



**CITY OF WAUWATOSA**  
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## **BUDGET & FINANCE COMMITTEE MEETING**

Tuesday, November 25, 2008  
Committee Room #1

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

EXCUSED: Ald. Donegan

ALSO PRESENT: J. Archambo, City Administrator; A. Kesner, City Atty.; R. Braier, Finance Dir.;  
W. Kappel, Public Works Dir.; W. Wehrley, City Engr.

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

### **Proposed rates for health insurance and dental insurance**

The Human Resources Director discussed with the committee the proposed rates for 2009. Ms. Aldana said that the 2009 rates have decreased from 2008 except for the fully insured dental rates.

Moved by Ald. Ewerdt, seconded by Ald. Krol  
to recommend that the City adopt the proposed  
2009 health and dental rates - 7

### **Hart Park athletic field improvements in 2009**

Mr. Kappel discussed with the committee the recommendation for Hart Park athletic fields. He said the city has been working on this facility since 2000. The recommendation from the Park Board and the department is to make an investment in the park by resurfacing, replacing the stands and adding artificial turf for 2009. The Rotary performance area between N. 68<sup>th</sup> and 70<sup>th</sup> Streets is included in the recommended plan. Rotary stage work will not start until after the concert season in August.

Mr. Kappel reported that it will cost approximately \$1,766,672 to complete the rotary performance pavilion including a small wall and grading. There is currently approximately \$3,379,000 cash on hand to use on park projects. The potential sale of the public works property to Toldt for approximately \$1.2 million could come as early as January 9, 2009. The total cash on hand would be about \$4.9 million plus or minus the rotary would be leave about \$3.2 million. He recommended Option D.

Public

The following people spoke in favor of Hart Park field improvements:

Tom Langer, 2407 N. 93<sup>rd</sup>  
Jennifer Larson, 2402 N. 72<sup>nd</sup> St.  
Jesse Stansell, 1858 N. 68<sup>th</sup> St.  
Troy Seabrook, 4556 N. 107<sup>th</sup> St.  
Don Soderberg, 2880 N. 117<sup>th</sup> St.  
Tom Ertel, 7440 Oakhill Ave.  
Drew Dion, President, Milwaukee Kickers, 2201 N. 63<sup>rd</sup> St.  
John Dobbe, 2433 N. 68<sup>th</sup> St.  
Joe Vitrano, Wauwatosa East High School  
Linda Nikcevich, 2264 N. 67<sup>th</sup> St.

Carol Wehrley, 2199 N. 73<sup>rd</sup> St.  
Dick Basham, 2350 Woodmoor Lane, Brookfield  
Richard Lochrie, 7746 Menomonee River Pkwy.  
Mike Nell, 7236 Grand Pkwy.

The people appearing in favor of the Hart Park field improvements cited the benefits to the community and local businesses. They cited the importance of making an investment in this community asset. They also mentioned the revenue that could be gained by bringing in tournaments and renting the fields. Artificial turf will reduce the number of ankle injuries and the field will be available for use for longer periods during the year.

Lynn Woehrle, 10121 W. Highwood Ave., and Danielle Janisch, 10218 W. Feerick Place spoke about their concern for funding for the Hartung Park playground.

Ald. Purins asked about the level of spending if all the improvements were included. Mr. Kappel indicated that it would cost approximately \$4.4 million for the field revamping. The tear down of the former park was covered by Milwaukee Metropolitan Sewerage District (MMSD) or federal funds.

Ald. Purins noted that the school district owns and operates 11 athletic fields. It doesn't own the Hart Park fields. For some reason this has been left up to the city. He has been interested in involving the school district in this project, but he realized that this probably won't happen. He has never understood this split in resources and organizations. He thought someone should take control or give up control of the situation. If the school board can't come up with the money, maybe they should look at a reorganization of this project. Maybe the city should take over all the fields if they are capable. He noted that the total cost of the project when completed will be about \$6 million. They are now looking for \$4.4 million which is more than the city has spent on capital improvements in the last 20 years.

