



CITY OF WAUWATOSA

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CITIZENS ADVISORY CAPITAL IMPROVEMENTS COMMITTEE

Thursday, July 15, 2004 – 6:30 p.m.

PRESENT: J. Albert, K. Barry, T. Brown, R. Deuel, F. DeFrain, M. Moylan, Ald. Bruderle-Baran (ex officio, chair)

EXCUSED: R. Brotherhood, J. Engelhardt, C. Graupner, J. Kasdorf

ABSENT: N. Krebs, W. Seemann

ALSO PRESENT: W. Kappel, Director of Public Works, W. Wehrley, City Engineer; J. Wojcehowicz, Water Superintendent.; J. Plass, Accounting. Manager

Ald. Bruderle-Baran as Chair called the meeting to order at 6:30 p.m.

Mr. Wehrley initiated discussion of the presentation format of the Capital Improvement Program. Ms. Barry suggested including current year estimated amounts for comparison purposes. Mr. Wehrley said that either the mid-year revisions to the adopted budget or end of the year re-estimates could provide another snapshot for comparison purposes. Mr. Moylan said that the inclusion of ratios would also be helpful in determining whether what is actually being replaced in a given year is keeping up with the planned replacement or maintenance schedule. Mr. Wehrley said that information would be available for the water system and for streets but not for sewers. There was further discussion of areas where the city might be falling behind.

Summary and Funding - Schedule A, page 1

Reviewing the schedule, Ms. Plass pointed out that \$2.3 million was bonded in 2004. A surplus in the capital projects fund was used to lower the bond issue, which in turn lowers the city's principal and interests costs. She indicated that a line item for bonds, notes, etc., starting in 2005 relates to compliance work that will be further detailed by the City Engineer and Director of Public Works. The City may bond over the \$3.5 million limit for state-mandated projects.

In response to questions about year-to-year variations in totals, Ms. Plass said those amounts would be fine-tuned each year. In the past, expenditures were pared down in a review process that occurred before this draft was presented. Mr. Kappel explained his desire to show here what is actually needed in capital investment, although what is ultimately approved by the Common Council will, of course, have to be within the city's means. The 2005 projections will be fine-tuned before presentation to the Budget Committee. Ms. Plass noted that \$1,000,000 is attributable to Hart Park, for which financing details have not yet been determined. The 2006 projections include voting equipment and the police garage, and 2008 includes fire station design and some large street projects. The estimate for 2009 is high because it includes the new fire station and Mayfair Road work.

Water Department – Schedule H, page 18-19

Referring to the Water Main Replacement Life Cycle section on page 19, Mr. Wojcehowicz noted a goal of replacing 1% of the city's water mains each year. Almost two miles of main are installed each year, but that includes adding new mains to eliminate dead ends and improve water quality, as occurred in the Blue Mound Road area this year. He described another situation in the industrial area north of Burleigh and east of 124th Street where a new secondary main from Burleigh Street is needed since major businesses like Briggs & Stratton, Harley Davidson, and others are all on one supply feed. The portion from the Feerick tower to Capitol Drive will be completed next year, with the remaining portion from the north side of Briggs back down to Burleigh Street scheduled for the third year. There is a possibility that some of the city's costs may be recovered in connection with the sale of a portion of the Briggs & Stratton property. The average age of water mains has increased, therefore, because we are not doing as much replacement while putting in new mains. Mr. Wojcehowicz summarized annual work that ties into the paving program and noted that there will also be some future focus on Hart Park and the Blanchard pumping station. He commented that, despite their age, Village area mains haven't been failing while those done in the 60s tend to fail more often.

Mr. Wojcehowicz next reported on concerns affecting the west side. He explained that a secondary source is needed from the east zone to the west zone where there is now one feed from one source. A booster station at the Burleigh Street water tower is being proposed to provide a reliable secondary source that would address growth and expansion on the west side, especially the GE Healthcare building in the Research Park, which will be one of the largest buildings in the state. If the booster station were not constructed in 2005, water would still be available but pressure would be lower. Also included in the 2005 proposal is design and upgrade of the SCADA data system, the "brains" of the water system, which is becoming more obsolete and is no longer supported by the developer.

