



CITY OF WAUWATOSA

7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989
www.wauwatosa.net

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

Monday, October 4, 2010
Civic Center Meeting Room

PRESENT: Mr. Albert, Mr. Becker, Mr. Bednarski, Mr. Brown, Mr. DeFrain,
Mr. Engelhardt, Ald. Ewerdt, Mr. Kohout, Ms. Matthews, Mr. Moylan

EXCUSED: Mr. Kasdorf, Mr. Kroeger, Mr. Stacey

ALSO PRESENT: W. Wehrley, City Engineer

Ald. Ewerdt as Chair called the meeting to order at 6:38 p.m.

Five-year Capital Plan

Mr. Wehrley reported that this has been a tough budget year. In this plan, the committee is only approving the first year. He was waiting to see what Council wants to do with the projects that were cut. He explained that Schedule B is a synopsis of the next five years. There is also a summary page of what will be paid. He explained that with regard to road repair, Type C is the least invasive and the least disruptive, Type B entails some grinding down of the pavement and Type A is a complete road reconstruction. He thought that the last couple of years showing four miles of paving is sustainable. They have averaged approximately one and one half miles over this decade.

Mr. Wehrley noted that the city is proposing a more aggressive program to get the sewers fixed. The cost to do that is not shown in the program. Ms. Matthews commented that the sewer issues are taking precedence over paving needs. She pointed out that the committee advocated raising the bonding cap so more streets can get done and they haven't been done.

Mr. Wehrley explained that with regard to the sewer issues, the problem is the leaks. Eighty percent of the leaks are on privately owned property. Only 20% of the laterals will get fixed. He reported that the Milwaukee Metropolitan Sewerage District (MMSD) is investing over \$120 million to encourage homeowners without foundation drains to install sump pumps.

A discussion followed regarding the feasibility of this incentive plan and the question of whether many homeowners will take advantage of it. Replacing laterals is very expensive. Ald. Ewerdt asked if this program would be homeowner initiated or city initiated. Mr. Wehrley responded that if the city initiates the repair the city will pay for it. They would like to target MMSD and Community Development Block (CDBG) funding for low to moderate income homes to pay for the repair.

Mr. Wehrley reported that MMSD has indicated that State and Center Streets to N. 76th Street area is over the limit as far as water flow. Other areas with problems are Ravenswood, the tributary to Ruby Avenue and Meinecke and Center Street near Wauwatosa West High School. The city would get about \$1 million from MMSD for city-wide repairs.

Mr. Wehrley noted that throughout the five-year program most of the projects for 2011 have been removed. He commented that it would cost several million dollars to alleviate basement backups. Ms. Matthews stressed that Ruby Avenue flooding has been going on for decades.

Mr. Wehrley stressed that the city has a Aaa rating so it can borrow money more cheaply than other cities. He added that the work being done on Burleigh is being paid for with stimulus money as well as work being done on the 70th Street Bridge. Ms. Matthews noted that barely half a mile of paving will be repaired this year. Mr. Wehrley reported that the sidewalk program is only being done on the streets that are being repaved. Milwaukee Avenue will be inserted into next year's program with Council approval.

Mr. Wehrley went on to report that there will be no spot improvements next year and the design of bridges has been cut. They will be putting in LED lights. They are expensive fixtures. The cost of the fixtures is going down and there is a significant savings in energy.

Mr. Wehrley reported that there is a joint project with Milwaukee for the reconstruction of Capitol Drive. The city is set to close on TIF #2 for the Research Park. They need to address some repairs there and camera the sewers. TIF #6 for the UWM Innovation Park is projecting \$12 million in improvements spread out over a number of years.

Mr. Wehrley noted that everything was cut from the public works building. Everything was cut from the parks projects except for softball diamond improvements and the restroom/picnic shelter east of N. 70th Street. With regard to the municipal complex reserve, Mr. Wehrley noted that each department pays rent to city hall and that money is used for repairs. He added that the water department is doing well with their programs. With regard to the fire department, he said that everything was cut. A budget consultant suggested reducing Quint staffing from five to four along with other changes. The Fire Chief and staff were concerned about the changes so the Budget and Finance Committee held the discussion to a later date.

Mr. Wehrley reported that there were no major projects for the police department. About \$2 million was cut from the Executive Review Budget. The Finance Director decided that seal coating was a repair and not a capital improvement. Mr. Wehrley reported that rentals are very good at Hart Park and getting better.

Mr. Wehrley stressed that the Budget Committee is aware that capital improvement needs exceed what the city can afford. He recommended delving heavily into flood mitigation. Once the larger projects are addressed, then the city can get back to regular roadway maintenance.

Committee members were concerned and frustrated that the city's infrastructure wasn't being addressed especially since the bonding cap had been lifted for that express purpose. Mr. Albert urged that the Council take a look at tax rates and what the increase would be if these projects were completed. He asked if that wouldn't be a better alternative than losing property values throughout the city because of constant flooding.

Ald. Ewerdt commented that there are three or four major ticket items that need to be done in the next few years. The city can then move on to continuing with the regular paving maintenance plan. Mr. Wehrley stressed that the city is pushing the envelope. If the city loses property values the mil rate goes up. Mr. Albert stressed again that the city needs to preserve property values.

Moved by Ms. Matthews, seconded by Mr. Moylan to advise the Common Council to consider an ordinance establishing that when a home is sold the sellers will be required to disconnect their foundation drains and install a sump pump at the time of sale --

Mr. Bednarski suggested ending the cycle of grandfathering in these conditions. It was noted that other cities have enacted the same ordinances.

Vote on the motion was Ayes: 6, Noes: 3 (Becker, Brown, DeFrain)

The meeting adjourned at 8:45 p.m.

Carla A. Ledesma, City Clerk
City of Wauwatosa

svh