



P.O. Box 352 • 150 S. Bridge St. • Markesan, WI 53946 • P: (920) 398-3031 • F: (920) 398-3991

## **STREETS, BUILDINGS & UTILITIES COMMITTEE**

Markesan City Hall

**April 2, 2024**  
6:00 PM

### **AGENDA**

Call to Order

Roll Call

Citizen's Comments

Public Works Report

- Written Report Submitted

Water & Sewer Department Report

- Priority List of Water Tower Repairs
- Replace Backflow Preventer at WWTP

New Business

- Discussion and Action on Resolution No. 01-2024, Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers Under Chapter 330, Streets & Sidewalks

Review Land Use Permits

Adjournment

A quorum of the Markesan Common Council may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility. Under Wisconsin Open Meeting Law, this may constitute a meeting of the Common Council pursuant to the Badtke Decision, however, the Council will not take action at this meeting.

Any person requiring special assistance to participate in this meeting should contact the Clerk-Treasurer at 398-3031 at least 24 hours prior to the meeting so appropriate accommodations can be made.

Posted: City Hall  
ERGO Bank Post Office  
[www.markesanwi.gov](http://www.markesanwi.gov)

Dated April 1, 2024  
Elizabeth Amend, Clerk-Treasurer

## April Streets and Public Property

### Streets:

With the nice weather we were able to sweep the streets a few times clearing leaves for the curbs.

1 bridge/culvert remaining to measure. This is located by the Historical Society. Water needs to recede in order to enter the culvert for measurements. This is due to the Highway Commissioner by December of this year.

Snow removal continues

### Public Property:

Installed mulch around City Hall, Police Department, Daycare, Well #3, Firestation, and Cemetery, etc. This is still on going as weather permits

Mulched up leaves at the cemetery due to a complaint

All plowing damage has been repaired(sod, mailboxes)

Painted the Hein Park Pavillion and water treated the S Main walking bridge

New Sand was installed by the merry-go-round at Soldier and Sailors Park

Rented a stump grinder and removed 6 of 7 stumps. 3 of 4 at Soldier and Sailors, 2 at the North Cemetery, and 1 at Kiwanis Park. Only 3 stumps at Soldier and Sailors because the axle on the machine broke. Back filled all holes. Cemetery is complete with black dirt and grass seed. Once the weather straightens out we will black dirt the remaining stumps.

Bids for daycare windows. Contacted 6 local contractors. 2 had no interest, 2 no answer even with leaving a voicemail, 2 confirmed(1 came out the next day to measure and the other we are still waiting on)

Sidewalk resolution is ready. Will be walking and marking sidewalks

Painted City Hall south entryway.

Cleared down tree branches on North St

Per inspection 3 back flow preventers were installed at City Hall and water softener was vented

Talked with Kuphal concrete and he told us that the wall was never secured to the building and the sidewalk was poured tight to the wall, thus causing movement as the sidewalk shifted.

## Priority list for water tower

1. The roof hatch cover is sprung and needs to be replaced. I am going to ask for a formal quote on this repair and bring back for next months meeting.
2. Safety railing and 3 inch cleanout can only be done during a drain down. Our next full drain inspection is 2028, so these 2 items will wait until then.
3. Matt and I are going to fix the clearance light and concrete foundation.
4. The last item is washing the mold and mildew on the outside of the tower. This is not something we have to do. Lane Tank estimated \$10,500. I can seek other quotes. I encourage the board to drive up to the tower and look at it. There is no timetable here.



**LANE TANK**  
**COMPANY INC.**  
WATER TOWER PAINTING & REPAIR • INSPECTIONS  
P.O. BOX 500 • MENOMONIE, WI 54751  
OFFICE: 715-235-3110 • FAX: 715-235-5385  
lanetank@charter.net

March 22, 2024

CITY OF MARKESAN

*Attn: Jeff Heberer, W & WW Supt.*

P. O. Box 352

Markesan, WI 53946

RE: 200,000 Gallon Elevated Water Storage Tank

Dear Jeff:

As requested, the following is a list of the tower maintenance needs and upgrades noted in the 2023 inspection report. The first two are typically performed with the tower empty.

