



136 North Monroe Street
Waterloo, Wisconsin 53594-1198
Phone (920) 478-3025
Fax (920) 478-2021

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and to the news media, that the following meeting will be held:

WATERLOO PARKS COMMISSION

DATE: October 15, 2013 **TIME:** 5:00 P.M.
LOCATION: Municipal Building, 136 North Monroe Street (room location to be assigned)

To consider the following:

1. Roll Call And Call To Order
2. Approval Of The Past Unapproved Meeting Minutes
3. Citizen Input
4. Updates, Reports And Informational Items
 - a. Waterloo Regional Trailhead - Volunteer Coordinator Update (recurring item)
 - b. Waterloo To Watertown Bike Trail – status update
5. Unfinished Business
 - a. Youth Director Position
 - b. Dog Park
 - c. Skate Board Facility
 - d. Firemen's Park Repairs and Improvements – Further review of Kunkel Engineering documents
 - e. Review Of Municipal Comprehensive Outdoor Recreation Plan (Bring previously distribute document)
 - f. Memorial Display At Veteran's Memorial Park
 - g. Parks Commission Project Prioritization
6. New Business
 - a. 720 West Madison Street - Phase 2 Planning [from Public Works & Property Committee]
7. Announcements, Future Agenda Items And Next Meeting Date
8. Adjourn


Mo Hansen, Clerk/Treasurer

Parks Commissioners: Notify the Clerk/Treasurer's office (478-3025) if you are unable to attend.

Posted, Emailed & Mailed: October 10, 2013

-Committee Members: Stinnett, Kegler, Cotting, Quimby, Lang, Joyce and one vacancy. Advisory Members: Yerges with the Youth Director and the Recreation Director positions vacant

PLEASE NOTE: 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 meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. 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 such services please contact the clerk's office at the above location.

JOB POSITION ANNOUNCEMENT
CITY OF WATERLOO
YOUTH CENTER DIRECTOR
Part-time

Application Deadline: Open Until Filled
Salary: \$12.00 per hour

The City of Waterloo is seeking an experienced candidate qualified to carry out a range of responsibilities as the Youth Center Director for the City of Waterloo. The Director will supervise the Youth Center and maintain a safe and healthy environment for children and parents participating in Youth Center activities. The Youth Center is located at 257 Mill Street. Alternatively, the position may also supervise program specific youth activities at the Junginger Memorial Library located at 625 North Monroe Street.

A high school diploma or equivalent is required for this part-time temporary position. The position calls for ten to twenty hours of work per week with some Saturday hours. Applicants must be 18 years of age or older. Application and position description may be obtained at www.waterloowi.us or from the Clerk/Treasurer's office. Completed applications are to be returned to the Clerk/Treasurer's office, 136 North Monroe Street, Waterloo, WI 53594. The City of Waterloo is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities.

Publish: The Courier August 29, 2013
 September 5, 2013

CITY OF WATERLOO YOUTH CENTER DIRECTOR

QUALIFICATIONS:

1. High School Diploma required
2. 18 years of age or older
3. Ability to work independently
4. Ability to work cooperatively with others and good public relations skills
5. Knowledge or experience working with recreational or educational programs and community leadership
6. Knowledge or experience with budget management and purchasing
7. Knowledge or experience with a variety of computer applications

RESPONSIBILITIES:

1. Supervision of the Youth Center or alternate location during the hours of operation
2. Establish and maintain effective working relationships with the City of Waterloo, the Waterloo Parks Commission, parents, children and the public
3. Establish a safe environment for all participants that are in compliance with city policy
4. General cleaning duties of the center
5. Other such duties as assigned by the Parks Commission

REPORTS TO: Waterloo Parks Commission on a monthly basis

TERMS OF EMPLOYMENT:

\$12.00 per hour. 2013 budgeted wages are set at \$3,000. Wages, hours and working conditions to be established by the City of Waterloo

EVALUATION:

Performance of the Waterloo Youth Center Director shall be evaluated in accordance with the City of Waterloo policy by the Parks Commission



