



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

Tuesday, March 10, 2009  
Committee Room #2

PRESENT: Alds. Ewerdt, Donegan, Jay, Walsh, Krol, Organ – 6

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

Ald. Ewerdt as Vice-chair called the meeting to order at 8:25 p.m.

### **Review of the Parks Department, public works land sale, and status of the Hart Park Project**

The committee reviewed memos from the City Administrator and the Finance Director regarding Hart Park. Mr. Archambo reported to the committee that the sale of the public works land has not been finalized. The \$1.2 million from the projected sale was included in the \$4.4 million dollar budget for Hart Park. When the budget was approved for the park, the discussion was that the sale of the land was contingent to the park completion. Mr. Archambo said it was an aggressive goal and an ambitious plan, but the reality is that the property has not sold and it is not going to happen quickly. The sale of the property is not off at this time but additional information needs to be obtained. Mr. Archambo said that timing is the key element. If the City would like to have the football field completed by next fall, alternative funding mechanisms must be found to move forward on the project immediately. Mr. Archambo said that on behalf of the Mayor, a significant amount of funds has been raised by her in the last few weeks. Some money is coming in and there is potential throughout the football season for additional fund raising.

Also approved in the budget was \$10,000 for Hartung Quarry Park which was to also come from the sale of the public works property. Mr. Archambo said that the city may want to consider another funding source for that. It could be taken out of the capital funding budget that was otherwise provided for Hart Park.

Mr. Archambo reported that management of the fields has been addressed. The staff reviewed the Parks Department to assess needs and reviewed comparable community facilities. The conclusion is that at this time the city does not see the need to change the supervisory structure. There are resources on the Parks Board that could be utilized. The city will have to work closely with them to ensure that the marketing is being done effectively.

Mr. Archambo also suggested setting up a separate park fund for collection of revenue from field usage to be utilized for ongoing park maintenance. This will allow funds to be accumulated for any necessary repairs.

Mr. Archambo's recommendation's are that we delay going out for bids on Hart Park athletic fields until we see the public work property sold, or that in combination with contributions that would make the project whole. He recommends no changes be made at this time with the overall management of the park. Through the 2010 budget a separate fund should be established for park purposes.

Ald. Ewerdt inquired about the land sale. The City Attorney advised that the developer has requested a reduction in the price. Additional soil boring is also being completed. The City Attorney said the developer's new price is so low that it wouldn't make sense to sell the land at this time for that amount of money.

Mr. Archambo reported that the recent sale of the county grounds land with UW-Milwaukee has a per acre price about four times what the developer is offering the city.

Mayor Didier commented that when the developer asked for an extension a few weeks ago, she took the initiative to do some fundraising. She feels the community is behind the project and said many people have stepped up to the plate and in about three weeks has raised about \$190,000. She said with commitments of other organizations which would utilize the park shows that if we build it they will come. The Mayor said she believes if there is a gap in funding they should be able to raise more funds. Hopefully the sale will go through and there will not be a gap to fill. The Mayor felt that the city could get creative with the funding and go out for bids now. She asked that the committee not stop the project and to at least keep the project on the table and allow continuance of fundraising efforts.

Craig Maher, 4112 N. 111<sup>th</sup> St., said as a former alderman he came to the meeting because this was something he spoke very strongly about a few months ago. Mr. Maher said the committee was concerned of this very issue. He noted that the Advisory Committee took on the issue of artificial turf and came to the conclusion that the playing fields should be held off for one year. He said the city was banking on the money from the public works property that is not here. There will be no remaining funds for the park development if everything in the budget is used toward this. Mr. Maher said when this discussion came up the economy was not nearly this bad, and felt it would be a good opportunity to step back. He said we gave the public works land developer the ideal situation, letting them know we are anticipating using these funds. They know there are expenses that need to be funded and the city has now put the developer in the driver's seat. He suggested listening to the Advisory Committee and hold off on this project for one year. He encouraged the committee to reconsider or think about what the City Administrator recommended.

George Becker, 1626 N. 71<sup>st</sup> St., said he was on the Advisory Committee and said they don't have anything against fixing the park up. He would rather see grass, picnic areas and children's play areas done first. He noted the bonding cap was lifted to repair more streets, not for special projects. He also expressed concern that the public works property buyer has the advantage. Mr. Becker said he has doubts about astro turf and felt they should wait at least a year on this project to see where the funding is coming from. He agreed that the \$10,000 for Hartung Quarry Park should be given to them as a gesture of good will. There are no parks in the northwest side of the city.

