



PUBLIC WORKS COMMITTEE AGENDA

**February 11, 2025 at 6:10 PM
303 Mansion Street Mauston, WI**

- 1. Call to Order/Roll Call**
- 2. Discussion and action relating to Minutes**
 - a. January 28, 2025**
- 3. Discussion and recommendation regarding Alliant Energy's request for Easements Underground.**
 - a. Easements and maps**
- 4. Discussion and recommendation regarding Well #4 Variable Frequency Drive Conversion repairs not to exceed \$26,284.00**
 - a. CTW letter dated January 21, 2025**
- 5. Director of Public Works**
- 6. Adjourn**

NOTICE:

It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that a quorum of other governmental 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.

Also, 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 City Deputy Clerk Nicole Lyddy (608) 747-2706.

Any member of the public wishing to join the meeting telephonically should call City Hall by 4pm the day of the meeting. Staff will be happy to provide instructions on joining the meeting by phone. City Hall main number: 608-847-6676



PUBLIC WORKS COMMITTEE REPORT MINUTES

January 28, 2025 at 6:10 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Public Works Committee was called to order on Tuesday, January 28, 2025, at 6:10 pm by Chairperson Rick Noe. Attending members included Mary Bender, Donna McGinley, and Rick Noe. Mayor Darryl Teske, Director of Public Works Rob Nelson, Administrator Daron Haugh, and Deputy Clerk Nicole Lyddy were also present.
2. **Minutes:** Motion made by McGinley, seconded by Noe to approve the minutes of January 14, 2025. Motion carried unanimously.
3. **Olympic Builders Pay app #9:** Motion made by McGinley, seconded by Noe to recommend to the council to approve Olympic Builders Pay app #9 of \$89,446.48. Motion carried unaimously,
4. **Well #4:** Motion made by Noe, seconded by McGinley to table until further information is received.
5. **Director of Public Works:** Nelson is still awaiting a response from Alliant Energy regarding the easement and property exchange. He also noted that some Public Works Department items have been listed on Wisconsin Surplus.
6. **Adjourn:** Motion made by Noe, seconded by McGinley to adjourn. Motion carried unanimously at 6:16 pm.

Chair

Date

**EASEMENT UNDERGROUND
ELECTRIC AND COMMUNICATION**

Document No.

The undersigned **Grantor(s) City of Mauston, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor in the **City of Mauston, County of Juneau, State of Wisconsin**, said Easement Area to be 8 feet in width and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line facilities.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Record this document with the Register of Deeds

Name and Return Address:
Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718

Parcel Identification Number(s)
292511470

WITNESS the signature(s) of the Grantor this _____ day of January, 20 25.

CITY OF MAUSTON

_____(SEAL)
Signature
Darryl D.D. Teske, Mayor
Printed Name and Title

_____(SEAL)
Signature
Daron Haugh, Administrator
Printed Name and Title

ACKNOWLEDGEMENT

STATE OF Wisconsin)
COUNTY OF Juneau) SS

Personally came before me January, 20 25 the above-named Darryl D.D. Teske, Mayor and Daron Haugh, Administrator, the _____ of City of Mauston to me known to be the person who executed the foregoing document and acknowledged that they are executed the foregoing document as on behalf of said entity by its authority.

Signature of Notary
Nicole R. Lyddy
Printed Name of Notary
Notary Public, State of Wisconsin
My Commission Expires (is) 11-28-27

This instrument drafted by
Justin DeVries

Checked by
Haley Long

November 26, 2024

Project Title: ATC Y-74 HLTA2294 UG Work
ERP Activity ID: 1015566
Tract No.:
Rerow No.:

Exhibit "A"

Lands owned by Grantor:

Located in the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section 1, Township 15 North, Range 3 East, City of Mauston, Juneau County, Wisconsin.

A strip of land ten (10) rods wide and eighty (80) rods long, off the south side of the southeast quarter of the northeast quarter (SE¼ NE¼) of Section One (1), Township Fifteen (15) North, Range Three (3) East, containing five (5) acres of land more or less; Also the North ten (10) acres of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section One (1), Township Fifteen (15) North, Range Three (3) East, all in Juneau County, Wisconsin excepting therefrom flowage rights heretofore granted.

Also a part of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section One (1), Township Fifteen (15) North, Range Three (3) East, described as follows: Starting at a point on the east section line 990 feet north of the southeast corner of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) which point is place of beginning; thence west at right angles, a distance of 133 feet; thence south at right angles, and parallel with the section line, a distance of 100 feet; thence east at right angles, a distance of 133 feet to the section line; thence north along the section line a distance of 100 feet to the place of beginning.

Except, therefrom, land previously deeded to Orville Brooks and Christine Brooks, recorded in Volume 150 of Deeds, page 147, on September 30, 1953, and land previously sold to Ferd Babcock and Daisy Babcock, his wife, recorded in Volume 147 of Deeds on page 225, on the 11th day of July, 1955, both recordings being in the office of the Register of Deeds, Juneau County, Wisconsin.

