



## Public Works Committee Meeting

Cravath Lakefront Room, 2nd Floor  
312 W. Whitewater St.  
Whitewater, WI 53190  
\*In Person and Virtual

**Tuesday, January 14, 2025 - 5:00 PM**

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### Minutes

#### CALL TO ORDER

The Public Works Committee meeting was called to order by Board President Hicks at 5:00 p.m.

#### ROLL CALL

PRESENT:

Board Member Orin Smith

Board Member Neil Hicks

Board Member Greg Majkrzak

#### APPROVAL OF AGENDA

Motion made by Board Member Majkrzak, Seconded by Board Member Smith to approve the agenda for Tuesday, January 14, 2025.

#### APPROVAL OF MINUTES

1. Approval of Minutes from December 10, 2024

Motion made by Board Member Smith, Seconded by Board Member Majkrzak to approve the minutes from December 10, 2024.

Voting Yea: all via voice (3)

Voting Nay: None

#### HEARING OF CITIZEN COMMENTS

None

#### NEW BUSINESS

2. **Discussion and Possible Action regarding the award of Contract 7-2024, 2025 Lead Service Line Replacement.**

Marquardt stated the City is required to replace all Lead Service Lines (LSL), both publicly and privately owned. Strand Associates prepared bidding documents with the project advertised on November 28, and December 5, 2024. Four bids were received and opened on December 12, 2024.

Five Star Energy Services, LLC	\$1,788,910.00
Miller Pipeline-Central Region	\$2,422,903.00
Advance Construction Inc	\$3,250,835.00
Globe Contractors Inc	\$3,809,007.50

Motion made by Board Member Majkrzak and Seconded by Board Member Smith to approve the Contract 7-2024, 2025 Lead Service Line Replacement to Five Star Energy Services, LLC.

Voting Yea: Board Member Smith, Board Member Majkrzak, Board Member Hicks

Voting Nay: None

**3. Discussion and Possible Action regarding T-Mobile request for renegotiating terms of lease extension.**

Marquardt stated in June 2024, the Public Works Committee and the Council approved the First Amendment to the original Lease Agreement for Sprint Spectrum, now T-Mobile. The financial terms in the First Amendment, originally agreed to by T-Mobile, included \$30,000 annual payments for the initial five-year term with a 20% escalator for the additional four Five-Year Terms. This was in comparison to Verizon's Lease Agreement which called for \$35,000 annual payments for the initial Five-Year Term with a 12.5% escalator per Term.

T-Mobile has not signed the First Amendment as of yet and per the attached letter, is asking for a revision to the financial terms of the First Amendment. Their proposal asks for an initial five-year payment of \$30,000 per year with a 20% escalator for the next two Five-Year Terms. For the remaining two Terms, the escalator would drop to 12.5%.

The City approved version had an overall impact of \$1,116,240. T-Mobile's requested version has an overall impact of \$1,062,375, a deduction of \$53,865 over 25 years, or \$2,154.60 per year.

The intent from the beginning was to get T-Mobile to be making payments closer to what Verizon had agreed to. In the final Term of the original Agreement, T-Mobile was making annual payments of \$18,662. Staff does not have an issue with the revised financial terms. In the 5th term of the revised Agreement, T-Mobile will be paying \$54,675 annually compared to Verizon's \$56,063 annual payment.

Staff recommends a motion to approve the new financial terms and forward to Council.

Hicks asked if this was all we have for a contract with them is the first amendment to the lease agreement, or do we have their equipment list, ground space, antennas information, etc.? Marquardt stated the amendment was for just for the terms and the extension. The original lease agreement is still in place. Marquardt stated if any upgrades are done they must be approved by Council.

Motion made by Board Member Hicks, Seconded by Board Member Smith to approve the T-Mobile Request.

Voting Yea: Board Member Majkrzak, Board Member Hicks, Board Member Smith

Voting Nay: None

**4. Discussion and Possible Action regarding WE Energies request for easement in Outlot 3 of the Park Crest Subdivision.**

Marquardt stated WE Energies is in the process of providing electrical service to the final phase of the Park Crest Subdivision. As part of that installation, they would like to tie the electrical service on Peninsula Lane in with the electrical service on Tower Hill Pass. In order to do so, they need a 10-foot easement across Outlot 3 of the subdivision as shown in Exhibit A of the attached Easement. The work would be completed via boring methods.

Staff recommends a motion to approve the 10-foot easement and forward to council.

Motion made by Board Member Majkrzak, Seconded by Board Member Smith to approve WE Energies request for easement in Outlot 3 of the Park Crest Subdivision.

Voting Yea: Board Member Smith, Board Member Majkrzak, Board Member Hicks

Voting Nay: None

**5. Discussion and Possible Action regarding TDS request for easement along north side of Lot G adjacent to W. North Street.**

Marquardt stated TDS is looking to provide service to a property on the east side of 1st Street south of W. North Street. In order to do so, they need to bore from the north side of W. North Street to a power pole located on City property within Lot G, south of W. North Street. The service line would then go up the power pole and overhead to the property seeking service. TDS is requesting an easement from the south right-of-way line of W. North Street to the power pole on city property as depicted in the attached Easement. The legal description will be added based on the exact location of the installation.

Staff recommends a motion to approve the 2-foot easement and forward to council.

Motion made by Board Member Hicks, Seconded by Board Member Majkrzak to approve the TDS Easement.

Voting Yea: Board Member Majkrzak, Board Member Hicks, Board Member Smith

Voting Nay: None

**FUTURE AGENDA ITEMS**

None

**ADJOURNMENT**

Motion made by Board Member Smith, Seconded by Board Member Majkrzak to adjourn the Public Works Meeting at 6:11 p.m.

Voting Yea: all via voice (3)

Voting Nay: None

Respectfully submitted,

*Alison Stoll*

Alison Stoll, Administrative Assistant  
Department of Public Works

*\*Minutes approved on Tuesday, February 11, 2025*