



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Board of Public Works

Thursday, January 22, 2026

5:30 PM

Council Chambers, City Hall

1. Call to Order

Present 4 - Kevin Reilly, Eric E. Payne, Joe Pieper, and Steve Kassens

Absent 1 - Chad O'Donnell

2. Pledge of Allegiance

3. Public Comment

No public comments.

4. Approval of Minutes

A. [ID#26-02843](#) Approve Minutes of January 8, 2026.

Sponsors: Public Works

Attachments: [BPW Meeting Minutes 01-08-26-Final](#)

A motion was made by Ald. Eric Payne, seconded by Ald. Joe Pieper, that the Minutes of January 8, 2026, be approved. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

5. Discussion and Recommendation to Council Regarding:

A. [ID#26-02860](#) Review and possible action on the Contract extension with United Liquid Waste for bio-solids hauling for the City's Clean Water Plant.

Sponsors: Public Works

Attachments: [BPW 26-02860-CWP 2026 Sludge Hauling](#)

A motion was made by Ald. Eric Payne, seconded by Ald. Joe Pieper, that the Contract extension with United Liquid Waste for bio-solids hauling for the City's Clean Water Plant be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

B. [ID#26-02861](#) Review and possible action on Contract Amendment No. 6 for Operational Assistance Services with Strand Associates not to exceed \$20,000 for on-going assistance of services related to the recent improvements at the Clean Water Plant.

Sponsors: Public Works

Attachments: [BPW_26-02861-CWP-2026 Strand Operational Assistance](#)

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the Contract Amendment No. 6 for Operational Assistance Services with Strand Associates not to exceed \$20,000 for on-going assistance of services related to the recent improvements at the Clean Water Plant be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

C. [ID#26-02868](#) Review and possible action on Contract Change Order No. 1 with August Winter & Sons, Inc., for the Fire Station #1 Boiler Replacement project.

Sponsors: Public Works

Attachments: [BPW_26-02868-CO1-August Winter-Fire Station #1 Boiler Replacement](#)

A motion was made by Ald. Eric Payne, seconded by Member Kevin Reilly, that the Contract Change Order No. 1 with August Winter & Sons, Inc., for the Fire Station #1 Boiler Replacement project be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

D. [ID#26-02869](#) Review and possible action on the Developer's Agreement between the City of Waukesha and Tukka Properties, Inc., for the Lillyrose Road Senior Living Facility Development.

Sponsors: Public Works

Attachments: [BPW_26-02869-BPW Agenda Cvr-Lillyrose Senior Living Developers Agreement](#)

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the Developer's Agreement between the City of Waukesha and Tukka Properties, Inc., for the Lillyrose Road Senior Living Facility Development be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

E. [ID#26-02870](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees for Lot 1 of the Lillyrose Road Senior Living Facility Development.

Sponsors: Public Works

Attachments: [BPW_26-02870-BPW Agenda Cvr-SWMA - Lillyrose Lot 1](#)

A motion was made by Member Kevin Reilly, seconded by Ald. Joe Pieper, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees for Lot 1 of the Lillyrose Road Senior Living Facility Development be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

F. [ID#26-02871](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Waukesha SL Holdings, LLC. for Lot 2 of the Lillyrose Road Senior Living Facility Development.

Sponsors: Public Works

Attachments: [BPW_26-02871-BPW Agenda Cvr-SWMA - Lillyrose Lot 2](#)

A motion was made by Ald. Joe Pieper, seconded by Ald. Eric Payne, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Waukesha SL Holdings, LLC, for Lot 2 of the Lillyrose Road Senior Living Facility Development be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

G. [ID#26-02872](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees for Lot 3 of the Lillyrose Road Senior Living Facility Development.

Sponsors: Public Works

Attachments: [BPW_26-02872-BPW Agenda Cvr-SWMA - Lillyrose Lot 3](#)

A motion was made by Ald. Eric Payne, seconded by Ald. Joe Pieper, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees for Lot 3 of the Lillyrose Road Senior Living Facility Development be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

H. [ID#26-02888](#) Review and possible action on Contract Change Order No. 1 with LaLonde Contractors, Inc., for the 2025 Silvernail Road Utility and Street Improvements project.

Sponsors: Public Works

Attachments: [BPW 26-02888-CO1-Lalonde-2025 Silvernail Road](#)

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the Contract Change Order No. 1 with LaLonde Contractors, Inc., for the 2025 Silvernail Road Utility and Street Improvements project be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

6. Approval of Payments

A. [ID#26-02859](#) Approval of Payments

Sponsors: Public Works

Attachments: [Payments 1-22-26](#)

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the Payments be approved. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Eric E. Payne, Joe Pieper and Steve Kassens

Absent: 1 - Chad O'Donnell

7. Matter of Report

Director Damien gave the status of the snow plowing to date, stating we've had 21 events for this season already. The normal season average is 20 to 25 events per season. This year we're already at 21 events and we're only half way through the season.

Also, the Drop Off Center will be closed on Saturday due to the extreme cold. It's predicted to be negative 12 degrees at noon.

8. Communications and Referrals:

A. [ID#26-02883](#) Official Notices: Bids to Close on Friday, February 6, 2026, at 11:00 a.m.

- 1) 2026 Fire Station #5 HVAC Improvements
- 2) 2026 Concrete Sidewalk Replacement – City Wide
- 3) Davidson Road Utility and Street Improvements

Sponsors: Public Works

Attachments: [3 Official Notice 2026 Fire Station #5 HVAC Improvements](#)

[Official Notice 2026 Concrete Sidewalk Replacement - City Wide](#)

[Official Notice Davidson Road](#)

9. Adjournment

A motion was made that the meeting be adjourned. The motion carried unanimously.

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Public Works department, 48 hours prior to the meeting at 524-3600 or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).