



CITY OF WAUWATOSA
ENGINEERING & OPERATIONS DEPARTMENT
7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8927
Fax: (414) 471-8492
www.wauwatosa.net

William A. Kappel
Director of Public Works
bkappel@wauwatosa.net

CITIZENS ADVISORY CAPITAL IMPROVEMENTS COMMITTEE
Monday, November 10, 2008 – 6:30 p.m.

PRESENT: R. Deuel, J. Engelhardt, J. Kasdorf, P. Matthews, M. Moylan, T. Stacey, J. Albert (7:59 p.m.), Ald. Maher (Chair/ex-officio) -7

ALSO PRESENT: J. Didier, Mayor; W. Kappel, Director of Public Works; W. Wehrley, City Engineer; J. Plass, Accounting Manager; K. Walbrant, Parks & Forestry Supt.; R. Bachman, Board of Parks & Forestry Commissioners; T. Ertel, President, Board of Parks & Forestry Commissioners; Citizens

The meeting was called to order at 6:39 p.m.

Presentation of Hart Park Athletic Field Alternatives Analysis

Mr. Wehrley briefly addressed the committee introducing the representatives present from Graef, Anhalt, Schloemer and Associates, Inc. (GAS), the consultants who created the Hart Park Athletic Field Alternative Analysis Draft Report. The representatives were Joseph F. Pepitone, Jr., ASLA, Jacqueline M. Herington, P.E., and Brent T. Pitcher, P.E. Mr. Pepitone introduced the Power Point presentation telling the committee the alternatives report had a clearly defined scope with the goal of assisting the City in choosing an alternative that would improve the quality of the park and maximize revenue. He pointed out that in their research GAS had found a great desire and need for installation of artificial turf on the field.

Ms. Herington presented the facility comparisons and the five facility alternatives that had been developed. The alternatives presented contained running tracks with two to eight lanes. There was discussion regarding how many running lanes were needed. Mr. Kappel pointed out that Hart Park may not need eight lanes because the running track at Wauwatosa West High School could take care of that need. Mr. Moylan pointed out that the Hart Park track is used by the public and two lanes would not be enough.

The bleachers at the facility were then discussed. Mr. Pepitone pointed out that the bleachers are not currently compliant with the Americans with Disabilities Act (ADA).

If the bleachers are moved or rebuilt they must be brought up to code. Staff had asked about the possibility of retrofitting the bleachers to bring them up to compliance. Mr. Pepitone said that option was not financially feasible.

Mr. Pepitone then presented the preliminary design and construction cost and timeline estimates. He pointed out that the estimates assumed the City wanted the venue available for use by the fall of 2009. Ms. Herington discussed the financial analysis portion of the report. GAS had contacted several area organizations including Marquette University High School, Wauwatosa Kickers and Wauwatosa East High School in order to determine an estimated annual revenue generation. This information was broken down by season and day of the week. In answer to Ms. Matthews question, Ms. Herington said each group that would use the facility would pay a different rate. For example Wauwatosa East High School currently has a yearly lease while other groups pay per use. If the field were to be replaced with artificial turf the assumption was that it could be used more often and by more groups than are currently using it. So getting more precise revenue estimates would be difficult at this time.

The committee then discussed the merits of replacing the current grass field with artificial turf. GAS was told by artificial turf manufacturers that the turf would last from ten to fifteen years and that the standard warranty was eight years. Mr. Pepitone pointed out that currently Wauwatosa East High School is responsible for at least have of the revenue generated. Artificial turf could extend the use of the field for more diverse use such as marching band competitions. This greater availability would bring in more revenue to the City. GAS estimated the annual programming hours with artificial to be a minimum of 840 hours to a maximum of 1720 hours. Mr. Walbrant told the committee that maintenance of the artificial turf would be approximately \$5,000 per year. The City currently spends approximately \$35,000 per year on maintenance. Maintenance was not included as a cost in the GAS report. Other groups have installed artificial turf for various reasons. For example Wisconsin Lutheran College installed the turf to expand the use of their field to other groups. Carroll College installed it primarily because of maintenance issues.

