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common council
reports.



Common Council
Chambers
8640 S. Howell Ave.
PO Box 27
Oak Creek, WI 53154
(414) 768-6500

COMMON COUNCIL MEETING AGENDA

TUESDAY, SEPTEMBER 2, 2014
AT 7:00 P.M.

COUNCIL MEETINGS CAN BE SEEN LIVE ON GOVERNMENT ACCESS CHANNELS 25 AND 99

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 8/19/14

Recognition

4. **Resolution:** Consider Resolution No. 11532-090214, Resolution of Appreciation to Fredrick G. Fairbanks, Jr., retiring Utility Distribution Manager. (by Committee of the Whole).
5. **Mayoral Proclamation:** Congratulations to the Oak Creek Historical Society on the Celebration of their 50th Anniversary.

Old Business

6. **Motion:** Consider a motion to authorize staff to take preliminary steps to amend the boundaries and project plan for Tax Increment Financing District No. 9 to include the property at 813 W. College Avenue (held 8/19/14) (1ST District).

New Business

MAYOR & COMMON COUNCIL

7. **Motion:** Consider a motion to award a copier purchase contract to Gordon Flesch Company Inc., in the amount of \$28,420.98, for replacement of the Cannon 8500 and the Cannon 2880i copiers in the City Clerk's office at City Hall (Project No. 13040) (by Committee of the Whole).
8. **Motion:** Consider a motion to authorize the Information Technology Department to enter into an agreement with Trace Technologies for construction of the City Fiber Optic Wide Area Network, at an estimated price of \$229,500 (Project No. 13040) (by Committee of the Whole).
9. **Motion:** Consider a motion to authorize the Information Technology Department to enter into an agreement with Multimedia Communications & Engineering, Inc., (M.C. & E.) for construction inspection, stakeout and as-built services for the City Fiber Optic Wide Area Network (WAN), at an estimated price of \$21,593.60 for the project (Project No. 13040) (by Committee of the Whole).

10. **Motion:** Consider a *motion* to approve the 2014 Vendor Summary Report in the amount of \$1,091,592.35 (by Committee of the Whole).

ENGINEERING

11. **Motion:** Consider a *motion* to authorize the purchase of replacement Global Position System survey equipment from Seiler in the amount of \$33,050 (by Committee of the Whole).
12. **Resolution:** Consider *Resolution* No. 11538-090214, granting to WE Energies a 12-foot-wide permanent electric easement at 255 E. Centennial Dr. (Tax Key No. 860-9037) (3rd District).
13. **Resolution:** Consider *Resolution* No. 11539-090214, granting to WE Energies a permanent electric easement at 8040 S. 6th Street (Tax Key No. 813-9034) (2nd District).

LICENSE COMMITTEE

The License Committee did not meet prior to the 9/2/14 meeting. Tentative recommendations are being made as follows:

14. **Motion:** Consider a *motion* to grant an Operator's license to the following (*favorable background report received*):
 - Ryan Rawley, 460 W. Lagoon Ln., Oak Creek (Woodman's)
 - Rebecca Delanoy, 2627 S. 6th St., Milwaukee (Back to Lucy's)
 - Daniel Falkenstein, 6044 S. 27th St., Milwaukee (PDQ)
 - Richard Chacon, 2415 13th Ave., South Milwaukee (Speedway)
15. **Motion:** Consider a *motion* to grant a temporary Class B Beer license to Kendall Cortright, Agent, St. John's Lutheran Church, 10302 S. 27th St., for Oktoberfest, September 27, 2014.
16. **Motion:** Consider a *motion* to grant a temporary Class B Beer/Wine license to Tami-Lea Mackey, St. Matthew Congregation, 9329 S. Chicago Rd., for St. Matthew Bulldog Bash Auction, November 8, 2014.
17. **Motion:** Consider a *motion* to grant a change of agent to Pick 'n Save 2320 W. Ryan Rd., from Richard T. Romel to Jacquelyn N. Kober, 1785 W. Meyer Ln., Oak Creek (*departmental approvals received*).

Adjournment.

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 S. Howell Avenue, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members 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

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

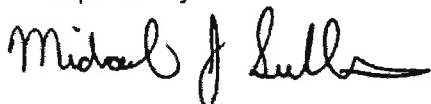
Item No.: 4

Recommendation: That the Common Council adopt Resolution No. 11532-090214, a Resolution of Appreciation to FREDRICK G. FAIRBANKS, JR., retiring Distribution Manager.

Background: FREDRICK G. FAIRBANKS, JR. served the City of Oak Creek Water and Sewer Utility for 23 years and 7 months, and his career dictates that he be honored with this Resolution of Appreciation.

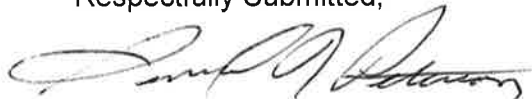
Fiscal Impact: None.

Prepared by:



Michael J. Sullivan
General Manager

Respectfully Submitted,



Gerald Peterson, ICMA-CM
City Administrator

Fiscal Review by:



Bridget Souffrant
Finance Director

RESOLUTION NO. 11532-090214
BY: COMMITTEE AS A WHOLE

RESOLUTION OF APPRECIATION
TO
FREDRICK G. FAIRBANKS, JR.

WHEREAS, FREDRICK G. FAIRBANKS, JR. began his employment with the City of Oak Creek Highway Department on June 4, 1984, as a full-time Laborer; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. transferred to the City of Oak Creek Water & Sewer Utility on February 4, 1991, as a full-time Utility Service Worker; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. responded to water main breaks in the early morning, late evening, and weekend hours and in inclement weather and read meters on foot, inspected the installation of water and sanitary sewer mains, flushed fire hydrants, climbed and inspected water towers, and spent countless hours maintaining lift stations; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. utilized his many talents as an auto mechanic, which was a considerable cost-savings for the Utility; implemented our fleet maintenance program including the purchasing of parts, recorded inventory with a computerized program; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. was promoted to Distribution Manager on November 6, 2006; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. was meticulous in his record keeping and was instrumental in the city-wide change-over of individual meter equipment from the Trace system to the Orion electronic radio-read meter system, supervised the meter department; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. developed and fabricated specialized tools to improve the speed of which repairs could be made to water system components; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. served on the City's insurance committee and safety committee; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. strived to improve the water industry by sharing his expertise with other utilities through his role on the Wisconsin Water Association's Distribution Committee; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. believed that our customers were always the top priority and treated them with the utmost courtesy; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. received numerous oral and written accolades from the public commending him and his department on his efficiency and professionalism; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. has been a valuable employee during his years of dedicated service by virtue of his self-sacrifice and many tireless hours responding to the calls of its citizens; and,

WHEREAS, FREDRICK G. FAIRBANKS, JR. has retired from his position of Distribution Manager with the Oak Creek Water and Sewer Utility, effective September 2, 2014, after completing 23 years and 7 months of full-time service.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek, for and on behalf of the citizens of the City of Oak Creek, that sincere gratitude and appreciation be extended to FREDRICK G. FAIRBANKS, JR. for his years of dedicated and faithful service to the City of Oak Creek and the Water and Sewer Utility, and that best wishes for good health and happiness be extended to FREDRICK G. FAIRBANKS, JR. and his family for future years.

BE IT FURTHER RESOLVED that this resolution be spread upon the minutes of this meeting and that the City Clerk is hereby directed to transmit a suitable copy thereof to FREDRICK G. FAIRBANKS, JR.

Passed and adopted this 2nd day of September, 2014.

President, Common Council

Approved this 2nd day of September, 2014.

Mayor, City of Oak Creek

ATTEST:

City Clerk

VOTE: Ayes: _____ Noes: _____

MAYORAL PROCLAMATION
CONGRATULATIONS TO
OAK CREEK HISTORICAL SOCIETY
ON THE CELEBRATION OF THEIR 50TH
ANNIVERSARY
SUNDAY, SEPTEMBER 7, 2014

WHEREAS, the Oak Creek Historical Society was formed in 1964, by dedicated Oak Creek citizens who wished to save the original Town Hall from demolition; and

WHEREAS, the Oak Creek Historical Society maintains a collection of artifacts from Oak Creek, in addition to an archive of historical information; and

WHEREAS, the Oak Creek Historical Society has compiled the largest collection of Oak Creek related historical records; and

WHEREAS, the Oak Creek Historical Society museum complex has been designated a Milwaukee County Landmark; and

WHEREAS, the Oak Creek Historical Society complex houses five historical buildings, including the Oak Creek Town Hall, built in 1874, which served as the local government headquarters and was in use until 1963; and the Hughes' Cabin, built in the 1840's for Thomas and Bridget Hughes, Irish immigrants who purchased the land and built in the Oak Creek area; and

WHEREAS, the Oak Creek Historical Society continues to maintain and greet visitors at its historical buildings, providing a hands-on history lesson for young and old alike; and

WHEREAS, the Oak Creek Historical Society will commemorate their 50th Anniversary during their 16th Annual Fall Festival, to be held on Sunday, September 7, 2014; and

WHEREAS, the free family event will run from 11:00 a.m. to 4:00 p.m. and will allow visitors to tour the museum buildings and view other special exhibits brought in for the festival, including a display showcasing some of the Society's achievements from the past 50 years, re-enactors and exhibitors from living history groups, and World War I and World War II artifacts from the Red Arrow 32nd Division; and well as blacksmith, spinner, and weaving demonstrations.

NOW, THEREFORE BE IT RESOLVED, that on this day, Tuesday, September 2, 2014, that I, Stephen Scaffidi, Mayor of the City of Oak Creek, congratulate the Oak Creek Historical Society on their 50th Anniversary; and

BE IT FURTHER RESOLVED that the City Clerk be and is hereby directed to transmit a suitable copy thereof to the Oak Creek Historical Society.

Dated this 2nd day of September, 2014.

Stephen Scaffidi, Mayor

Catherine Roeske, City Clerk

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

Item No.: 6

Recommendation: That the Council authorize staff to take preliminary steps to amend the boundaries and project plan for Tax Increment Financing District No. 9 to include the property at 813 W. College Avenue.

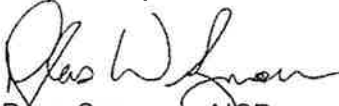
Background: The City has been approached by a firm interested in developing the property at 813 West College Avenue for manufacturing and distribution users. A preliminary concept plan is included as an attachment to this report.

This site has historically been used as a clean fill landfill site. Its development poses several challenges due to its topography, environmental restrictions and proximity (or lack thereof) to utilities. The scale and quality of the development at this location would be restricted if not for public sector assistance to assist with extraordinary development costs (see the attached cost estimate – prepared by the developer)

While it remains the City's goal of encouraging private sector development without public sector assistance there does appear to be enough justification in this instance to further investigate the extension of the TIF district to include this property.


