



CITY OF WAUWATOSA
7725 WEST NORTH AVENUE
WAUWATOSA, WISCONSIN 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989
Web Site: www.wauwatosa.net

BUDGET & FINANCE COMMITTEE MEETING

Tuesday, March 9, 2010
Committee Room #2

PRESENT: Alds. Berdan, Donegan, Ewerdt, Jay, Krol, Organ, Walsh, Wilke – 8

ALSO PRESENT: A. Kesner, City Attorney; R. Braier, Finance Dir.; W. Kappel, Public Works Dir.; W. Wehrley, City Engineer; N. Welch, Comm. Devel. Dir.; J. Bembenek, Purchasing Mgr.

Ald. Ewerdt as Chair called the meeting to order at 8:15 p.m.

Allocation of Community Development Block Grant Funds to create a Village Center/State Street Corridor Plan

Ms. Welch reported that the Village Business Improvement District (BID) Board is facing a number of issues such as wayfinding and public improvement projects. With a Village Center/State Street Corridor Plan they can address them and connect with other businesses throughout the State Street Corridor. They are looking at setting design principles and improving business.

Bill Brown, BID Board Representative, 1949 Forest Street, commented that they are trying to take an opportunity to maximize the values for the BID with more accountability and transparency. They are trying to do their best for the village and to strengthen their partnership with the city.

Russ Drover, 7530 W. State Street, noted that the source of funding was the federal government, but he has not seen the plan yet.

Ms. Welch explained that the plan has not been created. Mr. Drover asked why the earlier plan was not implemented. Ms. Welch responded that the original plan was created in the 1970s about the time when the Tax Incremental Finance (TIF) District was created. Many aspects of that plan have been implemented; however, since so much time has passed the changes that were implemented need to be updated and improved.

Sean Phelan, Café Hollander, 7677 W. State Street, commented that, as a business owner, he was asking for support for the plan.

Patrick Smith, 2252 N. 69th Street, asked where the money was coming from. Ald. Ewerdt explained that the money was part of a federal grant called Community Development Block grants.

Mr. Drover asked if giving a grant to this area would take away from another area. Ms. Welch responded that this is grant money awarded every year. Something that didn't get funded this year could get funded in the next year. The other fund amounts that have been awarded in other categories would not be impacted.

Ald. Wilke noted that the idea of creating a corridor plan came from a traffic study of possible options for handling traffic flow while street work is being done in the village. He added that it's nice to use this money for Wauwatosa.

Mr. Wehrley commented that they are not planning on doing the road work in that area right now. Ald. Organ asked if this plan will address those road repair schedules. Ms. Welch replied that, in anticipation of the work being done, they will try to schedule the work in a way that will not negatively affect Village businesses.

Ald. Walsh asked why this issue was before the committee at this time. Why was it not going before the CDBG Committee? They vet the funds and decide where they are going and why. Ms. Welch responded that the CDBG Committee meets once a year. The current decision does not affect any of the other funding commitments. The CDBG Committee gets to set the annual plan. If the committee makes their decision in October, they still don't know how much money will be available. She added that her office does not have enough planners to follow every potential future project. They also don't know how much money will be available as Administration Funds until December 31st. Other projects can go to planning. Administration does not count in the percentage of funding that goes for services. The administrative funding pays for half of one salary in Planning and Engineering Services. Their current information says that they will not run short of funding.

Ald. Donegan asked what would happen if this money were not allocated. Ms. Welch explained that the money would go back into the account and 20% would roll over into another project. They don't lose the dollars; however, administrative funds are more flexible and she was aware that there is the possibility of a Mayfair Corridor plan and W. North Avenue plan in the future although they are not as organized as the BID plan at this time.

Moved by Ald. Donegan, seconded by Ald. Wilke to recommend approval of the allocation of up to \$50,000 of 2010 CDBG funds to cover the cost of hiring consultants to prepare a Village Center/ state Street Corridor Plan – 8

Ald. Krol commented that this plan will help in furthering areas of improvement in this historic area. The plan will be something that Council will be able to consider in the future.

Vote on the motion was Ayes: 8

Contract with Konica Minolta to exchange current engineering copier

Mr. Bembenek reported that the current machine is about four years old. The city can get a state-of-the-art unit for less money. The true savings will be in the cost of the copies. Color copies would be almost five cents and black and white less than one cent. Maintenance includes all supplies and service.

