



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, July 27, 2010
Committee Room #2

PRESENT: Alds. Ewerdt, McBride, Walsh, Berdan, Donegan, Causier, Hanson, Wilson- 8

ALSO PRESENT: J. Archambo, City Admin.; A. Kesner, City Atty.; R. Braier, Finance Dir.;
W. Kappel, Public Works Dir.; D. Wheaton, Chief Bldg. Official; J. Bembenek,
Purchasing Mgr.

Ald. Ewerdt as Chair called the meeting to order at 8:40 p.m.

Building Needs Assessment Study

The committee reviewed a memo from the Chief Building Official regarding the building needs study for Energy Management and Programs/Services.

Mr. Wheaton reported that in 2005 it was determined the need to have a master plan for facility energy management in conjunction with the programs and services provided in City Hall. It was proposed that this plan would provide for the energy and program services needs for the next 50 year life-span of this building.

In March 2009, an RFP was issued for a needs assessment and the Master Plan Study submitted by Engberg Anderson was presented. Mr. Wheaton introduced Ed Haydin and Bill Robinson from Engberg Anderson and Randy Sikkema from Harwood Engineering Consultants, LTD.

An overview of the master plan was shown to the committee by Mr. Haydin. The study showed that the size of the building is adequate for the city's needs. There is no real entry to city hall and problematic to users. They way finding by signage is counter-productive. The majority of visits to city hall are primarily to transact payments. Security is a concern during court sessions due to the layout and access to departments after hours.

The mechanical system was discussed. The city star rating is 23 out of 100. The outside air intake is unnecessarily high. The lighting fixtures and controls are outdated.

The recommendations include the reorganization of departmental layouts, renovate and replace the mechanical equipment and controls, and rezoning the distribution system would extend the life of this building.

Mr. Wheaton advised that the Engineering Department was recently renovated as a test to move a department out of the space, put in new ceilings and carpet and move the department back in using moveable panels for partitioning.

The committee discussed the plan and asked Mr. Wheaton if the department heads approve of the plan. Mr. Wheaton said that they were able to meet with the consultant to discuss their departmental needs. He

reported that no negative feedback from department heads was received.

Moved by Ald. Donegan, seconded by Ald. McBride
to recommend approval of the Master Plan Study – Ayes: 8

Early order incentive program for purchase of 2011 Ford Crown Victoria Police Interceptor (CVPI)

The committee reviewed a memo from the Purchasing Manager regarding the early purchase of seven replacement 2011 Ford Crown Victoria squad cars.

Mr. Bembenek reported Ford Motor Company is presently moving into the last model year production for this vehicle and therefore is offering a very aggressive incentive of \$750 for each new order. However, all orders must be submitted by August 2, 2010. Normally the vehicles would be purchased in December.

Mr. Bembenek asked to order these vehicles early in order take advantage of the incentive offered. He also advised that he needs to at least email Ford their intent to purchase these vehicles by August 2nd, which is prior to council approval on August 3rd, 2010.

Moved by Ald. Donegan, seconded by Ald. Berdan
to recommend approval of an early purchase of seven
replacement new 2011 Ford squad cars and authorize the
Purchasing Manager to send a letter of intent to Ewald
Automotive Group contingent upon Common Council
approval on August 3, 2010 – Ayes: 8

Approval to accept \$16,109 donation from the Kiwanis Club of Wauwatosa and approval for the use of Field Rental Revenue for upgrade of the scoreboard at Hart Park

The committee reviewed a memo from the Public Works Director regarding acceptance of a donation from the Kiwanis Club of Wauwatosa toward the upgrade of a scoreboard for Hart Park and approval of sole source purchase of same.

Mr. Kappel explained that the scoreboard is basic like the current one. The advantage of remaining with the recommended vendor, Nevco, is that the new scoreboard can be housed in the same framework of the current scoreboard. He said that they will be able to put the team names in LED lighting unlike now.

Mr. Kappel said that the total cost of the scoreboard is \$20,059. The Kiwanis would like to donate \$16,109 and the balance of \$3,950 will come from the Hart Park Reserve Account.

Ald. McBride commented on the naming rights ordinance. Mr. Kappel suggested that the installer could postpone putting the top cap in place until the situation is resolved.