Fiscal Impact: The costs incurred in the planning of a TIF district are eligible to be reimbursed as part of the district. The additional investment made possible by the amendment of this TIF district will have a positive fiscal impact on the City, and ultimately all of the taxing jurisdictions.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully submitted,



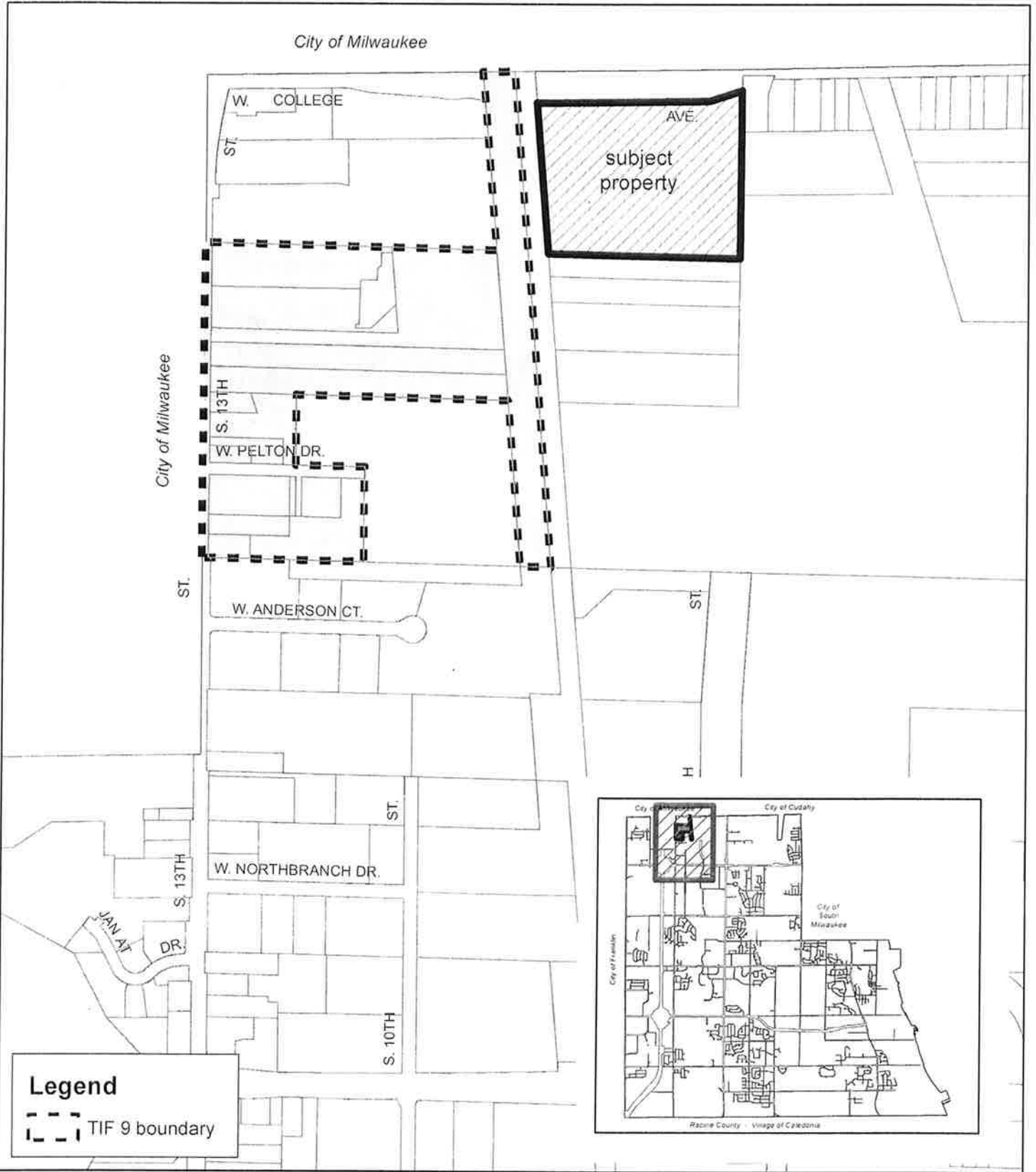
Gerald Peterson, ICMA-CM
City Administrator

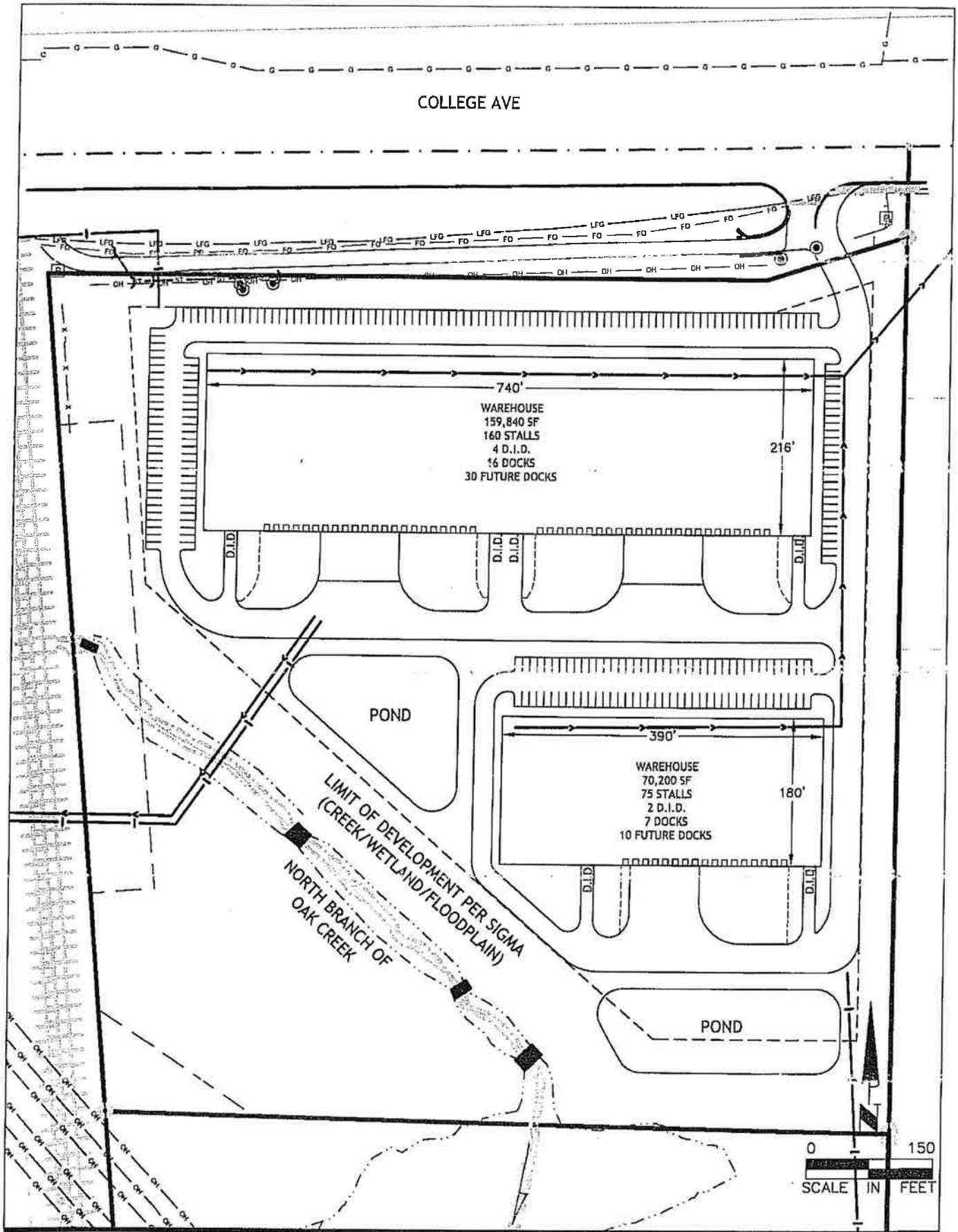
Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director / Comptroller

TIF #9 - Location Map





CONCEPTUAL SITE PLAN
OAK CREEK, WI

06/19/2014

Extraordinary Costs - College Avenue Site

Oak Creek, WI

7/17/2014

Description	Qty	Unit	Unit Price	Amount
Watermain from West				
Live Tap	1	ea	9000	9,000
12" Watermain	1875	lf	90	168,750
RR Xing casing	125	lf	750	93,750
Creek Xing Casing	75	lf	750	56,250
12" Valve	4	ea	3100	12,400
Hydrant and Valve	4	ea	5300	21,200
6" hydrant lead	80	lf	70	5,600
				\$ 366,950
Sanitary from West				
Connect to existing	1	ea	55000	55,000
12" Sanitary	1875	lf	215	403,125
RR Xing casing	125	lf	1320	165,000
Creek Xing Casing	75	lf	700	52,500
				\$ 675,625
Earthwork Uniques:- undocumented fill				
Geopiers	230000	sf	4	920,000
Parking Lot Corrections	24000	sy	5	120,000
Utility trench corrections	1	al	100000	100,000
				\$ 1,140,000
Extensive WDNR Process				
Former dump site - investigation, permitting, plans				\$ 75,000
Traffic Signal at 6th Street:				
Additional turn lanes				\$ 250,000
Intersection and signals				\$ 250,000
Public roadway for new access	350	lf	450	\$ 157,500
				\$ 657,500
				\$ 2,239,450

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

Item No.: 7

Recommendation: That the Common Council consider a motion to award a copier purchase contract to Gordon Flesch Company Inc., in the amount of \$28,420.98, for the replacement of the Cannon 8500 and the Cannon 2880i copiers in the City Clerk's office at City Hall.

Background:

The existing Cannon 8500 black & white copier (purchased in 2004) in the Clerk's office has over 3,200,000 +/- copies on it and has needed many service calls in the past year. As this is the main copier for several departments in the City, it was recommended that it be replaced to provide a more reliable, functional, and cost effective solution for City Hall use.

The Cannon 2880i color copier (purchased in 2007) in the Clerk's office has over 500,000 +/- copies on it and has needed many service calls in the past several months as well.

With the construction of a new building, the plan was to not purchase new copiers until the move to the new building. However, due to the many service calls, Gordon Flesch Company Inc. suggested that by purchasing new copiers now, the City could save on costs per copy. Gordon Flesch Company Inc. will move the copiers to the new building at no additional cost.

As shown in the City Clerk Copier Analysis chart below, the City will save \$4,053.00 in copy costs in the next year. In the new City Hall building, there will be 2 copy/print rooms resulting in a 50% reduction of the number of copiers, as each department will no longer have their own copier.

The new copiers are digital copiers with collating, punching, stapling, printing, scanning and networking capabilities. The copiers were not bid locally as the City was able to purchase them based on a state government bid contract, which results in a considerable cost savings.

Cannon Copier Cost					
Vendor	Brand	Model	Price	2% Cash Discount	Final Price
Gordon Flesch Co.	Cannon	IR6275	\$16,008.00	320.16	\$15,687.84
Gordon Flesch Co.	Cannon	IR C5250	\$13,893.00	277.86	\$13,615.14
Total			\$29,901.00	\$598.02	\$29,302.98

The old copiers would be disposed of by Gordon Flesch Company Inc.

The following table shows the service contract and total cost of service for each copier, per month, and for a 12 month period.

City Clerk Copier Analysis						
Vendor	Brand	Model	Service Cost Per B/W Copy	Service Cost Per Color Copy	Final Monthly Service Cost	12 Month Service Cost
Gordon Flesch Co.	Cannon	IR8500	\$0.01315		\$167.16	\$2,005.95
Gordon Flesch Co.	Cannon	IR C5250	\$0.01646	\$0.1152	\$527.56	\$6,330.72
Gordon Flesch Co.	Cannon	IR6275	\$0.00900		\$121.50	\$1,458.00
Gordon Flesch Co.	Cannon	IR C5250	\$0.00900	\$0.0523	\$235.39	\$2,824.68
Monthly Savings Total					\$337.83	\$4,053.99

The Cannon copiers are being recommended for several reasons. They are similar to operate as the existing copiers, resulting in less of a learning curve for staff. Additionally, Cannon copiers used by the City have been very reliable, and when necessary, Gordon Flesch Co. has been doing a good job of servicing them.

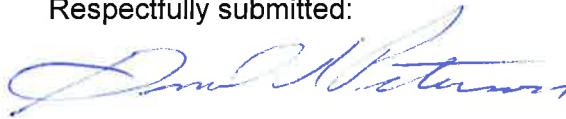
Fiscal Impact: Funding for the project was included in the Technology budget (Project No. 13040) for the new City Hall building project.