Bill Scallon, 7733 Stickney Ave., is here informally representing Wauwatosa East Booster Club. He said as far as the timing of this project in the current economy, he felt the city may be able to save labor costs now than in a good economy. He said if this project is delayed and not allowed to move forward, there are fears that this project will never happen. He commented that with the volume of traffic anticipated a grass field would not hold up. Artificial turf would be the most viable option.

Tom Ertel, 7440 Oakhill Ave., President of the Parks and Forestry Board said there is momentum going right now, which is evident that in three weeks \$190,000 has been received in commitments by individuals who have been standing in the sidelines for three years. Mr. Ertel said he said he has done research on fields with artificial turf and there have been large increases in their revenue. He would like to see the city send this project out for bid and see if there is potential for costs savings. He said there is a large labor pool out there now and this is the time to do this work. Mr. Ertl said in speaking with other communities that have projects going on that they received more bids than usual due to the economy. He has received commitments from soccer teams to use this field. The WIAA is interested in running their regional football contest. He has talked to other schools that would come back to Hart Park. He said the city has been subpar on how the park has been managed in the past 20 years. Everything has been done as inexpensively as possible. The sound system cannot be used for football games or for the fourth of July. The tennis courts have been repaired by the public works department. The momentum is really important and it needs to keep going.

Richard Bachman, 2229 N. 115<sup>th</sup> St., Commissioner on the Parks and Forestry Board said you can feel the momentum for this project in the community. He said he realizes all the funding is not in place currently for this development, but it will be. This park has been put off for over twenty years. Every repair has been done as cheaply as possible. He asked that the city keep this project going.

Ald. Organ asked Mr. Kappel if the project is ready to be sent out for bid right now. Mr. Kappel said they have been meeting weekly on this, and they are at the drop dead date. If a decision cannot be made tonight this should be held back a year. The project can be ready very soon to go out for bid. Mr. Kappel reported that project totals have not changed. \$1.7 million will be used for platform improvements. Mr. Kappel said that the mayor has asked for specific things which could be pulled out of the project due to her fundraising efforts.

Ald. Organ asked if there is any harm in having the project bid out to see where we are at with the money we have available. Mr. Kappel said it is in the best interest of the city to have the finances in order when bids are sent out.

Mr. Kappel reiterated that the Rotary stage area is a scheduled project for the fall no matter what happens.

Ald. Ewerdt asked Mr. Braier about the funding sources in his memo. Mr. Braier commented that the cash on hand is money that has been accumulated over the past five years or so. Mr. Braier said the books are closed for 2008 and the Capital Projects Fund had a surplus balance of \$200,000 that could be used to fund this project and lower the 2009 bond issue.

Ald. Donegan said he felt strongly that the city should move forward and not hold up the commitment to Hart Park because of the stalled land sale. He doesn't want to back off on an important project that has momentum going and this project has seen a lot of support. He commented that our financial status is way too strong to sell the public works property for something less than it is worth. Ald. Donegan felt that this is a good time to be buying construction services. He said maybe the city should bond for more and save some of the available funds for other projects in the park. He encouraged the committee to move forward with this project, we will have 20 years to pay for this.

Ald. Krol also felt that the project should be let out for bid and then further discussion can be held for any fund gaps there may be. The council has previously approved that bidding documents be prepared and we should take this to it's conclusion to see what happens in the market place. Ald. Krol reminded the committee that Hart Park is going to be torn up this summer for the flood wall work to be done and to not do this project while the park is already torn up would be a missed opportunity.

Ald. Walsh said the city has lost some leverage with the developer on the land sale. He felt that there is no sense of urgency to close on the public works land. We still need to support this project and should take Mr. Braier's direction on this.

Ald. Jay felt we should send the project out for bid to see what the final figures will be and go from there. She commented that without the land sale the project will be short about \$810,000. Mr. Kappel said that is if no favorable bids are received. She concurred that we should not undersell the public works property and to continue the work on getting the bid documents ready. The council will then make a determination when the bids come back.

