

**BUDGET & FINANCE COMMITTEE MEETING**

Tuesday, Nov. 11, 2008  
Committee Room #2

PRESENT: Alds. Maher, Ewerdt, Purins, Jay, Walsh, Donegan, Organ – 7

EXCUSED: Ald. Krol

ALSO PRESENT: J. Archambo, City Administrator; A. Kesner, City Atty.;  
N. Welch, Community Development Dir.; B. Kappel, Public Works Dir.;  
B. Wehrley, City Engr.; R. Braier, Finance Dir.; E. Miller Carter, Assistant City  
Attorney

Ald. Maher as Chair called the meeting to order at 8:13 p.m.

**Reallocation of \$15,700 of 2008 CDBG funds and execution of an agreement with Horton/URS**

The committee reviewed a memo from the Community Development Director regarding reallocation of \$15,700 of 2008 CDBG funds to enter into a professional services agreement with Horton/URS for the preparation of a Community and Economic Development Vision, Organizational Structure, Process and Work Plan. Ms. Welch said that this will accomplish an economic study for the city that is badly needed. With the economy the way it is, now is the time to think as creatively and efficiently as possible. This will assist WEDC by allowing them to use their funds for continuing operations into 2009 through the end of this study. There is a potential for an additional cost of \$2,080 which could also be funded with 2008 CDBG funds.

With all the discussion in recent months regarding WEDC funding, the City and WEDC agreed on a collaborative action to develop an implementation plan that will provide guidance for the most effective way to ensure quality economic development for the community. WEDC had issued an RFP for consulting services, the City will complete this process by coordinating the study and providing funding.

Ms. Welch introduced Nathan Gueguierre and Ryan Horton, consultants from Horton/URS. They presented a powerpoint presentation explaining the planning process.

Ald. Maher thanked the representatives from Horton/URS for updating the committee on what is being done. He commented to the committee that they should concentrate on the financing part of this issue. He opened the discussion up to the public.

Lisa Mauer, WEDC Board of Directors, said WEDC started the Request for Proposal (RFP) process of hiring a vendor. This turned into a collaborative issue with the city to help define the best practice. She said the presentation tonight was a courtesy to the committee to see what WEDC and the Mayor have been discussing.

Kathy Ehley, 7437 Kenwood Ave., as Executive Director of BID she wanted to express support for this collaborative approach.

Rosemary Wehnes, 7922 Jackson Park Blvd., said in these critical times, it is important to identify ways to create new jobs. It would be a good effort to see if there are better best practices moving into the future.

Moved by Ald. Purins, seconded by Ald. Ewerdt  
to recommend approval of the reallocation of the CDBG

funds and execution of an agreement with Horton/URS in the amount of \$15,700 for preparation of a Community and Economic Development Vision, Organizational Structure, Process and Work Plan - 7

### **Presentation of the Hart Park Athletic Field Alternative Analysis and Capital Improvement Plan**

Ald. Maher thought that the committee should focus on Hart Park Athletic Field tonight to see how this fits into the bigger picture. In two weeks the entire Capital Improvement Plan will be discussed.

A detailed report was prepared by Graef, Anhalt, Schloemer & Assoc. Inc. for the different alternatives which include preliminary design estimates and construction costs. Joe Pepitone, Brent Pitcher and Jackie Herington presented the powerpoint demonstration explaining the different alternatives.

The committee discussed the different alternatives with pros and cons of each. The issue of bleacher replacement was discussed. The current bleachers are out of code compliance regarding the American with Disability Act (ADA). Mr. Wehrley said they are looking into ADA compliance and to what magnitude would need to be done when physically renovating the existing bleachers. They don't know if doing work on either bleacher side would require all bleachers to be made compliant. He said he would have additional information for the next meeting.