Prepared by:



Caesar Geiger
Information Technology Manager

Respectfully submitted:



Gerald Peterson, ICMA-CM
City Administrator

Fiscal review by:



Bridget M. Souffrant
CMTW Finance Director / Comptroller



*City of Oak Creek
Attn: Caesar Geiger
August 26, 2014*

Canon imageRUNNER Advance 6275

- Energy Star Qualified
- 75 Pages Per Minute - Black and White
- (2) 1,500 Sheet Paper Drawers
- (2) 550 Sheet Adjustable Paper Cassettes
- 100 Sheet Bypass Tray
- 8.4" full-color, high resolution TFT Screen
- Up to 11 3/4 x 19 1/4 Size Paper and 14 lb. Bond to 140 lb. Index
- 300 Sheet Single Pass Duplex Document Feeder
- Automatic Duplexing
- Network Printing - UFR II & PCL
- Network Scan to E-mail, File, FTP, SMB
- Scan as PDF Compact - Decreases File Size of Color Scans
- Scan to PowerPoint
- Scan as Text Searchable PDF & XPS
- 1.5 GB Standard RAM + 160 GB HDD
- 1,200x1,200 dpi Resolution
- 100 User Inboxes
- USB Memory
- Data Erase Kit
- 3,500 Sheet Paper Deck (8 1/2 x 11 Paper Size) ~~-\$1,607.00~~
- Direct Print & Scan for Mobile
- Booklet Finisher
- Hole Punch Unit
- Delivery, Installation & Training
- Access To Our Technical Support Center



Picture May Not Represent Final Configuration

GFC Purchase Plan

Purchase Price

Canon iR Advance-6275

\$16,008.00

imageCARE Toner Inclusive Maintenance Agreement

\$876.00 per quarter to include 45,000 B&W Combined Impressions and 9,000 Color impressions. All B&W impressions over 45,000 to be billed at \$.0082 per impression. All Color impressions over 9,000 to be billed at \$.0485 per impression. Includes toner, drum, all parts, labor, travel time, technical updates and emergency calls. Also included is on-site Preventive Maintenance through Gordon Flesch Company's Quality Assurance Program.

2% Cash Discount If Paid On Or Before Delivery = \$320.16

Pricing Does Not Include Applicable Sales Tax

Pricing Good Until 9/11/2014 and Delivered by 9/29/2014



TECHNOLOGY THAT WORKS. PEOPLE WHO PERFORM.®



City of Oak Creek
Attn: Caesar Geiger
August 26, 2014

Canon Color imageRUNNER Advance C5250

- 50 Pages Per Minute - Black and White
- 45 Pages Per Minute - Color
- (4) 550 Sheet Standard Paper Cassettes
- 100 Sheet Bypass Tray
- 8.4" full-color, high resolution Tilt Screen
- Up to 12x18 Size Paper and 14 Bond to 140 lb. Index
- 150 Sheet Single Pass Document Feeder
- Automatic Duplexing
- Network Printing - UFR II & PCL
- Network Scan to E-mail, File, FTP
- Scan to PowerPoint & Word
- Scan as PDF Compact - Decreases File Size of Color Scans
- Scan with 128 Bit Encryption
- Scan as Text Searchable PDF
- 2 GB Standard RAM + 160 GB HDD
- 1,200x1,200 dpi Resolution
- Data Erase Kit
- PS Print Controller
- Super G3 Fax Board
 - Outbound Network Faxing
 - Inbound Fax Routing
 - Dedicated Output Tray
- Direct Print & Scan for Mobile
- Staple Finisher



Picture May Not Represent Final Configuration

- Delivery, Installation & Training
 - Access to Our Technical Support Center
- Optional Accessories**
- Hole Punch Unit

GFC Purchase Plan

	<u>Purchase Price</u>
Canon iR Advance-C5250	\$13,893.00
Optional Accessories	
Hole Punch Unit	\$485.00

imageCARE Toner Inclusive Maintenance Agreement

\$876.00 per quarter to include 45,000 B&W Combined impressions and 9,000 Color impressions. All B&W impressions over 45,000 to be billed at \$.0082 per impression. All Color impressions over 9,000 to be billed at \$.0485 per impression. Includes toner, drum, all parts, labor, travel time, technical updates and emergency calls. Also included is on-site Preventive Maintenance through Gordon Flesch Company's Quality Assurance Program.

2% Cash Discount If Paid On Or Before Delivery = \$277.86

Pricing Does Not Include Applicable Sales Tax

Pricing Good Until 9/11/2014 and Delivered by 9/29/2014



TECHNOLOGY THAT WORKS. PEOPLE WHO PERFORM.®

Information herein is proprietary and confidential to Gordon Flesch Co. Inc (GFCI) and shall not be used or disclosed without prior written consent of GFCI.

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

Item No.: 8

Recommendation: That the Common Council consider a motion authorizing the Information Technology Department to enter into an agreement with Trace Technologies for the construction of the City Fiber Optic Wide Area Network for an estimated price of \$229,500.00.

Background: Since 1999, the City has used T1 lines and wireless radios to connect the various City buildings for the purpose of integrating telephone, paging, radio and data (computer) traffic. During the last fifteen years, additional network traffic has created the need for additional bandwidth. This has resulted in extremely slow network traffic between buildings. The only option that will provide increased bandwidth, security and data continuity, is to provide a fiber optic connection between the City buildings. This project will connect the following City buildings with fiber optic cables:

1. Fire Station 3 – 6000 S. 6th St.
2. Water Utility Administrative Office – 170 W. Drexel Ave.
3. Future City Hall/Library – 8040 S. 6th St.
4. Future Fire Station 1 – 255 East Centennial Dr.
5. Street Garage – 800 West Puetz Rd.
6. Police Dept. – 301 West Ryan Rd.

A request for sealed bids on the construction of the above fiber project was advertised and twelve proposals were received/reviewed by the Information Technology Department and M.C. & E. Criteria for bid evaluations included qualifications of the contractor, experience, references, and fees.

Fiber Optic Bids		
	Company	Bid Amount
1	Trace Technologies	\$229,500.00
2	CableCom, LLC	\$391,129.61
3	Central Cable	\$403,671.00
4	H&H Utility Excavating	\$419,802.69
5	Pro Electric	\$415,000.00
6	Corevac, LLC	\$398,143.00
7	CCI Systems	\$448,651.14
8	MP Nexlevel	\$517,063.77
9	Turnkey Network Solutions	\$579,093.50
10	Holtger Brothers, Inc.	\$588,308.00
11	Meyer Services	\$660,868.00
12	Michels Corp	\$713,434.91

This bid contract is for the construction of the fiber conduit and includes the costs/labor for the fiber splicing. The cost of permits (State, County, railroad etc.) and the fiber cables will be purchased separately under a different contract.

Fiscal Impact: This work will be paid from CIP funds reserved in Project Number 13040 - Library/City Hall/Civic Center.

Prepared by:



Caesar Geiger
Information Technology Manager

Respectfully submitted:



Gerald Peterson, ICMA-CM
City Administrator

Fiscal review by:



Bridget M. Souffrant
CMTW Finance Director / Comptroller

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

Item No.: 9

Recommendation: That the Common Council consider a motion authorizing the Information Technology Department to enter into an agreement with Multimedia Communications & Engineering, Inc., (M.C. & E.) for construction inspection, stakeout and as-built services for the City Fiber Optic Wide Area Network (WAN).

Background: The City of Oak Creek issued a RFP to contract with a firm for the design, preparation of plans, specifications, construction services, cost estimates and obtaining of permits for a Fiber Optic WAN. The request for the RFP was advertised in September, 2013 and five proposals were received/reviewed by the Information Technology Department. Criteria for proposal evaluations included professional qualifications of the firm, experience of the design personnel, references, and fees.

Most of the proposals came from established engineering firms with personnel of varying levels of experience. Two firms did not meet the criteria as outlined in the RFP. The remaining three firms met the requirements as detailed in the RFP.

The three firms were Multimedia Communications & Engineering, Inc., Compass Consultants Inc., and Elert & Associates. After evaluating the three proposals, the Information Technology Department selected M.C. & E. as the best fit to provide design services for the City fiber project.

The design of the project and bidding is now completed and the second phase of the project is ready to begin. The construction inspection, stakeout and as-built services proposed by M.C. & E. for the fiber project is estimated at \$21,593.60 for the project.

Fiscal Impact: This work will be paid from CIP funds reserved in Project Number 13040 - Library/City Hall/Civic Center.

Prepared by:



Caesar Geiger
Information Technology Manager

Respectfully submitted:



Gerald Peterson, ICMA-CM
City Administrator

Fiscal review by:



Bridget M. Souffrant
CMTW Finance Director / Comptroller



Multimedia Communications & Engineering, Inc.
 PO Box 11064 Green Bay, WI 54307-1064 ph (920) 676-0494
Placing technology at your fingertips

Quotation 07202014-01

Page: 1 of 1

Date 20-Jul-14

TERMS
 Valid for 30 days from above date
 Payment Due Net 30 days

CUSTOMER	
Company Name	City of Oak Creek
Contact	Caesar Geiger
Title	Information Technology Manager
Address	4640 S. Howell Avenue
City/State/Zip Code	Oak Creek, WI 53154
Phone	414-768-9587
Fax	414-768-9587

SERVICES

Unit	Description	Cost
1	<p>City of Oak Creek Fiber Optic Project Management Services *MC&E Project Management Services - Includes 2 Days Onsite per Week</p> <p>TASKS PROVIDED:</p> <ul style="list-style-type: none"> - Distribution of plans and specifications to selected contractor - On-site Management of duct/cable installation per specifications and other authorized agency requirements - Preparation of weekly project progress reports - Reception and inventory of project materials - Distribution of project materials to contractor - Coordination with representatives from City, County, and State DOT to ensure placement of duct per permitting requirements - Vallidate Fiber Optic Test Results - Validation of contractor invoices - Validation of material vendor invoices - As Built GPS Survey route after installation - Create and deliver As Built drawings 	\$21,593.60
Subtotal		\$21,593.60
Sales Tax		\$0.00
Grand Total		\$21,593.60

AUTHORIZATION

Joel P. Mikulskay

 Authorization
 Multimedia Communications & Engineering

 Authorization
 Authorized Customer Representative

7/20/2014

 Date

 Customer PO

This Quotation has been prepared using information that was provided from the customer through interaction with authorized Multimedia Communications & Engineering (MC&E) staff. The validity of this quotation has hereby been determined from this information. Changes in scope of services could render parts or all of this quotation invalid, unless otherwise negotiated by MC&E staff and the Customer.

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

Item No.: 10

Recommendation: That the Common Council approves payment of the obligations as listed on the August 27, 2014 Vendor Summary Report.

Background: Of note are the following payments:

1. \$76,925.36 to Advanced Disposal-Muskego-C6 (pg #1) for landfill and recycling charges.
2. \$13,212.00 to Arlington Computer Products (pgs #1-2) for software and JBOD computer components.
3. \$60,203.46 to Benistar/UA-6803 (pg #3) for September retiree Medicare supplement.
4. \$9,786.13 to Bray Associates Architects Inc. (pg #3) reimburses fees paid for securing approval of authorities having jurisdiction over DTS.
5. \$697,910.00 to Corporate Contractors Inc. (pg #4) for city hall/library and fire station #1 building contract payments.
6. \$6,685.00 to Gerber Leisure Products, Inc. (pg #6) for wood fiber surfacing and disc challenge components.
7. \$13,376.87 to Godfrey & Kahn S.C. (pgs #6-7) for June legal services regarding Lakeview and DTS projects.
8. \$19,102.60 to Graef (pg #7) for April/May professional services on Oakview Business Park construction monitoring and erosion control inspection costs.
9. \$9,867.40 to National Insurance Company (pg #10) for disability insurance.
10. \$44,141.83 to North American Salt Co (pg #10) for early fill.
11. \$11,868.75 to R.A. Smith National (pgs #12-13) for May/June DTS construction services.
12. \$32,470.13 to WE Energies (pgs #14-15) for gas/electric utilities and street lighting.
13. \$24,293.41 to World Fuel Services, Inc. (pg #15) for fuel inventory.