Ald. Ewerdt commented that he originally voted against this project and the capital budget as the removal of the bond cap was to be used for infrastructure. He expressed appreciation for all the information presented tonight. He said the city needs to move forward with this project. Ald. Ewerdt commented that there was a lot of good discussion and he agrees that this should be sent out for bid. The fundraising work the mayor has done in a short period of time has been great. We will be able to see where we are at when the bids come in.

Ald. Ewerdt said that he received a call regarding Hartung Quarry Park since there is no longer a representative in that district and there is a concern about the \$10,000 commitment. He asked how this commitment could be taken care of.

Mr. Archambo said that from the conversation heard, it seems that the committee is suggesting making the funding whole. He would interpret that (although there is no motion) it would also make whole the intent of \$10,000 for Hartung Quarry Park.

Ald. Donegan said we are not changing the budget for this; we would just be funding it in a different way.

The committee discussed other ways to make the funding whole and moving ahead with the project. It was suggested that the funds earmarked for the Rotary project be used, putting the risk of the land sale on that project. Mayor Didier said the platform improvements need to be set aside. This was a commitment from the city and thinks that this commitment must be upheld. This was agreed upon by mayors in the past and she feels that this needs to be honored.

Moved by Ald. Donegan, seconded by Ald. Krol to recommend using the \$200,000 surplus from the 2008 capital projects fund to reduce the 2009 bond issue, and to remove the contingency of the public works land sale for the Hart Park Project – Ayes: 6

**\* Memo from the Assistant City Attorney regarding the claim of Michael Schmidt**

The City Attorney reported on the claim of Michael Schmidt, 2005 N. Oak Grove Rd., in the amount of \$600.00. Mr. Kesner said there was no negligence on the part of the city and due to sovereign immunity he recommends denial.

Moved by Ald. Krol, seconded by Ald. Walsh to recommend denial of the claim by Michael Schmidt in the amount of \$600 - 6

**\* Memo from the Assistant City Attorney regarding the claim of John Hafemeister**

The City Attorney reported on the claim of John Hafemeister, 8220 W. Lisbon Avenue, in the amount of \$86.41. Mr. Kesner said there was no negligence on the part of the city and due to sovereign immunity he recommends denial.

Moved by Ald. Jay seconded by Ald. Walsh to recommend denial of the claim by John Hafemeister in the amount of \$86.41 - 6

**Vouchers**

<b>Name</b>	<b>Dept.</b>	<b>Reason and location</b>	<b>Date</b>	<b>Amount</b>
Ken Walbrant	Forestry	UW Extension Landscape & Grounds Maintenance Short Course - Waukesha	02/04 -02/25/09	65.00
8 Arborists	Forestry	UW Extension Landscape & Grounds Maintenance Short Course - Waukesha	02/04 -02/25/09	320.00
P. Allen, R. Mente, W. Dess	Forestry	UW Extension Landscape & Grounds Maintenance Short Course - Waukesha	02/04 -02/25/09	120.00
Tara Blecha	Forestry	UW Extension Landscape & Grounds Maintenance Short Course - Waukesha	02/04 -02/25/09	65.00
Walbrant, Allen, Mente	Parks	Midwest Perennial Conference - Pewaukee	2/17/09	204.00

Timothy Kastner	Police	Advanced Defensive Tactics Training - Little Chute	02/23 - 02/25/09	742.75
Barry Weber	Police	2009 WI Chiefs of Police Association Winter Conference - WI Dells	02/16 - 02/19/09	329.85
James Case	Fire	Chiefing "101" for new Fire Chiefs - Appleton	02/20 - 02/22/09	347.97
Brian Zalewski	Police	CVMIC Supervisor Series Training - Sun Prairie	2/24/09	84.55
Salvatore Alioto	Police	FTO Supervisor Training - Racine	03/03 - 03/06/09	34.52
Dennis Davidson	Police	Missing Children Conference - Stevens Point	03/01 - 03/03/09	260.30
Lisa Hudson	Police	Missing Children Conference - Stevens Point	03/01 -03/03/09	260.75
Fred Carsky	Police	Missing Children Conference - Stevens Point	03/01 - 03/03/09	235.25

Moved by Ald. Walsh, seconded by Ald. Krol  
that the vouchers be allowed and paid – Ayes: 6

The meeting adjourned at 9:47 p.m.

Carla A. Ledesma, City Clerk  
City of Wauwatosa

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