

VIII

R. C. No. 244 21 - 22. By PUBLIC WORKS COMMITTEE. March 21, 2022.

Your Committee to whom was referred DIRECT REFERRAL Res. No. 167-21-22 by Alderpersons Dekker and Perrella authorizing the appropriate City officials to enter into a contract with Moss & Associates LLC for real estate consulting services for the Southside Interceptor System Shoreline Infrastructure Protection and Access Project; recommends adopting the Resolution.

_____	_____
_____	_____
_____	_____
	Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk  
Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor

III

DIRECT REFERRAL TO PUBLIC WORKS COMMITTEE

Res. No. 167 - 21 - 22. By Alderpersons Dekker and Perrella.  
March 15, 2022.

A RESOLUTION authorizing the appropriate City officials to enter into a contract with Moss & Associates LLC for real estate consulting services for the Southside Interceptor System Shoreline Infrastructure Protection and Access Project.

RESOLVED: That the appropriate City Officials are hereby authorized to enter into the attached contract with Moss and Associates in the amount of \$51,000.00, plus additional costs at \$150.00 per hour for court preparation time and court time.

BE IT FURTHER RESOLVED: That the appropriate City officials are authorized to draw funds from Account No. 60138300-521900 for the contract with Moss & Associates LLC.

ppb  
adopt.

\_\_\_\_\_  
\_\_\_\_\_

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor

**CONTRACT FOR SERVICES**  
**BETWEEN**  
**CITY OF SHEBOYGAN**  
**AND MOSS & ASSOCIATES LLC**

Moss & Associates LLC will provide project management, negotiation and relocation services, through acquisition and or condemnation.

**Negotiation Services**

- Moss & Associates LLC will provide all aspects of property acquisition:  
Offer Price letter, copy of appraisals and description of taking and obtain purchase agreement if desirable.  
Negotiation files complete with Title Search, copy of appraisal, negotiation diary, mortgage releases, lien releases, tax proration, closing statement, copies of Conveyances and statements to construction engineer.  
Obtain mortgage and lien releases when necessary.  
Submit necessary deeds and releases to the register of deeds for recording.  
Provide necessary documentation to the designated City of Sheboygan when an administrative settlement is recommended by the negotiator to preclude condemnation.  
Voucher all payment requests to City of Sheboygan for payment of the acquisition.  
Provide all necessary forms to proceed with condemnation if necessary, i.e. Jurisdictional Offer and Award of Damages.

### **Project Management Services**

- Moss & Associates LLC will conduct all activities within the guidelines of Wis. Stats. Chapter 32 and Wis. Administrative Code Chapter 202, and the WisDOT Manual for Right of Way Acquisition
- Invoice City of Sheboygan monthly for work processed.
- Process offering price reports to the Town for approval.
- Audit, approve and voucher payments for completed appraisal fees.
- Review and voucher invoices for property owner appraisals as provided in Wis. Stats. 32.05(2)(b).
- Provide periodic status reports
- Provide pre-trial consultation regarding condemnation proceedings
- Attend any meeting or conference required by the City of Sheboygan
- Provide consultation as necessary

### **City of Sheboygan will provide:**

- Any information necessary from the City Assessor for the appraiser or negotiator to perform their functions.
- Any necessary R/W plats, construction plans, profiles and cross sections as required.
- All engineering survey services and descriptions for property acquisition.
- Arrange and conduct all asbestos contamination inspections, remediation and property demolition.
- Pay for any Title Searches or updates to Title Searches.
- Pay for all approved purchases of right of way.
- Pay for all recording fees.
- Pay for approved appraisal fees.

**Moss & Associates LLC will provide the services as outlined above, provided in the attached Proposal for Services.**

MOSS & ASSOCIATES LLC

CITY OF SHEBOYGAN

\_\_\_\_\_  
Randy Moss, Owner                      Date

\_\_\_\_\_  
City of Sheboygan                      Date

Moss & Associates LLC  
Southside Sewer Interceptor Project  
City of Sheboygan

Acquisition of 16 parcels	\$12,000
Project Management (Documents, mailings conferences)	\$1,500
R/W Certification	\$1,500
Appraisals (16 potential) @\$2,250/appraisal	<u>\$36,000</u>
Total	\$51,000

The City of Sheboygan agrees to make all payments to owners, provide title searches, pay for recording fees, provide documents, legal descriptions.

There is one appraisal that will be more expensive, however the total of all appraisals will average \$2,250.

Court prep time \$150 per hour if necessary.

Court time \$150 per hour if necessary.