Fiscal Impact: Total claims paid of \$1,091,592.35

Prepared by/Fiscal Review by:

Respectfully submitted,



Bridget M. Souffrant, CMTW
Finance Director/Comptroller



Gerald R. Peterson, ICMA-CM
City Administrator

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

Item No.: 11

Recommendation: That the Common Council authorizes the purchase of replacement Global Positioning System (GPS) survey equipment.

Background: The GPS field survey equipment has failed. The estimate for repair of the main board, the bluetooth module and the internal antenna is \$6,933. The Engineering Department has researched the issue and recommends replacement over repair. The existing GPS equipment was purchased in 2007, and we have had almost eight years of fairly reliable service with the equipment, which has generally been used on a daily basis. The state of GPS technology and equipment has changed over that eight-year period.

Repairing the unit would get us back up and running, but it is aging equipment so we do not have a high degree of confidence that we would get many more years of service before we experience more problems, and we would be back to relying on the single radio base station which is a fading process in GPS surveying that will not be replaced once it fails.

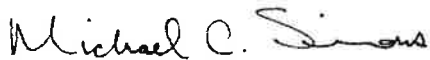
The proposed purchase is a Trimble R10 unit, which has many improvements over the existing unit. The R10 uses WISCORS, a network of base stations continually maintained by WisDOT, thus it would not be reliant on the single radio base station like the existing GPS system. Our recent field testing of the R10 confirms that it has very good range. It performed quickly in our most notorious "dead zone" in the far SE part of the city, and it also worked well under light tree cover. These are survey shots not possible even with the existing GPS equipment functioning at top performance.

The recommended R10 is a Trimble manufacture, which is compatible with our other survey equipment and software. To purchase Trimble equipment means going through a Seiler representative. We have long standing relationships with local Seiler locations in Franklin (for service) and Sheboygan (for sales). Seiler's proposal of \$33,050 includes a limited-time discount of \$2,301.75 if the purchase is completed before September 30, 2014.

For comparison purposes we requested information from another manufacturer, but that came back as non-responsive to the specifications.

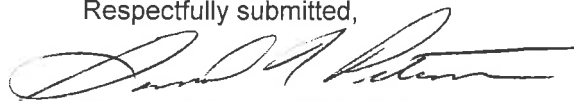
Fiscal Impact: Funding for the \$33,050 GPS purchase would come from Project No. 12045, which was set up as an equipment replacement fund and has a balance of \$750,000.

Prepared by:



Michael C. Simmons, P.E.
City Engineer

Respectfully submitted,



Gerald Peterson, ICMA-CM
City Administrator

Fiscal review by:





Bridget M. Souffrant, CMTW
Finance Director/Comptroller



Sales Quotation

City of Oak Creek, WI
 Brian Johnston
 bjohnston@oakcreekwi.org
 (414) 768-6531
 8640 South Howell Ave.
 Oak Creek, Wisconsin 53154

Date Issued: 08/19/2014
Quote Expiration: 09/18/2014
Quote Number: 00004287

Qty	Part Number	Product Description	Unit Price	Subtotal
1.00	R10-001-60	 TRIMBLE R10, 410-470 internal radio - Includes: <input type="checkbox"/> Trimble R10 GNSS Receiver <input type="checkbox"/> UHF Radio Antenna with SMA Connector-(Trimble R10 models with UHF / VHF radio only) <input type="checkbox"/> Rechargeable Battery (2x) <input type="checkbox"/> Dual Battery Charger with Battery Slot Inserts and int. Power Supply <input type="checkbox"/> Quick Release Adapter <input type="checkbox"/> USB Office Data and Power Y-Cable- <input type="checkbox"/> USB Field Data Cable <input type="checkbox"/> Quick Start Guide, Warranty Activation Card, Trimble WEEE Card <input type="checkbox"/> Trimble R10 Transport Case	\$25,500.00	\$25,500.00
1.00	TSC3-01-1012	 Trimble TSC3, w/Trimble Access, no internal 2.4 GHz radio, ABCD keypad	\$5,495.00	\$5,495.00
1.00	TRADEIN-TSC3	TRIMBLE TSC3 TRADE IN PROGRAM# SVT000023 -Trade-in unit must be functional -Program expires 9/30/14 - CREDIT ISSUED WHEN UNITS ARE RETURNED	-\$1,000.00	-\$1,000.00
1.00	82768-00	Trimble TSC3 Accessory GNSS Accessory Kit	\$320.00	\$320.00
1.00	SA-ROADS-P	Trimble Access - Roads; Perpetual License	\$1,500.00	\$1,500.00
1.00	43169-20	Rod - 2.5m Carbon Fiber Telescopic Range Pole with Bipod	\$561.75	\$561.75
1.00	EWLS-GPSROVR-SYSTEM	Warranty - Survey GPS Rover System Hardware, Firmware and Field Software Maintenance	\$1,185.00	\$1,185.00
1.00	TRAINING-SURVEY	SEILER TRAINING- SURVEY DIVISION	\$1,295.00	\$1,295.00
1.00	TS-SURVEY	Seiler 1 year Survey Technical Support Priority Technical Support Agreement Includes: • Phone numbers and a dedicated e-mail address for direct contact to all Seiler support technicians. NOTE: Does not include training services. • Priority response to support cases (usually within 1-2 hours). • Access to invitation-only live and pre-recorded webinars on hardware and software procedures to stay productive. Streaming recordings will be made available if you can't make the live sessions. Multiple users in the same office	\$495.00	\$495.00



Sales Quotation

can have access to these sessions through one support agreement. • Special invitation for one user per support agreement to a half day of group classroom training offered on a current Survey products and Survey software. Certificate of attendance will be provided. • Customers with current priority technical support agreements receive discounts on Survey product extended warranties and maintenance agreements.

1.00	SI-TNL- DISCOUNT	SEILER DISCOUNT	\$-2,301.75	\$-2,301.75
------	---------------------	-----------------	-------------	-------------

This is not an invoice: Applicable sales tax will apply			Total	\$33,050.00
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Please contact us:

Terry Lueschow
 605 N. 8th St, Suite 522
 Sheboygan, Wisconsin 53081
 Phone:
 Cell: 920-980-7585
 tlueschow@seilerinst.com

Your signature below acknowledges acceptance of terms and conditions of this quote: 00004262. Please sign and return via fax to: 414-423-0831 or return via email to: tlueschow@seilerinst.com

Signed: _____

Date: _____

Name: _____

Title: _____

Terms: Net 30 Days

Net 30 upon approved credit. Major credit cards accepted and financing options available.

"This sale, service, or rental is exclusively subject to and governed by the Terms and Conditions of Sale referred to in the related quotation and at <http://solutions.seilerinst.com/TermsandConditions.aspx> which are hereby incorporated by reference."

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

Item No.: 12

Recommendation: That the Common Council adopts Resolution No. 11538-090214, a resolution granting to We Energies a 12-foot-wide permanent electric easement at 255 E. Centennial Drive. (Tax Key No. 860-9037) (3rd Aldermanic District)

Background: We Energies designed the electrical service for the new Fire Station #1 currently under construction. The service consists of primary voltage facilities up to and including a transformer near the southeast corner of the building. The transformer will be located within an enclosure designed by the building architect (Bray Associates).

It is We Energies' policy to have all of its primary voltage facilities located within permanent easements. Therefore, this easement must be in force before the service will be installed.

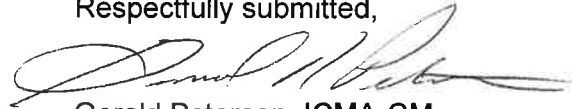
Fiscal Impact: None at this time. With the permanent easement, We Energies would have the right to be compensated for the associated costs if the facilities would ever need to be relocated due to a future project.

Prepared by:



Michael C. Simmons, P.E.
City Engineer

Respectfully submitted,



Gerald Peterson, ICMA-CM
City Administrator

Fiscal review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

RESOLUTION NO. 11538-090214

BY: _____

**RESOLUTION GRANTING TO WE ENERGIES A 12-FOOT-WIDE
PERMANENT ELECTRIC EASEMENT AT 255 E. CENTENNIAL DRIVE**

(TAX KEY NO. 860-9037)

(3RD ALDERMANIC DISTRICT)

WHEREAS, We Energies is requiring a 12-foot-wide permanent electric easement to install a new buried electrical line addressing the City's request for a new electrical service for the proposed Fire Station #1, and;

WHEREAS, the proposed permanent electric easement would be located across the City property at 255 E. Centennial Drive, and;

WHEREAS, the We Energies buried line would bring primary voltage facilities to the transformer and WE Energies requires all of its primary voltage facilities be located within permanent easements;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that the 12-foot-wide permanent electric easement at 255 E. Centennial Drive be granted and the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to transmit the executed easement to WE Energies for their recording of the document in the office of the Register of Deeds in and for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 2nd day of September, 2014.

Passed and adopted this 2nd day of September, 2014.

President, Common Council

Approved this 2nd day of September, 2014.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

**DISTRIBUTION EASEMENT
UNDERGROUND**

Document Number

WR NO. **3636320**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CITY OF OAK CREEK**, hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land twelve (12) feet wide being a part of **Parcel 1 of Certified Survey Map No. 6868**, being a part of the Northwest 1/4 of Section 21, Town 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM A252
PO BOX 2046
MILWAUKEE, WI 53201-2046

860-9037
(Parcel Identification Number)

1. **Purpose:** The purpose of this easement is to install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to the initial installation of said facilities or any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Grantor:

CITY OF OAK CREEK

By _____

(Print name and title): _____

By _____

(Print name and title): _____

Personally came before me in _____ County, Wisconsin on _____,
the above named _____, the _____
and _____, the _____
of the CITY OF OAK CREEK, for the municipal corporation, by its authority, and pursuant to Resolution File
No. _____ adopted by its _____ on _____.

Notary Public Signature, State of Wisconsin

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

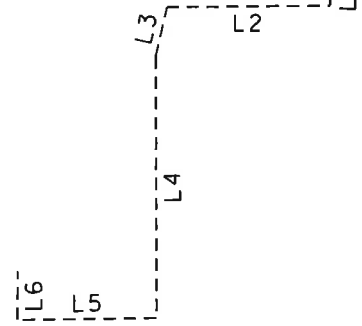
My commission expires _____

This instrument was drafted by Tonya Peters on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.

East Centennial Drive

P.O.B.