Moved by Ald. Donegan, seconded by Ald Organ to recommend approval to enter into a contract with Konica Minolta to exchange the current engineering copier for a new upgraded copier – 8

Sanitary sewer service

Mr. Wehrley noted that the biggest decision with regard to the condition of the city's sanitary sewers is at what level does the city determine that floods will cause basement backups? Rainfall of over 3 inches during a 24 hour period is the point at which backups begin. The severity is determined by the volume of rainfall. He asked at what point does the city say "This is a reasonable expectation for the residents?"

Mr. Wehrley mentioned other older communities. It is the same price or cheaper to disconnect the drains from the sanitary sewer lines and install sump pumps. Some communities have decided to do this. Others put the burden on the homeowner. There are two fundamental issues: 1) at what level is flooding acceptable, and 2) should the homeowner pay for the remediation. He explained that in construction from 1954 on it was prohibited to disconnect the drains from the sewer lines.

Ald. Donegan asked how many homes are affected. Mr. Wehrley estimated that 75% or 10,000 to 12,000 homes are connected.

Richard Bachman, 2229 N. 115th Street, noted that in his area they didn't have as many homes flooded. He knew of several homes that have been reconnected and the problem is widespread in the area. He was concerned that the city didn't have an inspector for sanitary sewer issues. He suggested that at the least, when a home is sold the connection should be checked. He noted that residents are running sump pumps onto neighbors' property.

Patrick Smith, 2252 N. 69th Street, asked about the cost of disconnecting the drains. Mr. Wehrley replied that it costs approximately \$2,300 to install a sump pump and about \$5,000 for a backwater valve.

Bill Brown, 1949 Forest Street, asked if there were other projects that homeowners would be mandated to do to their homes. Ald. Ewerdt commented that they have seen houses that are flooded over and over. Mr. Bachman noted that everyone living in Wauwatosa knows that there are many homes that have flooding.

Ald. Walsh has heard from his constituents on the east side that they would not want to be mandated to install sump pumps. What is left is fixing the infrastructure. Fix what's leaking. On the east side residents are comfortable with fixing the infrastructure and would like a fix to handle an above average rainfall, but they would like to stay away from disconnecting from the drain tiles.

Mr. Wehrley noted that another option to address the problem is to install larger pipes; however, then the Metro Milwaukee Sewerage District (MMSD) will not be able to handle the extra flow that will cause. In that case, MMSD would mandate that the city build a concrete reservoir for storage. Some communities have installed deep tunnels, but water storage options are expensive.

Ald. Organ observed that if the pipes are not the right size, the city would have to provide storage. She noted that a lot of municipalities provide incentives or a cost match as well as the point of sale to get residents to make these improvements. She asked the Finance Director about any other options available. Mr. Braier responded that he would need to do some research regarding options for financing.

Ald. Organ was very supportive of having the plumbing inspectors available for an incentive program and point of sale inspections. She was concerned that many neighbors are dumping into others' yards. Mr. Bachman agreed that there had to be inspections to catch that.

Ald. Organ proposed that staff put together an ordinance calling for point of sale inspections and incentives to make improvements.

Ald. Jay asked how much water is going into a typical house. Mr. Wehrley said the volume varies widely throughout the city. On the west side some have their homes built on gravel. On the east side many homes were not built with drain tiles. It depends on the intensity of the rain. He noted that in Ann Arbor, Michigan they measured 1.4 to 2.5 gallons per minute. When this area gets a big rain event there can be 10 times that amount.

Ald. Jay felt that the responsibility should rest with the homeowner. The homeowner should make an effort to improve the situation starting with their property. Incentives are fine with a time limit.

Ald. Wilke suggested having neighborhood blocks come together to find solutions. He noted the urgency of fixing the Ruby and Congress flooding problem right now.

Mr. Wehrley commented that all of the improvements have been put on hold. He noted that putting improvements in now will help, but there will be flooding if there is another 50-year rain fall.

Ald. Ewerdt observed that the consensus seemed to be that the committee should look into incentives and point of sale inspections. Ald. Organ added that point of sale needs to be included because that is the part of the equation that gives the incentive program teeth.

Mr. Wehrley noted that it would take \$1.25 million to correct a certain number of homes. There are overland flooding issues on Ruby & Meinecke. He added that they can find a fix, but how much are committee members willing to spend.