Ald. Krol felt the entire issue has a lot of positive momentum especially for the stadium and tennis courts. There are a lot of infrastructure improvements taking place at the same time. He noted that the bonding cap was removed to repair the city's roads. It might be wise to look at other funding sources at this time. This was not why the cap was removed. Financially there are some positive things to make this happen. He tended to agree with Ald. Purins that the city should look at a way to deed this property to the school district.

Ald. Krol noted that the city is in the best position to improve the stadium at this time. The bonding rates are low because of the city's Aaa rating. Another idea would be naming rights for the stadium. Maybe the debt could be reduced that way.

It was noted that Ald. Donegan had sent an email to the committee pointing out that a lot of residents choose Wauwatosa because it is good for young families and has a good school system. Having a very high level athletic field and a nice park system would be a good benefit. He was in favor of moving forward with this project. He has not heard a lot of negative emails. This may stall some of the other development at Hart Park, but it would develop a lot of green space. This particular project at this time should be focused on spending the city's capital bonding.

Ald. Walsh noted that he has heard from a lot of people including a lot of young families in the 5<sup>th</sup> District. They are happy to see a proposal like this and to support something that will not be done piece meal. He stressed that this is not just spending money, but an investment. He felt that giving \$10,000 to Hartung Park was more than appropriate although 90% is in the City of Milwaukee, it is the least the city can do.

Ald. Jay noted that plans for the field seem to be well thought out. She didn't have a problem with doing most of the project. She would be in favor of having the bleachers installed one set at a time. The second set on the east side could be done in the future.

Mr. Kesner pointed out that once the city begins to reconstruct the stands they must be compliant with the Americans with Disabilities Act (ADA). If the bleachers are replaced in sections there would be no guarantee that the city would not be challenged on its ability to comply. He further noted that the city might not benefit

financially for saving funds now. There could be a potential rise in cost at a later time. Ald. Jay asked if the city could still build only one stand at a time. Mr. Kesner responded that if the city starts the process of replacing the individual stands of bleachers they would need to provide handicapped accessibility in all the sections. Someone could challenge that process and the lack of ADA compliance in the stands that are still not replaced.

Ald. Ewerdt commented on the competing concerns between the city's infrastructure, the sewer system, the new fire station and Hart Park. He was concerned that now that the bonding cap is lifted there is also no limit to spending. He noted that there is no question that Hart Park is a good project and needs to be done, but one of the city's biggest responsibilities is the new fire station. He also felt that astro turf was a luxury in these economic times. He thought that asset wise this is horrendous timing. He felt he couldn't vote for this on principal.

Ald. Organ noted that this project is not a money maker, but an investment in the community. The cost for 10 year life in the turf carpet is about \$500,000. She will vote in favor of the project. She asked if the city shouldn't expect more donors. She added that goal posts, benches, naming rights, business logos could be an idea which could be covered by NCAA tournaments. She knew of three people in opposition to the Hart Park project. She stressed that the city needs to approach this project with caution. Citizens need to know why the roads aren't being repaired because of the stadium. She also asked what if flood proofing comes in higher than the monies that MMSD has allotted. She will not vote in favor of extra expenditures for flood proofing if needed.

Moved by Ald. Krol, seconded by Ald. Organ to recommend approval of Option D in the amount of \$4,418,915 to be added to the Capitol Improvements budget for Hart Park athletic field improvements --

Ald. Maher noted a couple of concerns. The discussion is about a \$6 million endeavor and his sense is that in its entirety the city is looking at actually spending \$7 million. One of the things that resonates with him, due to the emails he has received, is concern for the maintenance of the grounds and the facilities themselves. He asked about plans for management of this facility as well as identifying all other revenue sources. There is no data reflecting this. He pointed out that the city is going to sell the public works property for approximately \$1.2 million. The committees and Council spent over a year on the new fire station discussion involving \$9 million and now there is not much discussion for Hart Park at \$6 million.