N 89°27'57" E 530.76'



Parcel 1

C/L 12' wide We-Energies Esmt.		
NUMBER	BEARING	DISTANCE
L1	S 00°26'11" W	11.51'
L2	S 89°28'19" W	71.67'
L3	S 12°17'43" W	22.05'
L4	S 00°35'08" E	114.11'
L5	S 89°27'42" W	60.88'
L6	NORTH	20.96'

----- = C/L 12' wide We-Energies Easement

EXHIBIT "A"



C.S.M. No. 6868
 N.W. 1/4 Sec.21-5-22
 City of Oak Creek
 Milwaukee County, WI

DRAWN BY: T. Turner
DATE: 7/30/14
WR NUMBER: 3636316 & 3636320
REVISIONS: _____



CITY / TOWN / VILLAGE: **CITY OF FRANKLIN**
 NAME: **CITY OF OAK CREEK FIRE DEPT.**
 LOCATION: **255 E CENTENNIAL DR.**
 REASON: **NEW SERVICE**
 PROJECT ID: **800A, 208/120V, 3-PHASE**
 PREMISE ID: _____ IO #: **5451** CGS #: _____
 SUPERSEDING SUPPLEMENTARY TO: _____ REVISED: _____

PREP BY: **MARK FAHEY**
 CST. OFFICE: **414 423-5067**
 CELL PHONE: **414 507-7193**
 DATE: **7/18/14** APPROVED: _____
 TEL. JOINT USE CONST #: _____
 CATV JOINT USE CONST #: _____
 OPERATING MAP # (PRI): **4248-7472-02**
 FEEDER / LINE #: **Z8445 ABC**

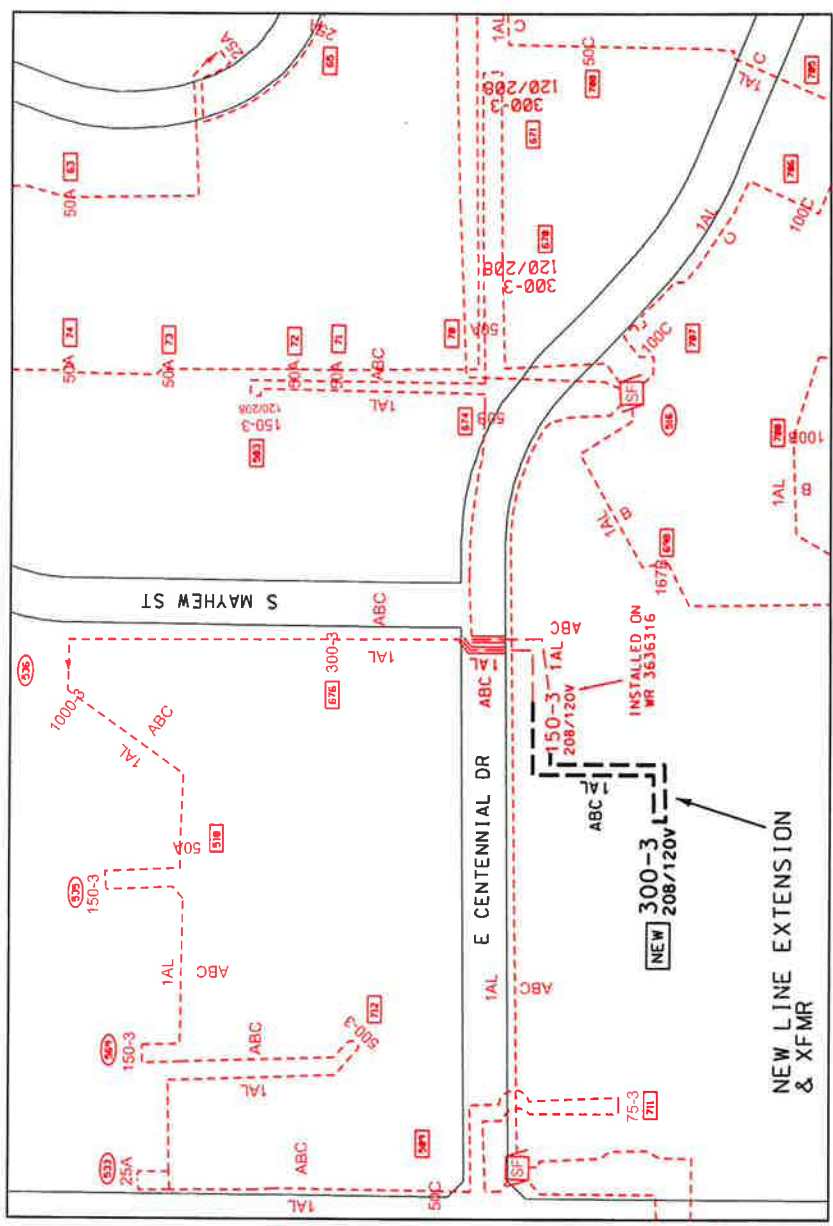
KEY
 \$₆ - 350QXR
 Z_{1,4} - 3-#1AL 25KV
 Z_{1,5} - 3-500AL 28KV

JOB INFO:
 NW 1/4, SEC 21, T5N, R22E
 SITE VISIT COMPLETED BY: **MARK FAHEY**
 JOB OWNER: **GERI GAGLIONE 414 423-5008**
MAIN CONTACTS
 CONTRACTOR/BUILDER: **MIKE DIERINGER 414 852-5214**
 PLUMBER/HVAC:
 ELECTRICIAN: **CHARLES LESPERANCE 920-621-7889**
 CUSTOMER CONTACT: **STEVE CHAMBERLIN 262 796-1600**

CONTINGENCIES & COMMENTS:
 DIGGERS HOTLINE / MISS DIG REQUIRED.
 WE ENERGIES WILL RESTORE IN ROAD ROW ONLY.
 WE ENERGIES WILL NOT HAUL SPOIL.
 CUSTOMER IS REQUIRED TO LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION.
 WE ENERGIES IS NOT RESPONSIBLE FOR ROOT DAMAGE.
 DUCT EXTENSIONS & TRANSFORMER GROUNDING MUST BE INSTALLED BY WE ENERGIES PRIOR TO CONCRETE FLOOR POURING WITHIN THE TRANSFORMER ENCLOSURE.

CUSTOMER'S SIGNATURE OF APPROVAL _____ DATE _____

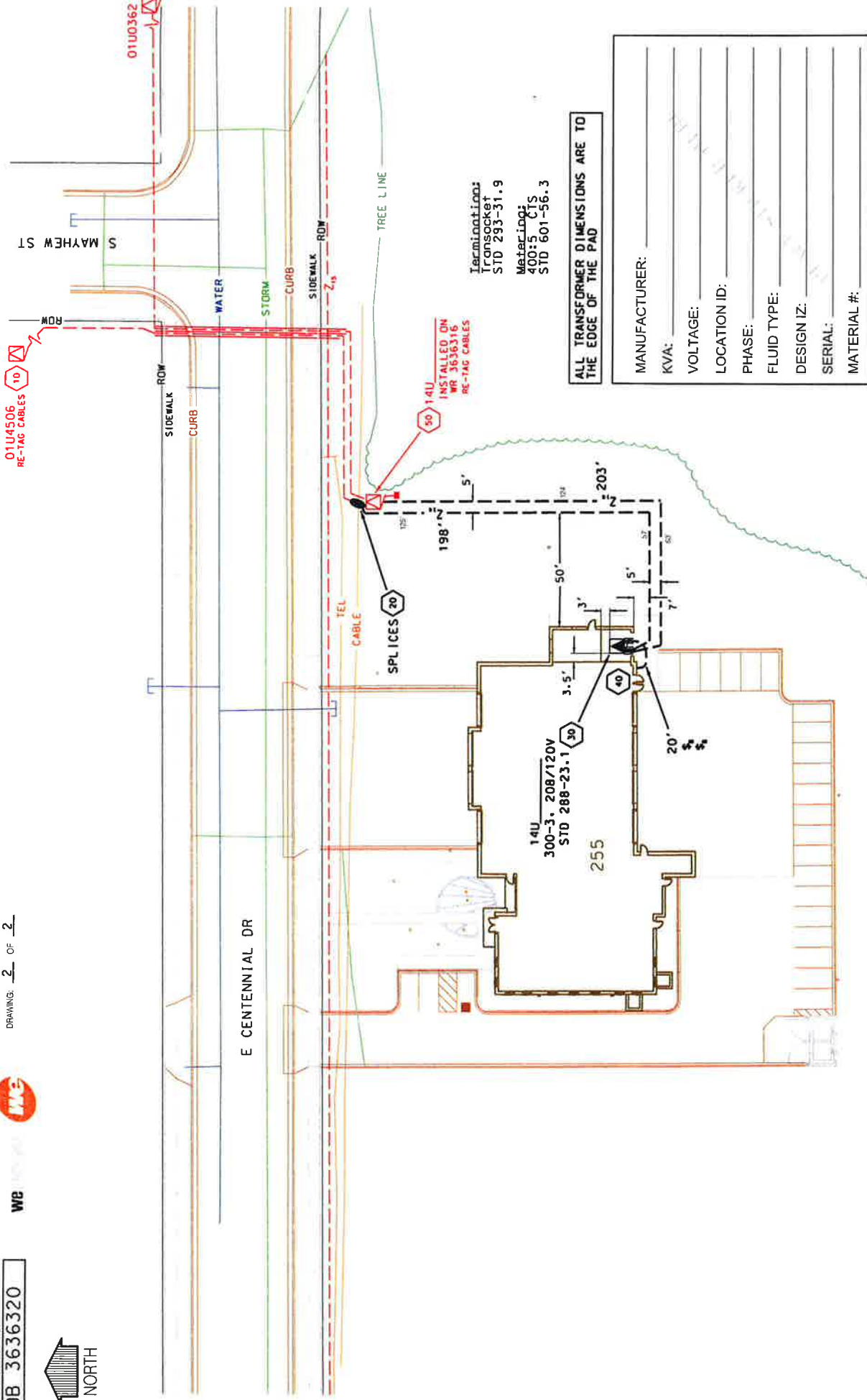
**NOT FIELD VERIFIED
 PROPOSED IN BOLD**





NORTH

E CENTENNIAL DR



ALL TRANSFORMER DIMENSIONS ARE TO THE EDGE OF THE PAD

MANUFACTURER:	_____
KVA:	_____
VOLTAGE:	_____
LOCATION ID:	_____
PHASE:	_____
FLUID TYPE:	_____
DESIGN IZ:	_____
SERIAL:	_____
MATERIAL #:	_____

Termination:
 Transocket
 STD 293-31.9
 Meter Log:
 400:5 CTS
 STD 601-56.3

INSTALLED ON
 WR 3636316
 RE-TAG CABLES

01U4506 RE-TAG CABLES

01U0362

City of Oak Creek Common Council Report

Meeting Date: September 2, 2014

Item No.: 13

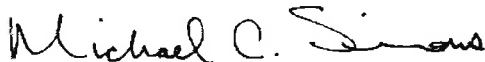
Recommendation: That the Common Council adopts Resolution No. 11539-090214, a resolution granting to We Energies a permanent electric easement at 8040 S. 6th Street. (Tax Key No. 813-9034) (2nd Aldermanic District)

Background: We Energies has designed the electrical distribution network for the Drexel Town Square development. This is the primary voltage facilities backbone that will provide power to all properties in the development. It is We Energies' policy to have all of its primary voltage facilities located within permanent easements. Therefore, the electrical distribution network will be located within permanent easements upon several private properties throughout the development, including the new City Hall/Library parcel at 8040 S. 6th Street.

On this city parcel, the permanent easement will be 6' wide along both the west and east sides of the new building (adjacent and parallel to S. 6th Street and S. Market Street), 6' wide along the east property line, and 15' wide across the southern portion of the currently undeveloped eastern part of the property with a 40'x60' area at the southeast of the corner where W. Market Street becomes S. Market Street.

Fiscal Impact: None at this time. With the permanent easement, We Energies would have the right to be compensated for the associated costs if the facilities would ever need to be relocated due to a future project.