The consultants estimated that with the improvements suggested, the field could generate anywhere from \$96,000 to \$184,000 in revenue annually. Currently the revenue is \$75,000. Soccer and football would be the #1 generator of revenue across the Milwaukee area. There is a potential cost benefit to synthetic turf in lieu of re-seeding and watering.

The consulting firm noted they are slightly concerned due to the flood plain, what the effect would be on the synthetic turf of the football and soccer fields in a large rain event.

Ald. McBride, 7003 Cedar St. said this is a community asset that we need to support. It runs a lot deeper than a sports field. The community has invested into this asset and it needs to be invested in. It probably is time that the bleachers will need to be replaced, they are quickly becoming substandard and because of ADA. We need to try to find some money now to do this and not wait much longer. This would be the only possible track and field venue for a meet with 4 lanes. Marquette may want to invest in this field, as well as other schools. Do this thing right now, don't look back. We don't want to attract the National Collegiate Athletic Association (NCAA), but for home track meets and to provide for community use. Track and Field usage doesn't bring in much revenue, this does not make them any less worthwhile.

Rosemary Wehnes, 7922 Jackson Park Blvd., Commissioner on the Board of Parks and Forestry, presented a resolution for Hart Park Improvements. The resolution made the following recommendations: 1) replace the current field with artificial field turf, 2) enlarge the current football field to make it a multi-sport venue, thus enhancing the field's revenue potential, 3) reconstruct the track to accommodate use by the Wauwatosa School District, 4) upgrade tennis courts to USTA standards, 5) upgrade stadium to meet ADA standards, 6) complete the project in 2009 to minimize period of disruption in the vicinity of the Muellner Building, which is already slated for flood proofing in 2009. The resolution requests the budget committee to recommend adopting these improvements and include funding in the 2009 budget for these items.

Tom Ertel, 7440 Oakhill Ave., Commissioner on the Board of Parks and Forestry, said that Hart Park is something that enhances the whole community. He said that this is a park and forestry issue in that it comes first for the community, while it involves everyone. There are many different venues that could utilize the park. Mr. Ertel stressed that there is a double component to this; 1) revenue would be increased, 2) with artificial turf, field maintenance costs would be decreased. He said he had talked with the school districts athletic directors and there is a lot of interest in using this facility if it were updated.

Dr. Phil Ertl, 2765 N. Mayfair Ct., School Superintendent, said the impact goes well beyond East High School and to the entire district. He supports this effort for the community, and felt it would be a source of pride and could have a strong impact on our community.

Jill Gaertner, 6829 Terrace Ct. Commissioner on the Board of Parks and Forestry, said that Mr. Ertl has done a lot of research, so please use him as a resource. The community wants and deserves this.

Linda Vitrano, Athletic Director at Wauwatosa East, said the condition of Hart Park field is not conducive to practice on. If there is no track to practice on at some point the kids will have to be told there is no place for them. The tennis courts are the same way. There is not money in the school districts budget to bus the students to practice facilities. When you look at area facilities and see what they have, it would be nice to have something safe where our students can compete.

Richard Bachman, 2229 N. 115<sup>th</sup> St., Commissioner on the Board of Parks and Forestry ,said the park has been piece-mealed together for many years, everything is in bad shape. The park itself has been under construction for two years and is still not complete. He noted that it is not practical to keep disrupting the park year after year. He said this needs to get done in 2009 when the flood proofing is being done, so the park can be completed. At some point the state will come in and make the bleachers become ADA compliant.

Richard Lochrie, 7746 Menomonee River Pkwy., Friends of Hart Park , felt if they could inform the public that the city and school district are working on this project together, it would really help the marketing effort to raise funds for this project.

Ald. Maher advised that The Citizens Advisory Capital Improvements Committee met the previous night and that committee made a motion to complete the design of Hart Park to a point where we can phase the construction to complete the Muellner Building flood proofing and tennis court reconstruction in 2009, and complete construction of the athletic field, track, and bleachers in 2010 with the intent to explore additional funding sources in the interim. This motion passed unanimously with 7 votes.