Also excepting, lands heretofore conveyed to the State of Wisconsin for highway purposes as recorded in Volume 162 of Deeds at Page 564.

Grantor's deed being recorded on June 13, 1991, as Document Number 307461 in the office of the Register of Deeds for Juneau County, Wisconsin.

Easement area:

An Easement Area Eight (8) feet in width, having Four (4) feet of such width on either side of the following described centerline: The centerline of Grantee's Designated Facilities as constructed, to be constructed, extended, or relocated lying within the above-described real property.

Document No.

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ELECTRIC AND COMMUNICATION**

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Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718

Parcel Identification Number(s)

292511652.16

WITNESS the signature(s) of the Grantor this _____ day of January, 2025.

CITY OF MAUSTON

_____(SEAL)
Signature
Darryl D.D. Teske, Mayor
Printed Name and Title

_____(SEAL)
Signature
Daron Haugh, Administrator
Printed Name and Title

ACKNOWLEDGEMENT

STATE OF Wisconsin)
COUNTY OF Juneau) SS

Personally came before me January, 2025 the above-named Darryl D.D. Teske, Mayor and Daron Haugh, Administrator, the _____ of City of Mauston to me known to be the person who executed the foregoing document and acknowledged that they are executed the foregoing document as on behalf of said entity by its authority.

Signature of Notary
Nicole R. Lyddy
Printed Name of Notary
Notary Public, State of Wisconsin
My Commission Expires (is) 11-28-2027

This instrument drafted by
Justin DeVries

Checked by
Haley Long

November 26, 2024

Project Title: ATC Y-74 HLTA2294 UG Work
ERP Activity ID: 1015566
Tract No.:
Rerow No.:

Exhibit "A"

Lands owned by Grantor:

Located in the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 7, Township 15 North, Range 4 East, City of Mauston, Juneau County, Wisconsin.

Outlot A of Juneau County Certified Survey Map No. 2890, recorded in Volume 12 of CSM, page 8, being a part of Lot 8 of Certified Survey Map No. 2030 recorded in Volume 7 of C.S.M., page 215; and also being a part of Lot C of CSM No. 2367, recorded in Volume 9 of CSM, page 119, located in the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 7, Township 15 North, Range 4 East, City of Mauston, Juneau County, Wisconsin.

AND

A part of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 7, T15N, R4E, in the City of Mauston, Juneau County, Wisconsin, more particularly described as Lot 7 and Outlot A of Juneau County Certified Survey Map #2029 recorded in Volume 7 of C.S.M. at page 214.

Grantor's deeds being recorded on June 3, 2003, as Document Number 617571, AND on December 30, 1999, as Document Number 362278 in the office of the Register of Deeds for Juneau County, Wisconsin.

Easement area:

An Easement Area Eight (8) feet in width, having Four (4) feet of such width on either side of the following described centerline: The centerline of Grantee's Designated Facilities as constructed, to be constructed, extended, or relocated lying within the above-described real property.



Speed and Innovation is Our WaterMark

January 21, 2025

Mr. Rob Nelson
Mauston Water Department
303 Mansion St.
Mauston, WI. 53948

Re: Well #4 Variable Frequency Drive Conversion

Dear Mr. Nelson,

Our recent observation of the control valve condition indicates a more serious repair is needed. Discussing this with Shawn, it was felt that eliminating the valve and converting the system to one similar to well #5 with a mechanical check valve and variable frequency drive operation would be a cost effective approach for the long term operation of the well. In addition to the aged valve, estimated at forty plus years, the present solid state motor starter is over twenty years old and the manufacturer is no longer in existence. Part of the requested service included replacement of the motor actuated 3" butterfly valve on the bypass piping which could be eliminated with the vfd installation.

The proposed improvements and modifications will consist of removing the current check valve, control valve, and 8" pipe up to coupling, bypass piping, actuated valve and piping exiting well house. Isolate and track control wiring. Install new swingflex valve, 8" half spool, reconnect water line and raw sample tap. Remount air/vac valve with screened return. Remove current solid state motor starter, install 100 hp rated variable frequency drive, dc link choke ventilation fan and inlet air filter. Install output reactor in separate enclosure. Install operator programming unit in front cover of enclosure. Track control wiring and bypass and/or remove unused components, program drive and start and test. A DNR submittal will be required for this service and a cost for a submittal is included.

The above costs are estimated not to exceed \$26,284.00. This figure allows for a larger amount of time than usual for the control work. If you could locate the electrical schematics for the bypass piping and past control upgrades we could shorten our labor costs for this portion. If possible I would like to review these items prior to performing the work.

I hope you find this proposal helpful. If you should have any questions or comments please feel free to contact me. I will also be willing to meet with you to discuss further.

Sincerely, 

Tom Goethel P.E., CTW Corporation cc: Hunter Cummings, CTW Corporation