Prepared by:



Michael C. Simmons, P.E.
City Engineer

Respectfully submitted,



Gerald Peterson, ICMA-CM
City Administrator

Fiscal review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

RESOLUTION NO. 11539-090214

BY: _____

**RESOLUTION GRANTING TO WE ENERGIES A PERMANENT
ELECTRIC EASEMENT AT 8040 S. 6TH STREET**

(TAX KEY NO. 813-9034)

(2ND ALDERMANIC DISTRICT)

WHEREAS, We Energies has designed the electrical distribution network to serve all of the Drexel Town Square development, and;

WHEREAS, said We Energies electrical distribution network will be primary voltage facilities and We Energies requires its primary voltage facilities be located within permanent easements, and;

WHEREAS, a portion of said We Energies electrical distribution network will be located within a permanent electric easement upon the City property at 8040 S. 6th Street;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that the permanent electric easement at 8040 S. 6th Street be granted and the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to transmit the executed easement to We Energies for their recording of the document in the office of the Register of Deeds in and for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 2nd day of September, 2014.

Passed and adopted this 2nd day of September, 2014.

President, Common Council

Approved this 2nd day of September, 2014.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

**DISTRIBUTION EASEMENT
UNDERGROUND JOINT**

Document Number

WR NO. **3564044**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CITY OF OAK CREEK**, hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land of various widths being a part of **LOT 4 of Certified Survey Map No. 8573**, being a part of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM A252
PO BOX 2046
MILWAUKEE, WI 53201-2046

813-9034
(Parcel Identification Number)

1. **Purpose:** The purpose of this easement is to install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to the initial installation of said facilities or any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Grantor:

CITY OF OAK CREEK

By _____

(Print name and title): _____

By _____

(Print name and title): _____

Personally came before me in _____ County, Wisconsin on _____,
the above named _____, the _____
and _____, the _____
of the CITY OF OAK CREEK, for the municipal corporation, by its authority, and pursuant to Resolution File
No. _____ adopted by its _____ on _____.

Notary Public Signature, State of Wisconsin

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____

This instrument was drafted by Tonya Peters on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.

KEY

 - BOUNDARY OF JOINT UNDERGROUND EASEMENT

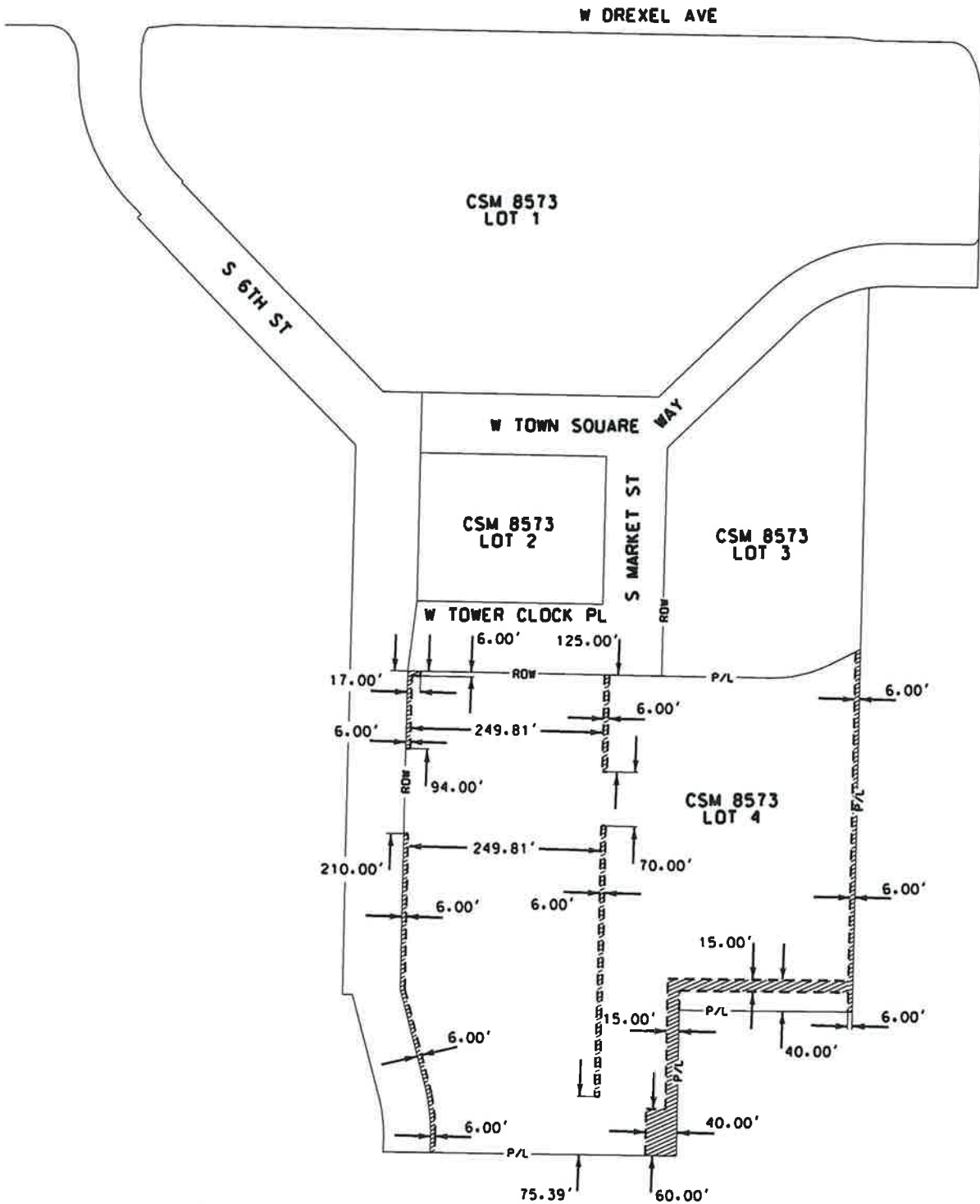


EXHIBIT "A"



CITY OF OAK CREEK
 MILWAUKEE COUNTY
 NE 1/4 SEC 17, T5N, R22E

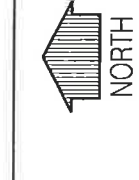
DRAWN BY: **MARK FAHEY**

DATE: **8/13/14**

IDO NUMBER: **WR 3564044**

REVISIONS: _____

\$FILES
\$TIMES
\$DATES



WORK REQUEST NO
OB 3564044

CITY/TOWN/VILLAGE: **CITY OF OAK CREEK**
 NAME: **WISPAK LLC/DREXEL TOWN SQUARE**
 LOCATION: **7929 S HOWELL AVE**

REASON: **NEW LINE EXTENSION**
NORTH LINE EXTENSION/DISTRIBUTION BACKBONE

PROJECT ID: **10354** IO #: **10354** OGS #: **5/22/14**
 PREMISE ID: _____ REVISED: _____

STAMPING STAKED LOCATE ALL UNDERGROUND
 SURVEYOR _____ NO STAKING NEEDED
 TECHNICIAN _____



WB logo

DRIVING: **1** OF **8**

PREP BY: **MARK FAHEY**

DATE: **1/10/14**

PROJECT NO: **4248-7484-02**

FEEDER / LINE #: **Z8445 ABC**

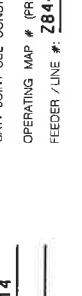
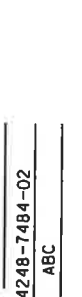
CONTINGENCIES & COMMENTS:
 DIGGERS HOTLINE / MISS DIG REQUIRED.
 WE ENERGIES WILL NOT RESTORE.
 WE ENERGIES WILL NOT HAUL SPOIL.
 CUSTOMER IS REQUIRED TO LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION.

JOB INFO:
 NE 1/4 SEC. 17, T5N, R22E
 SITE VISIT COMPLETED BY: **MARK FAHEY**
 JOB OWNER: **CHARLENE WAHLEN - 414 423-5047**

MAIN CONTACTS:
 WISPAK LLC: **JERRY FRANK** 414 274-4604
 KM DEVELOPMENT CORP: **FRED HAMPE** 414 406-4337

APPROVED: _____

CUSTOMER'S SIGNATURE OF APPROVAL _____ DATE _____



POINT 100. INSTALLED ON WR 3471047

POINT 230. INSTALLED ON WR 3479365

POINT 260. INSTALLED ON WR 3479365

KEY
 S₃ - 350TXR
 X₁₅ - 3-500AL 28KV
 X₂₁ - 3-500CU 28KV
 Z₁₄ - 3-#1AL 25KV
 Z₁₅ - 3-500AL 28KV
 Z₂₁ - 3-500CU 28KV
 Z₂₂ - 3-#2CU 25KV

Contact Darryl Terry - Protection Specialist
 Prior to Energizing to configure VFI Settings
 Office - 414 540-5827

Contact Darryl Terry - Protection Specialist
 Prior to Energizing to configure VFI Settings
 Office - 414 540-5827

Contact Darryl Terry - Protection Specialist
 Prior to Energizing to configure VFI Settings
 Office - 414 540-5827



