:

Date to Report Back: **October 27, 2015**

Resolution Number: **R-115-15**

Sponsored by: Mayor

Drafted by: Public Works

**TITLE: ACCEPTING WATER MAIN IMPROVEMENTS ON LOT 2 OF CSM 10031
(SUB-ZERO)**

Background: The Subdivider is nearing completion of the water main improvements on Lot 2 of CSM 10031. This resolution is necessary in order for a building permit to be issued for construction of the Sub-Zero expansion on this lot.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	10/19/15	
2				
3				
4				

Amendments:

Stephen L. Arnold, Mayor
Introduced By

Public Works
Drafted By

Board of Public Works
Committee

October 13, 2015
Date

Resolution R-115-15

**ACCEPTING WATER MAIN IMPROVEMENTS ON
LOT 2 OF CSM 10031 (SUB-ZERO)**

WHEREAS, on September 22, 2015, Sub-Zero Group, Inc. ("Subdivider") and the City of Fitchburg (the "City"), entered into a contract (the "Contract") for subdivision improvements on Lot 2 of CSM 10031, in the City of Fitchburg (the "CSM"); and

WHEREAS, the City Engineer has inspected and conditionally approved the water main improvements in the CSM , as being in the condition called for by the contract; and

WHEREAS, all required charges and fees have been or will be paid and deposited, and land dedication and easements will be made as required by said Contract; and

WHEREAS, affidavits, evidencing that there are no claims, actions, or demands for damages based upon contract or tort arising out of or in any way relating to the CSM and that no monies are owed to any surveyor, mechanic, subcontractor, material man or laborer for the project and no such claims, actions or demands, will be filed subsequent to approval of this resolution; and,

WHEREAS, the Subdivider has agreed to provide security to insure said water main improvements in the CSM, against defects in materials and workmanship for one year subsequent to compliance with the terms of the Contract and this Resolution and otherwise to comply with the terms of the Resolution and the Contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED, The Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby accepts the municipal water main improvements as constructed on Lot 2 of CSM 10031 subject to: (a) filing of affidavits and lien waivers with the City Engineer evidencing that there are no claims, actions or demands for damages arising out of or in any way relating to the project and that no monies are owed to any surveyor, mechanic, contractor, subcontractor, materialman or laborer and no such claims, actions or demands will be filed by the City Clerk, (b) that sufficient security, satisfactory to the City Engineer, City Attorney and Mayor has been posted pursuant to the Contract to guarantee against defects in materials and workmanship in the improvements hereby accepted for a period of one year following

compliance with the terms and conditions of this Resolution; (c) timely payment by Subdivider of all outstanding engineering, inspection, consulting, legal fees, and other outstanding expenses and administrative costs incurred by the City as outlined in the contract; (d) verification by the City Administrator that all outstanding invoice charges related to Lot 2 of CSM 10031, have been paid by the Subdivider; and (e) No building permits are to be issued until punch list items are completed.

BE IT FURTHER RESOLVED, Upon compliance with all above conditions, the City accepts for public use all municipal water main improvements for buildings on Lot 2 of CSM 10031, and the Mayor and City Clerk may execute the required acceptances on behalf of the City.

Adopted by the Common Council of the City of Fitchburg this _____ day of October, 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by: Mayor
 Direct Referral Approved by: Mayor

Date Referred: **October 13, 2015** Ordinance Number:
 Date to Report Back: **October 13, 2015** Resolution Number: **R-116-15**

Sponsored by: Mayor Drafted by: Public Works

TITLE: ACCEPTING SUBDIVISION IMPROVEMENTS FOR LOTS 1 THROUGH 15 AND UTILITY IMPROVEMENTS ON OUTLOTS 1 AND 5 IN THE PLAT OF QUARRY VISTA IN THE CITY OF FITCHBURG, WISCONSIN

Background: The Subdivider is nearing completion of the public improvements for Lots 1 through 15 and utility improvements on Outlots 1 and 5 in the Plat. All required public improvements are not complete on Outlots 1 and 5. These outlots were dedicated to the City for park purposes. The Subdivdier has agreed to furnish security in the amount of the park dedication fees until acceptance of these Outlots. This resolution will allow building permits to be issued for construction on Lots 1 through 15 in Quarry Vista upon completion of the public improvements.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	October 12, 2015	
2				
3				