City of Waterloo
2014 Capital Improvements Project - Fireman's Park

Overall Exterior Upgrades

Quantity	Unit	Description	Cost	Total
3200	CY	Remove & replace concrete seating @ main ball diamond. Remove and replace retaining wall at south end of concrete bleachers.	\$190.00	\$608,000.00
6	EA	Install new lights & poles at main ball diamond.	\$18,500.00	\$111,000.00
380	CY	Excavate along east side of community building to provide better drainage	\$45.00	\$17,100.00
2	EA	Install (2) above ground dugouts at Main Baseball Diamond	\$4,500.00	\$9,000.00
15	RIS	Remove and replace exterior concrete stairs by rear baseball diamond & restrooms	\$150.00	\$2,250.00
9680	SY	2-tier parking area: Regrade site at parking area. Remove trees within new parking area. Install breaker run base, aggregate base, & 3" asphalt surface with curb & gutter, minimal storm sewer piping and inlets.	\$82.00	\$793,760.00

Subtotal	\$1,541,110.00
Contingencies	\$231,166.50
Total Overall Exterior Upgrades	\$1,772,276.50

Building No. 1 - Community Building/Pavilion				
Quantity	Unit	Description	Cost	Total
EXTERIOR				
1	LOT	Reconstruct Downspouts to storm sewer lateral along north side to keep winter drainage off of sidewalk. Water build-up at exterior causing leakage within building.	\$18,500.00	\$18,500.00
124.6	SQ	Remove existing roof system to rafters. Install OSB roof sheathing, 15# Asphalt roof felt, and 30 year asphalt singles. Install continuous roof vent. Install vented soffit panels.	\$365.00	\$45,479.00
3	EA	Remove existing roof ventilators.	\$2,500.00	\$7,500.00
3560	SF	Remove siding & wall sheathing & install fiberglass insulation in cavity on south side of building	\$7.50	\$26,700.00
1	LOT	Repair exterior foundation wall at Men's & Women's Restrooms from leakage - Exterior drainage must be addressed prior to repairing wall.	\$11,500.00	\$11,500.00
1	LOT	Repair foundation at existing south wall at porch overhang - pulling away from building.	\$30,500.00	\$30,500.00
INTERIOR				
9256	SF	Replace floor at Main level (replace with vinyl plank flooring)	\$4.75	\$43,966.00
2500	SF	Repair ceiling @ main level where roof and condensers leaked	\$3.50	\$8,750.00

1	LOT	Renovate Women's & Men's restroom at both levels. Provide ADA accessibility at each.	\$54,000.00	\$54,000.00
9256	SF	Remove & replace flooring & vinyl base at lower level	\$3.50	\$32,396.00
4640	SF	Remove & replace wall covering at basement & replace with vapor barrier, insulation board and gypsum board.	\$4.42	\$20,508.80
9256	SF	Install suspended acoustical ceiling at lower level	\$4.00	\$37,024.00
1	EA	Remove & replace thresholds at basement double doors. Install security Hardware at Single exterior door.	\$750.00	\$750.00
1	LOT	Install steel beam at basement ceiling/floor so interior mid span columns can be removed. Include columns at each end with reinforced concrete footing. Note: This may not be able to accomplish due to the size of the beam and getting it into the building.	\$15,540.00	\$15,540.00
48	LF	Remove existing counters and install new serving counter. Install new glassboard wall panels throughout kitchen area	\$35.00	\$1,680.00
PLUMBING				
1	EA	Remove existing grease trap & install new grease trap at kitchen area.	\$7,500.00	\$7,500.00
4	EA	Upgrade plumbing piping at Men's & Women's Restrooms each floor.	\$3,500.00	\$14,000.00
HVAC				
1	LOT	Install new commercial AC for building	\$25,300.00	\$25,300.00
1	LOT	Remove existing condensors in attic space	\$5,300.00	\$5,300.00
ELECTRICAL				
24	EA	Remove existing light fixtures at exterior of existing building. Install new exterior light fixtures around perimeter of building.	\$150.00	\$3,600.00
9256	SF	Electrical upgrades to Main level	\$7.50	\$69,420.00

Subtotal **\$479,913.80**
Contingencies **\$71,987.07**
Total for Building No. 1 - Community Center **\$551,900.87**