NOT FIELD VERIFIED
PROPOSED IN BOLD



NORTH

INSTALLED ON
WR 3471047

INSTALLED ON
WR 3479365

Z42191

Z8445

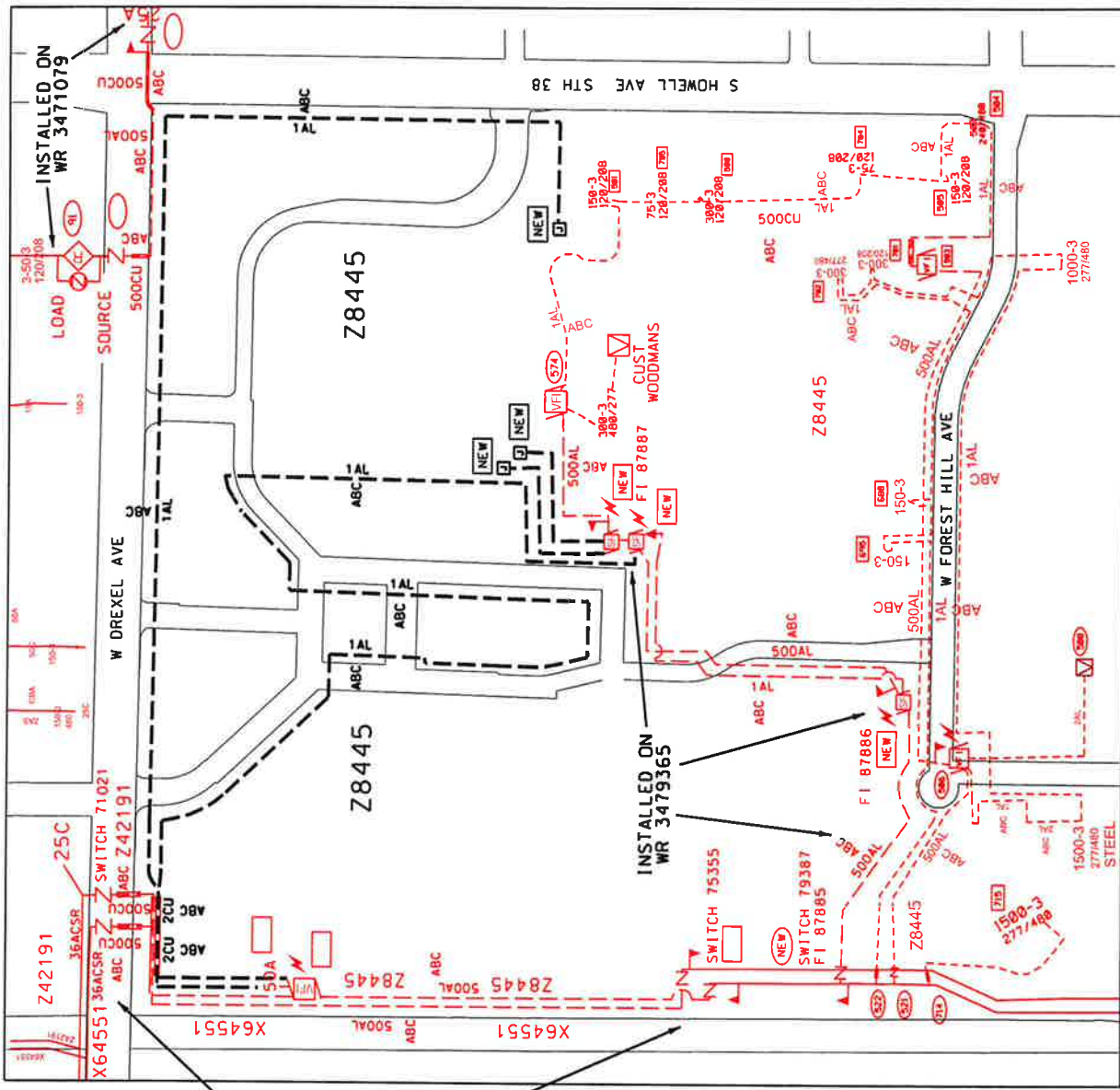
Z8445

Z8445

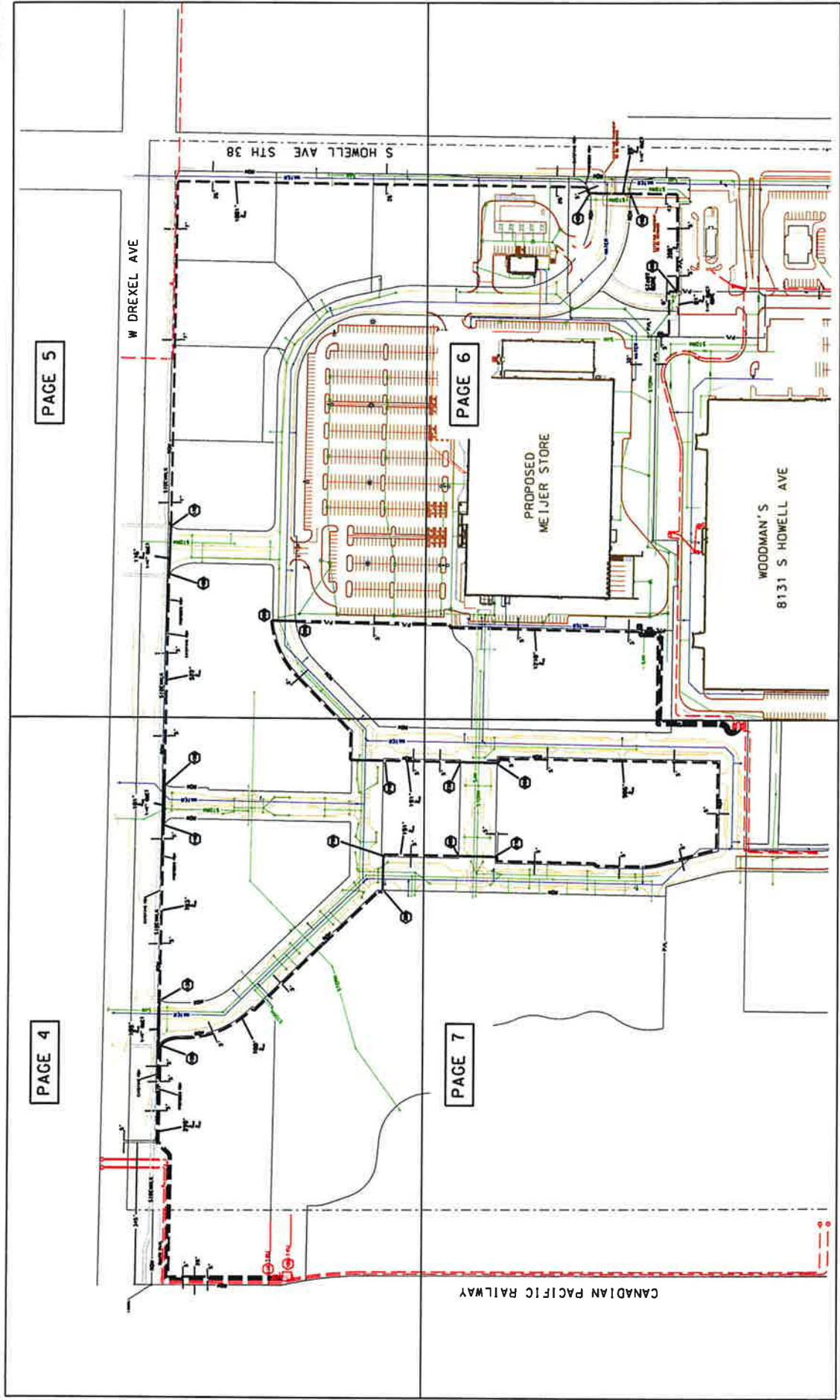
W FOREST HILL AVE

W DREXEL AVE

S HOWELL AVE 5TH 38



INSTALLED ON
WR 3471079



PAGE 5

PAGE 6

PAGE 4

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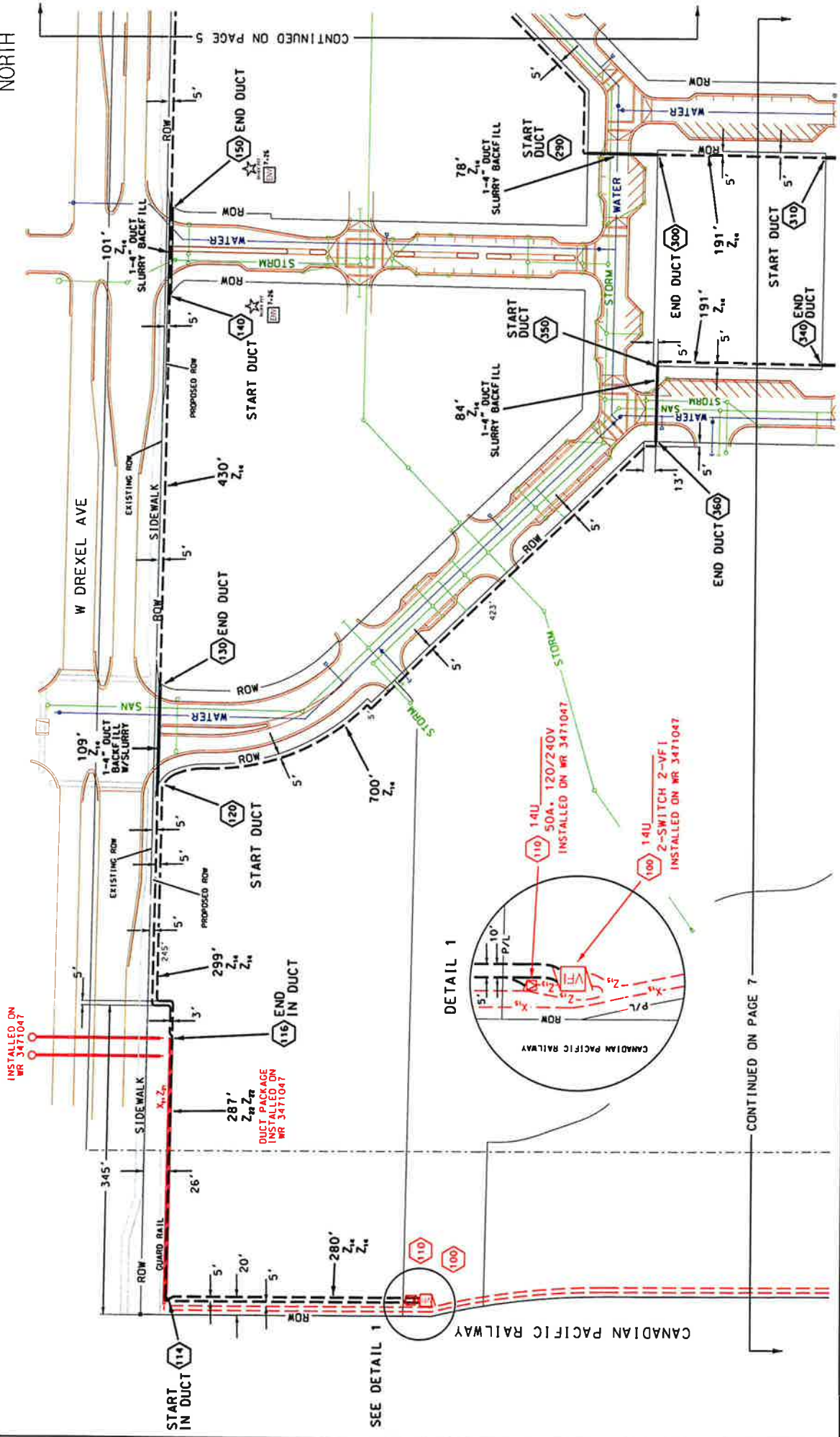
PROPOSED
MEIJER STORE