Ald. Donegan observed that there were two problems that needed to be addressed: 1) basement flooding, and 2) leaking pipes. Mr. Wehrley stressed that if they merely put in 100% new pipes there would still be leaking. He added that a majority of the flooding in the city could be mitigated if about \$1 million were invested each year. This would affect 400 homes and take approximately 30 years. A water and sewer rate hike of approximately \$10.66 per quarter would cover the cost.

Ald. Donegan stressed that there are backup problems now as well as the urgency of Ruby Avenue. He suggested appointing a smaller committee to work with the City Engineer. This committee needs to express the values of the city. He would like to take the position that individual homeowners have the responsibility to make repairs, but the city also has a stake in improving the situation. He felt that there are two important areas: 1) the situation is urgent, and 2) costs may be involved for the individual homeowner either by taking on the burden or having the city provide incentives to make the corrections.

Ald. Walsh noted that costs will go up very quickly. He further noted that one of the drawbacks of the sump pump is that if the power goes the sump pump goes. He felt that the committee needs to take some time to address especially the pipe issue. He supported the idea of creating a committee and the next step would be to address the leaky pipes.

Mr. Kappel cautioned that if they look at installing bigger pipes they will exceed the design level required by MMSD. If that happens, the city will be fined. He thought that bigger pipes were not the answer.

Ald. Wilke asked if Ruby and Meinecke were being designed to have the maximum allowable pipes. Mr. Wehrley responded that they plan to use the biggest pipes allowed without having to add storage.

Ald. Organ observed that fixing leaky sewers doesn't seem to be the answer. They have been looking at Ruby for a full year and she didn't think the project should be delayed.

Mr. Wehrley suggested putting in a level of service and informing the homeowner of their responsibility after that. Alternatives would be any number of options.

Mr. Smith asked who would be responsible for any fixes. Would businesses or city properties have to pay? Mr. Wehrley noted that most areas have sufficient secondary drainage. Mr. Smith asked if there was any other funding available. Mr. Wehrley noted a state grant for \$64,000 is available for parcels hit by the flood of 2008.

Moved by Ald. Donegan, seconded by Ald. Walsh to hold this item
for one month for further consideration --

Ald. Jay suggested that the committee approve the work on Ruby and Meinecke, but keep it to the MMSD required level.

Moved by Ald. Jay, seconded by Ald. Krol to recommend
approval to commence work on Ruby and Meinecke Avenues
keeping to MMSD requirements for storm water pipe size --

Ald. Wilke asked for clarification on the maximum conveyance without the need for storage and what level of protection will the residents be given.

Ald. Jay cautioned that if the work is put off any longer it would hinder getting it done. Ald. Donegan suggested that the decision be made at the next committee meeting.

Ald. Jay withdrew her motion.

Vote on the original motion was Ayes: 8

Vouchers

<u>NAME</u>	<u>AMOUNT</u>	<u>FOR</u>
L. Hudson	\$510.73	Police – 2/23-2/25/10 – Appleton Missing and Unidentified Person Conf.
K. Gierach	\$44.00	Police – 2/12/10 – Waunakee Death Notification Seminar
F. Carsky	\$552.62	Police – 2/23-2/25/10 – Appleton Missing and Unidentified Person Conf.
8 Arborists	\$480.00	Forestry – 2/5-2/19/10 – Milwaukee UW-Extension Short Course
K. Walbrant	\$65.00	Forestry – 2/3-2/24/10 – Milwaukee UW-Extension Short Course
P. Allen, R. Mente	\$120.00	Parks – 2/12-2/26/10 – Milwaukee UW-Extension Short Course
J. Wojcehowicz	\$90.00	Water – 3/4/10 – Madison Wisconsin Water Association IT Sem.
G. Geis	\$128.17	Police – 3/3/10 – Green Bay Crisis Intervention for Dispatchers
K. Glisch	\$131.00	Police – 3/3/10 – Green Bay Crisis Intervention for Dispatchers
D. Collins	\$358.00	Police – 2/23-2/25/10 – Appleton Missing and Unidentified Person Conf.
Chief D. Redman	\$339.00	Fire – 3/3-3/5/10 – Wisconsin Dells Wisconsin Fire Chief’s Spring Conf.

Moved by Ald. Krol, seconded by Ald. Donegan that the vouchers be allowed and paid – 8

The meeting adjourned at 10:07 p.m.

Carla A. Ledesma, City Clerk
City of Wauwatosa

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