Building No. 2 - Beer Garden Building (Laser Tag Facility) - OPTION NO. 1				
Quantity	Unit	Description	Cost	Total
1	LOT	Reconstruct Men & Women's Restrooms. Separate electrical panel & sprinkler system.	\$30,000.00	\$30,000.00
748	SF	Remove lower level area of building which roof is used as a patio above. Fill area with sand/clay/topsoil	\$25.50	\$19,074.00
38.54	SQ	Remove existing asphalt shingles and replace with new shingles & felt	\$215.00	\$8,286.10

Subtotal **\$57,360.10**
Contingencies **\$8,604.02**
Total for Building No. 2 - Beer Garden Building - OPTION NO. 1 **\$65,964.12**

Building No. 2 - Beer Garden Building (Laser Tag Facility) - OPTION NO. 2				
Quantity	Unit	Description	Cost	Total
1	LOT	Raze existing building, foundation and footings	\$18,000.00	\$18,000.00

2400	SF	Construct a new Beer Garden Building consisting of concession stand, restrooms, and equipment storage room.	\$150.00	\$360,000.00
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Subtotal **\$378,000.00**
Contingencies **\$56,700.00**
Total for Building No. 2 - Beer Garden Building - OPTION NO. 2 **\$378,000.00**

Building No. 3 - Bingo Hall

Quantity	Unit	Description	Cost	Total
32.8	SQ	Remove existing asphalt shingles and replace with new shingles & felt	\$215.00	\$7,052.00
1	LOT	Misc. Kitchen Upgrades	\$4,500.00	\$4,500.00

Subtotal **\$11,552.00**
Contingencies **\$1,732.80**
Total for Building No. 3 - Bingo Hall **\$13,284.80**

Building No. 4 - Concession Stand *Round House*

Quantity	Unit	Description	Cost	Total
5460	SF	Repaint Structure	\$3.50	\$19,110.00
67.34	CY	Replace concrete floor	\$150.00	\$10,101.00

Subtotal **\$29,211.00**
Contingencies **\$4,381.65**
Total for Building No. 4 - Concession Stand **\$33,592.65**

Building No. 5 - Band Stand

Quantity	Unit	Description	Cost	Total
32.8	SQ	Remove existing asphalt shingles and replace with new shingles & felt	\$215.00	\$7,052.00
1	LOT	Misc. Kitchen Upgrades	\$4,500.00	\$4,500.00

Subtotal **\$11,552.00**
Contingencies **\$1,732.80**
Total for Building No. 5 - Band Stand **\$13,284.80**

Building No. 6 - Gazebo

Quantity	Unit	Description	Cost	Total
652	SF	Repaint Structure & Roof	\$3.50	\$2,282.00

Subtotal **\$2,282.00**
Contingencies **\$342.30**
Total for Building No. 6 - Gazebo **\$2,624.30**

Building No. 7 - Maintenance Garage

Quantity	Unit	Description	Cost	Total
16	SQ	Remove existing asphalt shingles and replace with new shingles & felt. Install continuous ridge vent.	\$215.00	\$3,440.00
224	SF	Replace aluminum soffit and fascia	\$8.50	\$1,904.00

Subtotal **\$5,344.00**
Contingencies **\$801.60**

Total for Building No. 7 - Maintenance Garage \$6,145.60

Building No. 8 - Restrooms

Quantity	Unit	Description	Cost	Total
12.6	SQ	Remove existing asphalt shingles and replace with new shingles & felt. Install continuous ridge vent.	\$215.00	\$2,709.00
8	EA	Remove & replace metal toilet partitions	\$709.00	\$5,672.00
2	EA	Remove door hardware & install timers and lever action door handles, closers and electric strikes	\$1,850.00	\$3,700.00
2	EA	Install hand dryers	\$950.00	\$1,900.00
2	EA	Remove and replace exhaust fans	\$750.00	\$1,500.00
1	LOT	Upgrade exterior light fixtures & Utility Closet	\$3,200.00	\$3,200.00
224	SF	Replace aluminum soffit and fascia	\$8.50	\$1,904.00

Subtotal	\$20,585.00
Contingencies	\$3,087.75
Total for Building No. 8 - Restrooms	\$23,672.75