WOODMAN'S
8131 S HOWELL AVE

S HOWELL AVE STH 38

W DREXEL AVE

CANADIAN PACIFIC RAILWAY



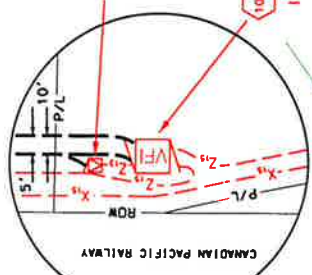
INSTALLED ON WR 3471047

DUCT PACKAGE INSTALLED ON WR 3471047

110 14U 50A, 120/240V INSTALLED ON WR 3471047

100 14U 2-SWITCH 2-VFI INSTALLED ON WR 3471047

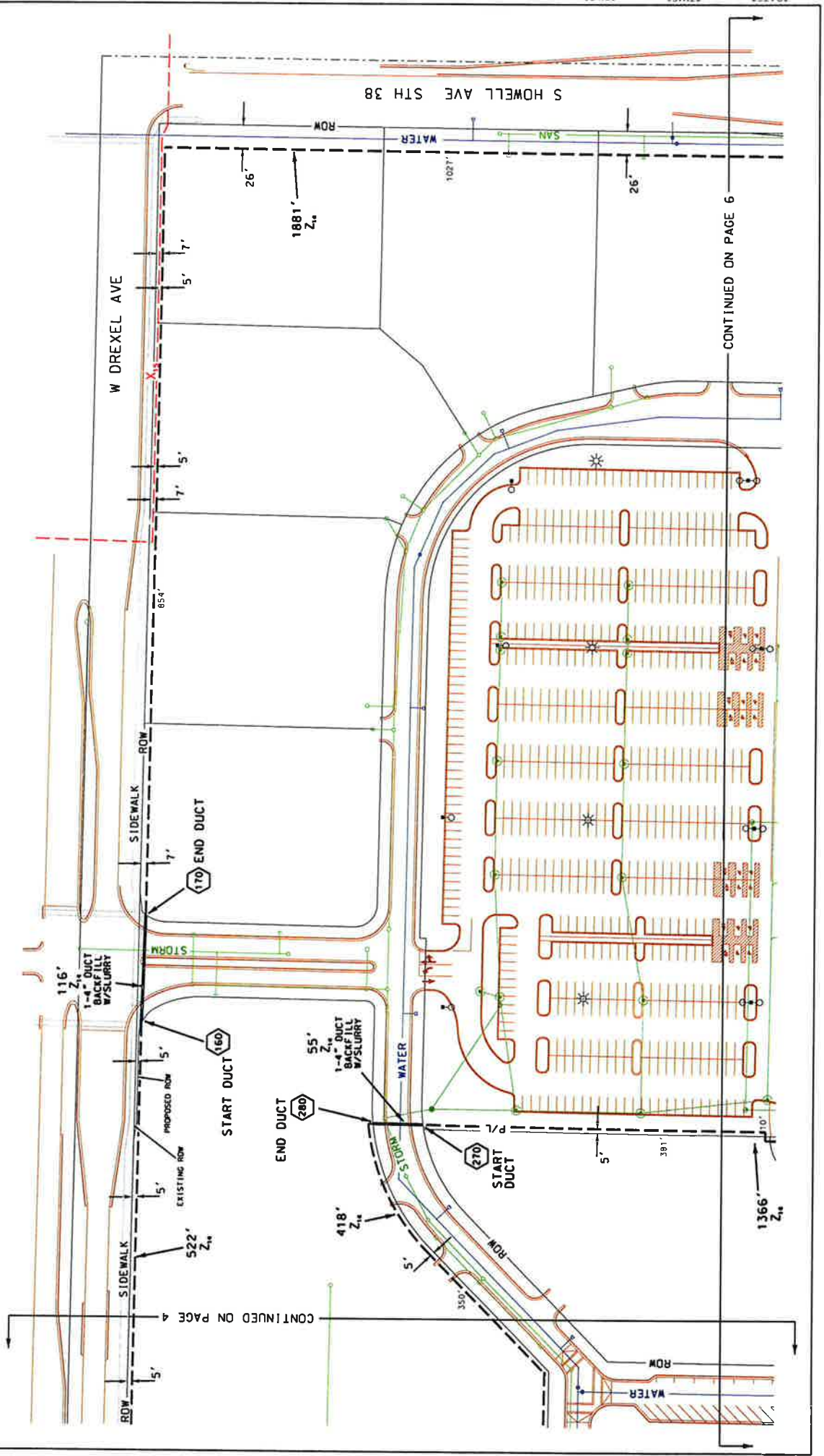
DETAIL 1



SEE DETAIL 1

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S HOWELL AVE STH 38

W DREXEL AVE

1366' Z₁₁₁

418' Z₁₁₁

116' Z₁₁₁

55' Z₁₁₁

522' Z₁₁₁

1881' Z₁₁₁

391'

170' END DUCT

160' START DUCT

200' END DUCT

270' START DUCT

418' Z₁₁₁

1022'

ROW

WATER

SAN

SIDEWALK

ROW

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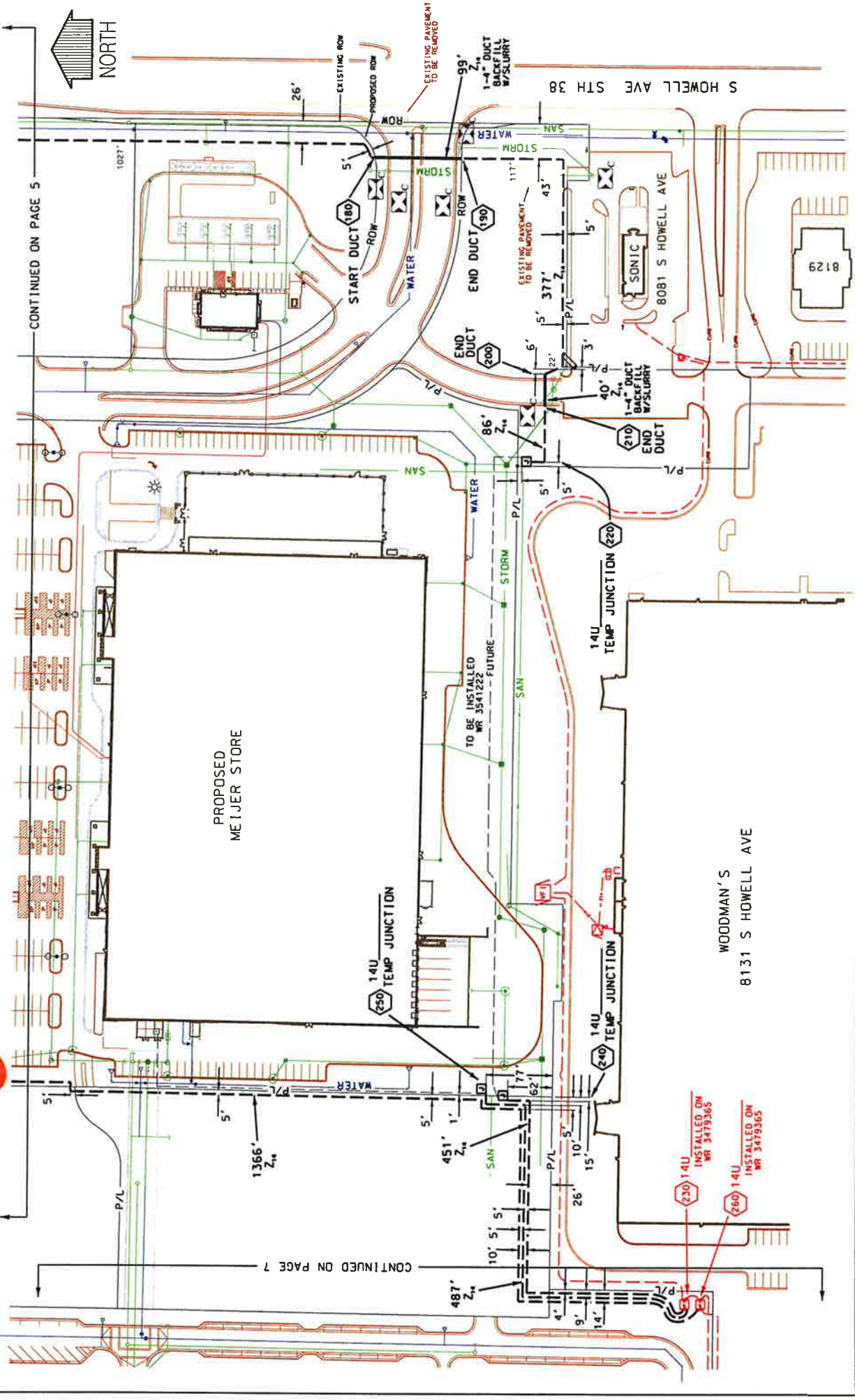


PROPOSED
MEIJER STORE

S HOWELL AVE
STH 38

WOODMAN'S
8131 S HOWELL AVE

8129

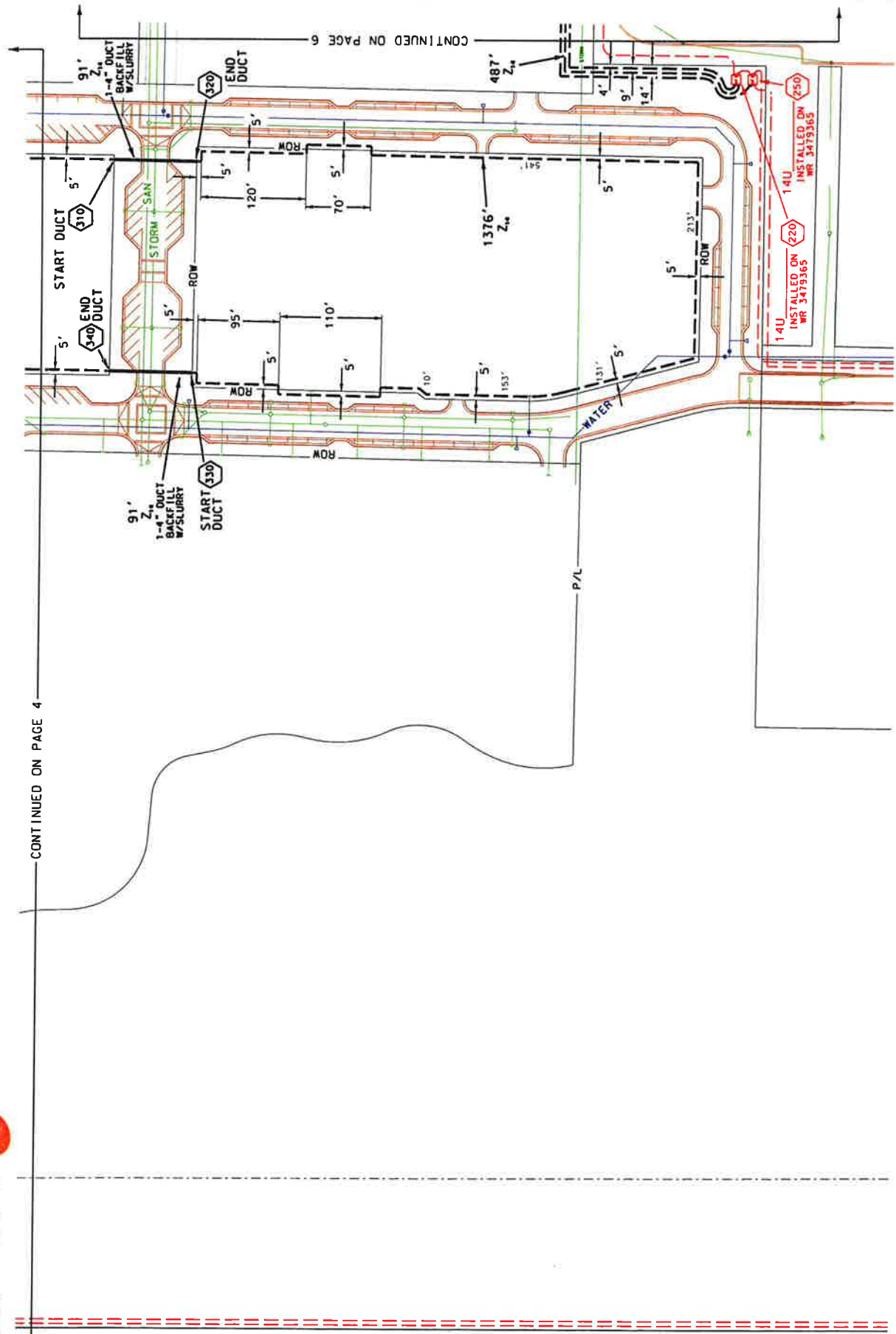




CANADIAN PACIFIC RAILWAY

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WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES

Notes #1 - #6 apply to ALL work requests:

General

1. If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

Erosion Control & Dewatering

2. If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMPs) shall be implemented.
3. Erosion control BMPs shall meet or exceed the approved WDNR Storm Water Management Technical Standards (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
4. Refer to We Energies' Construction Site Sediment and Erosion Control Standards. Inspect installed erosion control BMPs at least one time per week and after 1/2-inch rain events; repair as necessary.

Contaminated Soils

5. Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or inspector.

Spills

6. If an oil spill occurs on during construction, call the Environmental Incident Response Team (EIRT) at (414) 430-3478:
 - a. Any quantity of oil is spilled into surface water;
 - b. Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
 - c. Any oil spill containing greater than 500 ppm PCB;
 - d. Five gallons or more of oil spilled to the ground;
 - e. Any oil spill involving a police department, fire department, DNR, or concerned property owner.

Notes #7 - #26 apply as noted at specific points within each work request:

Dewatering

7. Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

Wetlands

8. As much as practicable, the majority of the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
9. All work shall be conducted to minimize soil disturbance. No rutting will be allowed within the wetlands.
10. If soils are not frozen or stable to a point that avoids rutting, limber mats, mud tracks, or equivalent shall be utilized to access pole locations.
11. Excavated soils cannot be stockpiled in wetlands.
12. All excess spoils shall be removed from wetlands and placed in a suitable upland location.
13. Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.

14. Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.

Waterways

15. No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
16. No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
17. Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

Threatened and Endangered Species

18. Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
19. In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
20. Exclusion fencing must be installed at the work area prior to March 15.
21. A qualified biologist must be present when conducting work at this location.

Invasive Species

22. State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of-Way Best Management Practices should be followed: (<http://council.wisconsinforestry.org/invasives/transportation/>).

Cultural and Historical Resources, cont.

23. The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
24. If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
25. A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

Frac-out Contingency Plan

26. A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
 - a. Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
 - b. Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
 - c. A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.