Moved by Mr. Albert, seconded by Mr. Moylan to recommend to the Common Council that the capital expenditure necessary for the Burleigh Street water booster station is funded no later than 2006. Ayes: 6; Present: 1
(Baran – ex officio)

Mr. Brown asked about expected life of water mains and the necessary replacement rate. Mr. Wojcehowicz said that those installed prior to World War II have a life of 100-115 years, but many of those installed since then are being replaced now. A 1% per year replacement goal provides a 100-year cycle, but the amount of new main added is a trade-off that detracts from that 1% goal. He would like to see a 1% replacement rate *plus* new. He explained that in conjunction with the paving program he looks at the failure rate and system deficiencies.

Mr. Brown suggested that this committee report to the Common Council every year on the amount by which life expectancy is being underfunded. The Council would then need to make the decision on deferring it. Mr. Albert suggested formatting a motion with a number of points that are developed as the process proceeds.

(The meeting recessed at 7:30 p.m. and reconvened at 7:42 p.m.)

Summary of Proposed Projects – Schedule B, pages 2-3

Referenced as a summary of the remainder of the pages.

Schedule C, pages 4-11

2004-2008 Estimated Pavement Cost and Assessments per Foot – Schedule C, page 4

Mr. Wehrley explained that paving cost calculations for the next five years are tied to pavement widths and type of construction. The city attempts to recover 60% of the cost of paving and may be able to attain that by holding

the 2004 rate for 2005 or may consider increasing it for 2005 but holding that rate for 2006. Estimated costs are adjusted each year based on elements such as bonding, oil prices, and inflation.

2005 Pavement – Schedule C, page 5

Over \$1,000,000 in streets and alleys will be built next year, costing city taxpayers \$343,000. The alley assessment policy was revised in 2004 to recover 100% of alley reconstruction costs, removing the previous cap of \$1,250. There is a calculation to take into account residents who live on an alley but have a garage facing the street. The total cost, however, is still borne by alley property owners. Mr. Wehrley explained that grant funding that was arbitrarily allocated to Pasadena Boulevard reduces the public charge but does not lower assessed costs for that street.

Mr. Wehrley said that the 2005 projects represent 2.51 of the 159.8 miles of streets under local jurisdiction. The city tries to do 3-4 miles of streets per year, but more alleys are being done in 2005, partly because of deferred Jackson Park Boulevard alleys being rescheduled on the 2005 program. The city plans for a 36-year life between resurfacings, but we have been dropping the overall rating for replacement a little and aging streets a bit more.

Mr. Moylan noted that many communities are increasing their street opening fees to \$500-\$1,000 or more. Mr. Kappel said that the city charges \$55 plus an inspection fee. The fee has been discussed internally, but the City Attorney has advised that the city can recover only up to our costs. Pavement degradation cost is another issue.

Mr. Brown suggested looking at the amount of street mileage done over the past five years with the intent of advising the Council. He commented that he doesn't want taxes raised but would hope that money is spent on infrastructure first. Mr. Albert added that planning expenditures to optimize property values will balance out in quality of life issues. Mr. DeFrain indicated he would like to know how long roads are actually lasting; i.e., when work was last done on the scheduled streets. Mr. Wehrley will provide that information at the next meeting. He said that streets are generally resurfaced 36 years after they are constructed and then reconstructed 36 years after that.

Asked about doing storm sewers when reconstructing streets such as 96th Street, Mr. Wehrley said that storm sewers in that area are on east-west streets since they point to the river. If a house built prior to 1954 hasn't been added to, all of the foundation drain tiles tie into the sanitary sewer; thus we have a huge amount of work ahead in rehabbing our sanitary sewer system. The current policy is to televise sewers in streets on the paving program and schedule needed repairs then so the road isn't cut open later. We are not fixing every defect but are addressing the major ones. We do many sanitary sewer relays, look at water mains, and sometimes extend storm sewers. We are currently doing what we should be doing with the roads, but we are doing less roads in order to afford that. Right now the street program is driving the bulk of the utility program. This year we could finally afford some spot sewer improvements for places where roads are not being paved.

2006-2009 Pavement – Schedules C, pages 6-9

Mr. Kappel said that proposals for paving in 2006-2009 are subject to change depending on available funding. Mr. Wehrley pointed out that the 6 ¾ miles of streets scheduled in 2009 include some are joint projects with the state DOT or City of Milwaukee, such as Mayfair Road, Blue Mound Road, Capitol Drive, and 92nd Street. Milwaukee and DOT historically defer some of these projects, so that amount is likely to drop.

The meeting adjourned at 8:10 p.m.

Carla A. Ledesma, City Clerk
City of Wauwatosa

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