Ald. Krol asked about the height of the field. He asked if Hart Park gets flooded would it destroy the infrastructure. He has also heard that there would be less maintenance with artificial turf. He thought there were a lot of ifs associated with the project, but it is a real quality of life issue. Waiting another two years might not bring the same outcome as completing the project now. He noted that the cost could come in at a price consistent with a depressed economy. This may have a positive outcome on the cost. He further noted that the revenue generated may offset the operating costs.

Ald. Maher stressed that no one is talking about holding this project for two or more years. He is in favor of phasing this in and he does have concerns about management of the facility.

Ald. Jay wanted to clarify that they were voting on Option D, because if the city delays the replacement of the bleachers that would save about \$1 million. She asked to make an amendment to the original motion with the condition that the public works property is sold.

Moved by Ald. Jay, seconded by Ald. Maher to amend the original motion to include the condition that the public works property be sold before any work is done on the Hart Park athletic field improvements. Vote on the motion was Ayes: 3, Noes: 4 Motion fails.

Mr. Kappel commented that he met with his peers to help put together guidelines for MMSD communities on how long they should assess their systems. Most other municipalities have this type of project ongoing. There are sewer systems out there that have not been looked at in 100 years. The city needs to look at what is happening under the streets before doing more major work. Ald. Purins asked what the impact of delaying any

of these projects would be. Mr. Kappel responded that Meinecke and Ruby are two major hot points that are being evaluated. Blue Mound Road and Wauwatosa Avenue are two projects in conjunction with the City of Milwaukee.

Ald. Jay noted that she would like to make an amendment to alter Option D to remove the existing east bleachers so track and field can be constructed and replace the bleachers at a later date. She added that the west bleachers would remain standing.

Mr. Archambo noted that leaving the west bleachers as is would bring a reduction of \$635,000. Mr. Wehrley added that if the city decides to reconstruct the bleachers at a later time it will be at a much higher cost. If they are totally replaced at one time the cost will be reduced.

Moved by Ald. Jay to amend the original motion to alter Option D to leave  
The east bleachers standing for now and to replace them at a later date --

Motion dies for lack of a second.

Ald. Organ has heard from her constituents that they are sick of Hart Park being torn up. She agreed with Ald. Krol that a potential for great savings in construction costs could be seen because of the condition of the economy.

Upon a roll call vote, vote on the original motion was Ayes: 5, Noes: 2 (Ewerdt, Maher)

The meeting recessed at 10:16 p.m. and reconvened at 10:30 p.m.

**Vouchers**

**VOUCHERS 11/25/08**

<b>Name</b>	<b>Dept.</b>	<b>Reason and location</b>	<b>Date</b>	<b>Amount</b>
Steve Miner	Assessor	WAAO Quarterly Meeting - Madison	12/1/08	35.00
Barry Weber	Police	International Association of Chiefs of Police Conference (IACP) - San Diego	11/8 - 11/13/08	2,219.70
Scott Johannes	Health	Public Health Preparedness Consortia Meeting - WI Dells	11/20/08	142.38
Dean Redman	Fire	WI Fire Chiefs Association Fall Seminar - Racine	11/5 - 11/7/08	264.50
Daniel Schmock	Fire	WI Fire Inspectors Annual Conference - Eau Claire	11/3 - 11/6/08	427.50
Amy Barron	Fire	WI Fire Inspectors Annual Conference - Eau Claire	11/4 - 11/7/08	500.40
Erica Rondeau	Court	Annual Municipal Court Clerk Seminar - Elkhart Lake	10/22 - 10/24/08	262.03
9 Arborists, 2 Park Maintenance	Forestry	Tree Care Industry Expo 2008	11/13/08	365.00

Moved by Ald Krol, seconded by Ald. Organ  
that the vouchers be allowed and paid – 7

The meeting adjourned at 10:35 p.m.

Carla A. Ledesma, City Clerk  
City of Wauwatosa

mks/svh