SUMMARY OF ESTIMATE

Total Overall Exterior Upgrades	\$1,772,276.50
Total for Building No. 1 - Community Center	\$551,900.87
Total for Building No. 2 - Beer Garden Building - OPTION NO. 1	\$65,964.12
Total for Building No. 3 - Bingo Hall	\$13,284.80
Total for Building No. 4 - Concession Stand	\$33,592.65
Total for Building No. 5 - Band Stand	\$13,284.80
Total for Building No. 6 - Gazebo	\$2,624.30
Total for Building No. 7 - Maintenance Garage	\$6,145.60
Total for Building No. 8 - Restrooms	\$23,672.75
Total Estimated Construction Costs	\$2,482,746.39

Total Overall Exterior Upgrades	\$1,772,276.50
Total for Building No. 1 - Community Center	\$551,900.87
Total for Building No. 2 - Beer Garden Building - OPTION NO. 2	\$378,000.00
Total for Building No. 3 - Bingo Hall	\$13,284.80
Total for Building No. 4 - Concession Stand	\$33,592.65
Total for Building No. 5 - Band Stand	\$13,284.80
Total for Building No. 6 - Gazebo	\$2,624.30
Total for Building No. 7 - Maintenance Garage	\$6,145.60
Total for Building No. 8 - Restrooms	\$23,672.75
Total Estimated Construction Costs	\$2,794,782.27

City Hall

From: City Hall [cityhall@waterloowi.us]
Sent: Thursday, October 10, 2013 12:22 PM
To: Al Kegler (AFK53594@yahoo.com); 'bspringr@charter.net'; 'City of Waterloo, Mayor'; 'cottingel@gmail.com'; 'cstrobels@waterloofd.com'; 'dpw@waterloowi.us'; 'jeni@highenergydj.com'; John Joyce (lmj@gdinet.com); ohmomma0509@gmail.com; Terri Kohls (thekohlsfamily@yahoo.com); 'Tim Schultz (tim7uph2otown@charter.net)'; timothy_stinnett@yahoo.com; 'Waterloo Clerk/Treas Office'
Cc: Angie Stinnett; Dale Van Holten (dvdutchvh1@gmail.com); Lindsay Reynolds ; Ziaja, Matt
Subject: 720 W Madison Street [former pickle factory site] Phase 2 development referred to Waterloo Parks Commission
Attachments: 20131010120322.pdf

This item will be on the next Parks Commission agenda.

Attached are the October meeting minutes from the Public Works and Property Committee meeting. It referred Phase 2 of the development of 720 W Madison Street to the Parks Commission. Phase 1 was municipal acquisition of the property and demolition of the blighted structures.

Partial Project Notes:

1. State/Federal aid was awarded because of the 2008 flood. The City of Waterloo received funds to acquire and demolish structures on the property that were in the floodplain and impeded the flow of water along the river floodway and flood fringe.
2. During the demolition two 1,000 gallon buried fuel tanks were discovered. This prompted roughly a year of soil and groundwater monitoring on site.
3. Currently a closeout request is before the DNR. The tests did not demonstrate a need for significant soil removal or remediation.
4. Two safety hazards currently exist. (a) No dollars were granted to improve the river itself, therefore concrete pillars stick up out of the Mauneshia River at the point where the old factory spanned across the river to the railroad tracks; and, (b) a 50 foot vertical concrete wall on the railroad side of the river poses a walk-off hazard for anyone trespassing on State of Wisconsin property (the rail corridor) who inadvertently walks off the ledge.
5. In January of 2012 Eric Seidl and McKay Nursery staff volunteered a concept sketch to start the discussion on the future use of the area. [CLICK HERE: This is a link to the McKay Nursery January 2012 sketch.](#)
6. In 2017 DOT is reconstruction STH 19 from the rail bridge east past this site. That means any engineering details related to how the space interacts with STH 19 (i.e. driveway aprons, sidewalks, water/electric/sanitary connections have to be to DOT in 2014 to mesh with DOT planning and design timeline.

Mo Hansen
Clerk/Treasurer
City of Waterloo
136 North Monroe Street
Waterloo, WI 53594-1198

voice - 920-478-3025 / fax - 920-478-2021
website - <http://www.waterloowi.us>
email - cityhall@waterloowi.us

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