The next time the tower is drained for major maintenance painting, an OSHA approved roof safety railing should be installed to provide more secure access to the roof vent and hatches during the annual inspections.

The next time the tower is drained for maintenance or inspection, a 3-inch mud clean out coupling should be installed in the lowest part of the bowl near the overflow pipe location in the dry interior transition cone. The coupling would be plumbed into the overflow pipe using flexible hose. The coupling would be plugged on the wet interior side using a stainless steel threaded plug which can be removed for any cleaning process sending the sediment and water down and out through the overflow pipe.

The following, more critical, items could be performed while the tower is kept in service.

The roof access tube hatch cover is sprung, or binding on the hinge side, and does not allow the cover to completely close. The original lock hasp is broken and the lid is currently being held closed with a chain and hook. The hatch assembly should be modified to allow the cover to close for a better seal. A new lock hasp should be installed on the inside of the cover to properly secure the hatch cover which is crucial to help keep birds, insects, and other debris from accessing the dry interior. The cost for this modification would be \$4,500 at today's prices.

The roof clearance light assembly is missing both of its red globes and the fixture appears to be non-functional. If the Utility would like to have the clearance lights operational, the existing fixture could be removed and a new LED fixture installed. The existing power supply line would also have to be evaluated to determine if it is operational. The cost to provide and install a new LED fixture would be \$2,900 at today's prices.

The concrete foundation is beginning to show some minor damage in the form of spalling and loose concrete. These areas should be prepared by power tool or possibly abrasive blasting to remove any loose concrete. These areas could be patched with a high quality concrete patch and recoated to match the color of the remaining foundation. This repair would cost \$3,500 at today's prices.

The exterior of the tower is beginning to show some mold/mildew build up on the sides of the tank and bowl as well as on the basebell. This is a cosmetic concern, however the mold/mildew build up can eventually stain the coating. If the Utility would like to have the tower exterior power washed to remove the build up, the cost would be \$10,500 at today's prices.

Continued

200,000 Gallon Single Pedestal Water Tower  
Markesan, Wisconsin  
Page 2

If the Utility would like a formal proposal for any of the above referenced repairs or modifications, please let us know. Thank you.

Sincerely,

LANE TANK CO., INC.

*Matt Fisher*

Matt Fisher  
President

The wastewater plant has 2 backflow preventers. They are tested every year by Al's Plumbing. This year one of the backflow preventers failed and needs to be replaced. It is original from when the plant was built. I have a price from Supply House for \$5,536.21, and a price from USA Bluebook for \$2,855.53. I am asking for approval to buy the backflow preventer from USA Bluebook for \$2,855.53.

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 TOLL FREE : (800) 548-1234  
 F.E.I.N : 75-2007383

## QUOTE

DATE	4/1/2024
QUOTE	QUOT1066146-3
ACCOUNT NUMBER	85957
QUOTED TO	Jeff Herberer
QUOTED BY	Shontrista
PAGE NUMBER	1 of 1

USE THIS QUOTE# **QUOT1066146-3** ON PO's!

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**Markesan Waterworks**  
 461 W Manchester St  
 Markesan, WI 53946-7285  
 USA

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**Markesan Waterworks**  
 PO Box 352  
 Markesan, WI 53946-0352  
 USA

CUSTOMER PO #	EXPIRES	SALES PERSON	TERMS	SHIP FROM	SHIP VIA
4/1	5/1/2024	Kevin	Net 30 days	IL	FEDEXGRND

  

ITEM #	DESCRIPTION	QTY	U/M	PRICE	EXTENSION
54860	Watts LF909 RPZ Backflow Preventer w/ Strainer, 1.5 in	1	ea	\$2,821.95	\$2,821.95

  

MERCHANDISE	MISCELLANEOUS	FREIGHT	TAX	TOTAL
\$2,821.95	\$ 0.00	\$ 33.58	\$0.00	\$2,855.53

\_\_\_\_\_  
 Authorized Signature

\_\_\_\_\_  
 PO (If Required)

Please note that your order may be subject to applicable taxes based on current rates at the time your order is completed.