Ald. Donegan asked Ms. Vitrano what the fees are that the school district pays. Ms. Vitrano answered between \$31,000 - \$38,000 annually. Dr. Ertl thought as a city we need to see how to fund things. He questioned whether the school district and the city should be charging each other for things. Ms. Vitrano said there would be earning potential at Hart Park with Wisconsin Interscholastic Athletics Association (WIAA) for football, it would be an ideal facility to host games.

Ald. Donegan asked Mr. Archambo what the term length of bonding would be. He responded that it would typically be ten years, he said some of the funds would come from the sale of other city property.

Mayor Didier said that there is a potential united effort to attract some donors for this project. It has not been discussed at length, but is part of the big picture is to bring in revenue to help fund this.

Ald. Maher thought that the committee needs time to digest all of the information submitted and felt that no action should be taken this evening. This will be discussed at the next meeting as part of the Capital Improvements Program. If there are any questions you will have two weeks to ask for additional information.

The meeting recessed at 10:09 p.m. and reconvened at 10:19 p.m.

### **\*Claims**

The City Attorney reviewed the information with the committee the claims of Julie Raaum (2 claims), Joe & Jill Petryczkiewicz, James Fonk, Keith & Robyn Grover, and Patrick Cleaver.

The Assistant City Attorney reviewed with the committee her memo on Legal Standards for Review of Sewer and Water Claims and Review of Outstanding Sewer and Water Claims, which is the current law for sewer matters.

Moved by Ald. Donegan, seconded by Ald. Purins  
to recommend denial of the claims by  
Julie Raaum (2 claims), 2456 N. 85<sup>th</sup> St.,  
Joe & Jill Petryczkiewicz, 4411 N. 107<sup>th</sup> St.,  
James Fonk, 1809 N. 72<sup>nd</sup> St.,  
Keith & Robyn Grover, 10333 W. Ruby Ave.,  
and Patrick Cleaver, 8208 W. Clarke St. – 7

**Vouchers**

| <b>Name</b>      | <b>Dept.</b> | <b>Reason and location</b>                            | <b>Date</b>       | <b>Amount</b> |
|------------------|--------------|---|-------------------|---------------|
| Mark Finken      | Police       | Tax Refund Intercept Training - Green Bay             | 11/5/08           | 35.00         |
| Andy Budde       | Health       | Rabies Control Training - WI Dells                    | 10/28/08          | 163.54        |
| Paula Roberson   | Police       | Major Crime Investigations - Oak Creek                | 10/20 - 10/24/08  | 39.95         |
| Scott Johannes   | Health       | WI Preparedness Forum 11 - Madison                    | 10/27-28/08       | 293.40        |
| Anne Moore       | Police       | NENA Dispatchers Conference - WI Dells                | 10/25 - 10/26/08  | 6.00          |
| Linda Burmeister | Police       | NENA Dispatchers Conference - WI Dells                | 10/25 - 10/26/08  | 105.00        |
| Carolyn Chabron  | Assessor     | Residential Modeling Concepts Course - Pewaukee       | 10/27 - 10/31/08  | 546.95        |
| Kristin Anderson | Consortium   | UNC Management Academy - North Carolina               | 10/07 - 10/10/08  | 557.51        |
| Roger Martens    | Police       | Standard Field Sobriety Testing Training - Janesville | 10/20 /10/22/08   | 39.80         |
| Jeremy Bronner   | Police       | Standard Field Sobriety Testing Training - Janesville | 10/20 /10/22/08   | 102.56        |
| Barry Weber      | Police       | Attorney General's Summit on Public Safety - WI Dells | 10/21/ - 10/23/08 | 31.36         |

Moved by Ald. Purins seconded by Ald. Walsh  
that the vouchers be allowed and paid – 7

The meeting adjourned at 10:41 p.m.

Carla A. Ledesma, City Clerk  
City of Wauwatosa

mks