There was some discussion about the effect flooding would have on the artificial turf. Mr. Pepitone said the manufactures GAS had contacted did not feel it would be a problem.

Ald. Maher as the chair then opened the discussion up for public comment.

Kathy Jokisch, 1746 N. 73rd Street, Wauwatosa told the committee she was present to support the project. She lives on the east side of Wauwatosa and finds it difficult to get her children to the west side to play soccer.

Debbie Reagan, 2573 N. 67th Street, Wauwatosa said she was glad to see there is a plan for a multi sports facility near her home. She has children who participate in sports and Hart Park is the worst facility they visit. The Hart Park improvements will encourage participation in sports.

Bill Scallan, 1945 Wauwatosa Avenue, Wauwatosa told the committee he has young children and would like to have a facility like those presented when they are old enough to participate in sports.

Dick Bachman, Wauwatosa Parks and Forestry Commissioner spoke in favor of the improvements and suggested the possibility of fund raising to pay some of the cost. He suggested that if the project was started the donations would follow. Mr. Bachman also gave an example of a field in Illinois that displays seven logos on one field. He said that word is spreading about the possible improvements and has heard from groups such as the Scottish Milwaukee Highlanders who would be interested in renting the field.

Mr. Moylan suggested that the City rent the field to outside organizations while keeping control over the concession stands as a way to raise revenue.

(Mr. Albert present) -8

Ms. Plass, Accounting Manager briefly discussed the new information contained on page 1, Schedule A of the 2009 – 2013 Capital Improvements Program titled Summary of Projected Bond Issues, Debt Service & Debt Limit. In response to Ald. Maher's question, Ms. Plass confirmed that the Hart Park Athletic Field Improvements are not included in Schedule A.

Ms. Matthews told the committee that she had been expecting the committee would be presented numbers as to what it would cost to make some of the proposed Athletic Field changes without putting in artificial turf. She had concerns that there were still too many unknowns about the project especially in this time of economic crisis. She would like to see the cost of ongoing maintenance needed for artificial turf. Ms. Matthews also questioned how much more revenue the additional programming made possible by the artificial turf would bring in.

Mr. Deuel mentioned that the committee voted in 2007 to do four miles per year of street construction and the 2009 program has one mile. He was concerned that the street work would cost more if it was put off into future years.

Mr. Stacey expressed concern about whether, in this economy, the City could count on the money from the sale of a portion of the Public Works Yard to fund the Athletic Field improvements.

Ms. Matthews said regarding donations, the City needs support first from other groups that will be using the field. She believes the City needs community support for the project and she hasn't heard a lot of discussion about the project in the community. She noted that fields such as Whitman Middle School and West High School were funded by the school district and through private donations. She also didn't see where there would be enough revenue coming in to pay for the field. She concluded by saying that there are still too many unknowns, the community is aging, the \$1.2 mil from the sale of the Public Works Yard land is not in the bank, and she believed there was a rush to get the project completed.

Ms. Plass then briefly discussed Schedule B of the 2009-2013 Capital Improvements Program titled Summary of Proposed Projects.

Mr. Stacey asked given the present economic state, if there was a chance that the City's bond issue wouldn't sell. Ald. Maher responded that the City currently has a AAA bond rating so they should sell. Mr. Albert added that he believed the bonds would be placed but the question is at what rate.

Ms. Plass then briefly discussed Schedule M of the 2009-2013 Capital Improvements Program. Schedule M is new and gives a summary of the funding sources.

There was discussion regarding the Muellner Building Floodproofing project. Mr. Wehrley told the committee that the City was given grants for the project. If the City decides not to go ahead with the project the design work already done by consultants may not be covered by the grants.

Ms. Plass discussed Schedule L of the 2009-2013 Capital Improvements Program titled Summary of Bond Issues, Debt Service & Debt Limit for 1999-2006.