This quote and all sales by HD Supply Facilities Maintenance, LTD. d/b/a USABlueBook shall be governed exclusively by the Terms of Sale available at [usabluebook.com/termsforsale](http://usabluebook.com/termsforsale)

**TO ORDER:**For your convenience, you may simply sign and return via email to [customerservice@usabluebook.com](mailto:customerservice@usabluebook.com). We will process your order promptly and email a confirmation so you know we have it. If you prefer to call your order in or have additional questions or concerns, you may contact our Customer Service Department at (800) 548-1234. Please note any changes to the quantities or shipping address.

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< Watts 909 Bronze RPZ Assemblies

## 1-1/2" LF909HWM1-QT Bronze RPZ Assembly Lead Free

Brand: [Watts](#) SKU: 0792034 (0) Q&A: (0)

— + \$5,536.21 each

ADD TO CART

Backorder Get it Fri, Dec 29 - Mon, Jan 29

MANUALS (3)

This item replaces: 0385721

**Replacement Parts**  
[View All](#)

**Free Shipping** This item ships free

**Easy Returns** No restocking fee for 90 days

### Product Highlights

1-1/2"

**LEAD FREE** Yes

**Bronze**

**175 PSI**

**Male Threaded Connection**

### Description

Series LF909 Lead Free\* Reduced Pressure Zone Assemblies prevent the reverse flow of polluted water from entering into the potable water supply due to backsiphonage and or backpressure. It consists of a Lead Free\* bronze body construction, bronze ball valve shutoffs, and bronze test cocks. Series LF909 features a "air-in/water-out" design principle for protection during emergency combined backsiphonage and backpressure conditions. It is ideal for

**RESOLUTION NO. 01-2024**

**PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT  
POLICE POWERS UNDER CHAPTER 330, STREETS & SIDEWALKS OR 330-22 OF THE  
MUNICIPAL CODE AND SECTION 66.0703 OR 66.0701 WI STATS**

Resolved, by the Common Council of the City of Markesan, Wisconsin:

The Common Council hereby declares its intention to exercise its police powers under Section 66.0703 WI Stats. And of the Municipal Code to levy and collect special assessments upon property within the following described area for benefits conferred upon such property as the result of installation and repair and/or replacement of sidewalks thereon:

All properties throughout the City of Markesan determined to have substandard sidewalks and were so marked by City Personnel in 2024.

The Council further declares:

- a. Upon completion of the project, the amount of assessment shall be determined and levied.
- b. That the cost of such installation and repair and/or replacement shall be the sole responsibility of the property owner.
- c. That the property owner may choose to repay the City of Markesan over a three year period, with one-third of the original balance due on each anniversary date plus simple interest of 9% per annum for each of the three years, and that the property owner may choose to repay in full or part at any time, paying principal due plus interest to date. Further, the property owner has the option of paying in full for said project within 30 days of invoice without interest or penalty.
- d. All assessments that are \$350 or less must be paid within 30 days of invoice. All such payments will not be charged interest or penalty.
- e. No assessment for said project may be deferred while no use of the improvement is made in connection with the property affected.
- f. The Director of Public Works shall prepare a report which shall consist of:
  - I. Final plans and specifications for the work
  - II. A statement of the cost of the work, service, or improvement of said project
  - III. A schedule of the proposed benefits
  - IV. A statement that each property against which the assessment are proposed have been inspected and is benefited, setting forth the basis of such benefit

- g. When the report is complete for each project, the Director of Public Works shall file a copy of the report with the City Clerk for inspection.
- h. Upon receiving the report, the Clerk shall cause notice to be given stating the nature of the proposed improvement, the general boundary lines of the proposed assessment district, time and place of the public hearing on the matters contained in the preliminary resolution and report. This notice shall be published as a Class 1 notice and a copy shall be mailed at least 10 days before the hearing to every interested party.
- i. The hearing shall be held in the Markesan Municipal Building at a time to be set by the Clerk.

Adopted and approved this 9<sup>th</sup> day of April, 2024 by the City of Markesan Common Council.

Passed by a vote of Aye      , Nay      , Absent      and Abstain.

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Rich Slate, Mayor

ATTEST:

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Elizabeth Amend, City Clerk-Treasurer