Moved by Ald. McBride, seconded by Ald. Hanson
to recommend approval of accepting the donation of \$16,109
from the Kiwanis Club of Wauwatosa for a scoreboard upgrade
at Hart Park. The remaining balance of \$3,950 will come from the

Hart Park Reserve Account. This is contingent upon satisfying the naming rights ordinance – Ayes: 8

Award of professional services contract for 2010 Sanitary Sewer Dye Testing – Phase 111

The committee reviewed a memo from the City Engineer regarding an award of professional services contract for 2010 Sanitary Sewer Dye Testing Phase 111 funded partly by American Reinvestment and Recovery Act of 2009 (ARRA) Community Development Block Grant – Recovery (CDBG-R) funds.

Mr. Kappel reported that this next area to be tested is an area bounded by N. 60th Street, N. 66th Street, W. North Avenue and W. Center Street. This area was again in flood waters this week. Mr. Kappel advised that \$57,290 of the funding is from ARRA and the balance of \$5,060 from the Sanitary Sewer Reserve. Mr. Kappel recommended awarding the work for 2010 Sanitary Sewer Dye Testing Phase 111 to R.A. Smith National in the amount of \$62,350.

Moved by Ald. Hanson, seconded by Ald. McBride to recommend approval of the Sanitary Sewer Dye Testing – Phase 111 to R.A. Smith National in the amount of \$62,350 – Ayes: 8

Garbage collection service level and automation

Due to time constraints the committee recommended holding this item until the next meeting. Mr. Kappel advised that he was mostly looking for budget preparation information and he suggested that this discussion could be held during the budget process.

Parameters and timeline for proposed TFI #6 – UWM Innovation Park

The committee reviewed a memo from the Community Development Director regarding a proposed creation of TIF #6 – UWM Innovation Park. Ms. Welch said she wanted to present this information early enough so the council could review all of the information prior to consideration of approval in September.

Ms. Welch provided an overview of the TIF process and issues that would affect the creation of TIF #6 on a portion of the Milwaukee County Grounds. She advised that the city has completed the process of rezoning the property from the Medical Center and Institutions District to Business Planned Development District. This included a preliminary plan establishing parameters for development on the site setting aside 11 acres for natural habitat on the northern part of the site. Approximately 17 acres will be set aside for potential use by the Department of Transportation.

Ms. Welch advised that there is potential for a largely taxable parcel between \$75 – \$80 million dollars that currently has zero value. She said that the master plan for the site has already been approved. The proposed improvements include the construction of an access road, utility connections and stormwater facilities and estimated to cost up to \$12 million dollars. This is necessary to develop for the needs of the new building to make the parcel usable.

The Community Development Director noted that there is some risk but is outweighed by the huge potential to invest in the region, to promote and create businesses. This is supporting the vision of UWM.

Ms. Welch referenced the letter from Scott Walker, Milwaukee County Executive fully supporting the sale and development of the land. He further endorses the development of the proposed accelerator building that will be funded with an economic development grant, as well as support for the City for creation of a tax incremental district to fund the installation of the public infrastructure improvements necessary for the proposed development.

The committee discussed at length the UWM system and their academic vision. They discussed the lack of information known on what would be the first graduate building. Ald. Donegan noted he would have a tough time investing any infrastructure funds until the city knows for sure about the building. The committee questioned at what time UWM makes an investment in this. The committee suggested it would be helpful to know about the commitment from UWM before proceeding.

Ald. Walsh questioned whether this project adds to the department’s workload and if so are the city infrastructure projects going to suffer. Mr. Kappel committed to not letting that happen and they would look for an outside consultant for the TIF project. Mr. Kappel reiterated that our utility work will be done by our city staff for the city’s infrastructure.

Ald. McBride noted that the money paid for infrastructure is paid through redevelopment. He said if we are not taking a look to build the wealth for tomorrow, there will be no money for water and sewer mains.

Vouchers

Name	Dept.	Reason and location	Date	Amount
Ryan Cepican	Police	SFST Instructor Course	6/20 - 6/25/10	456.61

Moved by Ald. Berdan, seconded by Ald. Hanson
that the vouchers be allowed and paid – Ayes: 8

The meeting adjourned at 10:04 p.m.

Carla A. Ledesma, City Clerk
City of Wauwatosa

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