The committee discussed the amount of bonding in relation to the length of roads paved. In response to Ald. Maher's questions Mr. Wehrley told the committee that adding Milwaukee Ave. back into the 2009 plan would add approximately ½ mile to the program and adding N. 124th St. would add less than that. He added that N. 124th St. was taken off of the 2009 program because the City is waiting for the results of the Zoo Freeway Preferred Alternatives Study. It was unclear if the traffic mitigation monies would extend as far west as N. 124th Street.

Mr. Stacey asked how the flood mitigation program would affect the numbers in Schedule F, the Parks Plan if the City didn't go ahead with the Athletic Fields Renovation. Mr. Wehrley said the south half of the tennis courts would need to be replaced.

The committee again discussed the Hart Park Athletic Field Alternatives study presented by GAS.

Mr. Moylan said that Wauwatosa doesn't have enough soccer fields. The Athletic Field renovation would bring in more revenue especially because the plan included lights.

Returning to the number of miles of streets paved in the 2009 plan Ald. Maher commented that there were two options: 1) to go forward with the plan and 2) add additional streets.

Ms. Mathews stated that she would like to see two miles of paving in the 2010 Capital Improvements Plan. She also would prefer to put off the Hart Park Athletic Field until the City had better estimates of costs, revenue, usage, etc.

Mr. Engelhardt referring to Schedule F told the committee that he would like to see Hart Park built but that it was a lot of money. Mr. Wehrley told the committee that the City has money for the platform costs only.

Regarding the Athletic Field upgrade Ms. Matthews said many of the upgrades to the Wauwatosa West athletic facility were achieved through fundraising. She expressed her disappointment with the level of detail in the survey included in the Hart Park report. She doesn't want to subsidize private clubs through taxpayer's dollars. She would like to see a commitment to use an upgraded Hart Park field made by private clubs.

Mr. Tom Ertel, President, Board of Parks & Forestry Commissioners told the committee that he had done some research on his own. He had contacted various groups such as the Tosa Kickers, Wauwatosa Soccer Club, and the Milwaukee Marauders. All of the groups expressed interest in renting an upgraded athletic field at Hart Park. He also commented that all of the groups he contacted who use goals in their sport would be willing to pay for the goals. He believed that there would be enough groups using the upgraded field that revenue would not be a problem.

Ms. Matthews said the Common Council was looking for some sort of recommendation from the committee on the Capital Improvements Program. The committee decided there should be separate votes on the Hart Park Athletic Field upgrade and the remainder of the Capital Improvements Program.

Continued Review and Discussion of the 5-Year Capital Improvements Plan

Moved by Mr. Albert to recommend approval of the plan with a first priority of street and related utilities with a minimum of four miles per year - -

There was discussion regarding the four mile per year minimum. Mr. Kappel noted that what drives the amount of miles done in the street program is how much work needs to be done on the infrastructure under the street such as sewers.

The mover accepted an amendment by Ms. Matthews to strongly recommend the necessity that the planning process of street and related utilities be a minimum of two miles per year with a goal of four miles per year - -

Mr. Stacey questioned if it was the committee's job to set the number of miles paved each year. He suggested it was staff's responsibility.

Mr. Kasdorf seconded the motion.
Vote on the motion, Ayes: 6; Noes: 1 (Stacey)

Presentation of Hart Park Athletic Field Alternatives Analysis

Moved by Mr. Stacey, seconded by Mr. Engelhardt to complete the design of Hart Park to a point where we can phase the construction to complete the

Muellner Building floodproofing and Tennis Court reconstruction in 2009, and complete construction of the athletic field, track, and bleachers in 2010 with the intent to explore addition funding sources in the interim.

Vote on the motion, Ayes: 7

Moved by Mr. Engelhardt, seconded by Mr. Stacey to adjourn – 7

The meeting adjourned at 10:12 p.m.

William Wehrley, City Engineer
City of Wauwatosa

dmh