Amendments:

Stephen L. Arnold, Mayor
Direct Referred By

Public Works
Drafted By

Board of Public Works
Committee

October 13, 2015
Date

**RESOLUTION R-116-15
ACCEPTING SUBDIVISION IMPROVEMENTS FOR LOTS 1 THROUGH 15 AND UTILITY
IMPROVEMENTS ON OUTLOTS 1 AND 5 IN THE PLAT OF QUARRY VISTA
IN THE CITY OF FITCHBURG, WISCONSIN**

WHEREAS, on June 9, 2015, Hamm Fam Land, LLC ("Subdivider") and the City of Fitchburg (the "City"), entered into a contract (the "Contract") for subdivision improvements in the Plat of Quarry Vista in the City of Fitchburg (the "Plat"); and

WHEREAS, the City Engineer has inspected and conditionally approved the subdivision improvements for Lots 1 through 15 and the utility improvements on Outlots 1 and 5 of the Plat as being in the condition called for by the Contract; and

WHEREAS, the Subdivider has agreed to furnish security equivalent to park dedication fees for Outlots 1 and 5 in the amount of \$705,790 until such time that all required public improvements on these outlots are complete and these outlots are accepted by the City; and

WHEREAS, all required sanitary sewer charges and other charges and fees have been or will be paid and deposited, and land dedication made as required by said Contract; and,

WHEREAS, affidavits, evidencing that there are no claims, actions, or demands for damages based upon contract or tort arising out of or in any way relating to the Plat and that no monies are owed to any surveyor, mechanic, subcontractor, materialman or laborer for the project and no such claims, actions or demands, will be filed subsequent to approval of this resolution; and,

WHEREAS, the Subdivider has agreed to provide security to insure said improvements in the Plat against defects in materials and workmanship for one year subsequent to compliance with the terms of the Contract and this Resolution and otherwise to comply with the terms of the Resolution and the Contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED, The Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby accepts the municipal improvements as constructed in the Plat and easements for Lots 1 through 15 and the utility improvements as constructed in the plat and easements on Outlots 1 and 5 subject to: (a) filing of affidavits and lien waivers with the City Engineer evidencing that there are no claims, actions or demands for damages arising out of or in any way relating to the project and that no monies are owed to any surveyor, mechanic, contractor, subcontractor, materialman or laborer and

no such claims, actions or demands will be filed by the City Clerk, (b) that sufficient security, satisfactory to the City Engineer, City Attorney and Mayor has been posted pursuant to the Contract to guarantee against defects in materials and workmanship in the improvements hereby accepted for a period of one year following compliance with the terms and conditions of this Resolution; (c) timely payment by Subdivider of all outstanding engineering, inspection, consulting, legal fees, and other outstanding expenses and administrative costs incurred by the City as outlined in the contract; (d) verification by the City Administrator that all outstanding invoice charges related to the Plat, including legal and engineering fees, have been paid by the Subdivider; (e) Subdivider furnishing security in the amount of \$705,790 for Outlots 1 and 5 until such time that all required public improvements on these outlots are complete and these outlots are accepted by the City; (f) completion of all improvements on Outlot 1 within three weeks of approval of this Resolution; (g) no lots may be sold, except Lot 15, until all required punchlist items are complete; (h) no building permits may be issued until required punchlist items are complete, with the exception that building permits may be issued for Lot 15 prior to completion of grading improvements on Outlot 1 adjacent to Lots 12-14 and the west end of Outlot 3 of the Plat; and (i) no occupancy permits may be issued for Lot 15 in the plat until all grading improvements are complete on Outlot 1 and Outlot 1 has been accepted by the City.

BE IT FURTHER RESOLVED, Upon compliance with all above conditions, the City accepts for public use all improvements and dedication in the Plat and the Mayor and City Clerk may execute the required acceptances on behalf of the City.

Adopted by the Common Council of the City of Fitchburg this _____ day of October, 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti Anderson, City Clerk