



CITY OF WAUWATOSA
BUDGET AND FINANCE COMMITTEE
MINUTES • MAY 13, 2014

Regular Meeting
Committee Room #1
7:00 PM

7725 West North Avenue, Wauwatosa, WI 53213

PRESENT: Alds. Roznowski, Tilleson, Walz-Chojnacki, Kofroth, Dubinski, McBride, Moldenhauer, Wilke - 8

ALSO PRESENT: Mr. Archambo, City Administrator; Mr. Ruggini, Finance Director; Atty. Kesner, City Attorney; Mr. Porter, Public Works Director; Police Chief Weber; Fire Chief Ugaste; Ms. Ledesma, City Clerk; Mayor Ehley; Ms. Hilt, Sr. Management Analyst; Aids. Pantuso, Causier, Berdan, Byrne, Stippich

Ald. Roznowski as Chair called the meeting to order at 7:00 p.m.

BUDGET AND FINANCE COMMITTEE ITEMS

1. Operator License application by Caleb S. Fox, 2675 N. 69th Street, Wauwatosa for the period ending June 30, 2014

The Committee reviewed an Operator License application by Caleb S. Fox, 2675 N. 69th Street, Wauwatosa for the period ending June 30, 2014.

The applicant was present.

Atty. Kesner noted that the applicant was requested before the Committee due to undisclosed information on the application.

Chief Weber confirmed that the applicant had multiple arrests on his background check and the applicant failed to include any of these infractions on his application.

The applicant confirmed that the incidents occurred.

Ald. Wilke remarked that he would not vote in favor of this license due to the lack of honesty on the application.

Ald. McBride concurred that the applicant failed to express remorse or a truthful account. In addition, the charges were of a serious nature.

Ald. Kofroth inquired whether this application would be brought to Committee if the applicant had fully disclosed his history. He opined that the applicant's failure to disclose information is disconcerting and he would find it difficult to vote in favor of this license.

Atty. Kesner explained that this applicant would have been called to Committee based on his background check, even if he had fully disclosed on his application.

Ald. Walz-Chojnacki noted that the applicant may have been surprised at the purpose of the meeting and asked if the applicant would give the Committee an idea as to whether he would act as a responsible server of alcohol.

The applicant expressed that he has changed his life since the incidents on his record. He explained that the license will allow him to continue this positive change.

Ald. Dubinski remarked that the applicant misrepresented himself on the form, as well as to the Police Department, and for those reasons he will not vote in favor of the application.

Moved by Ald. McBride, seconded by Ald. Dubinski
to hold on the application for six months and re-view
the application again at that time - Ayes: 7 Noes: 1 (Tilleson)

Ald. Walz-Chojnacki proposed a friendly amendment to the motion to approve the license and bring the applicant back to Committee for a six month review.

Ald. McBride, the motioner, remarked that he would not accept the friendly amendment.

RESULT:	HELD	Next: 11/11/2014 8:00 PM
TO:	Budget and Finance Committee	

2. Presentation by the Public Policy Forum of their report, "Milwaukee County Water Utility: Analyzing the issues surrounding a potential transfer in ownership to the City of Wauwatosa"

Mr. Archanbo introduced the item. The Public Policy Forum has existed for 101 years and was created to act as a local government watch dog to protect citizens and promote ethical conduct.

Rob Henken, President, and Davida Amenta, Researcher, of the Public Policy Forum, 633 W. Wisconsin Avenue, Milwaukee, were present.

Mr. Henken presented a summary of their report, "Milwaukee County Water Utility: Analyzing the issues surrounding a potential transfer in ownership to the City of Wauwatosa".

In 2012, Milwaukee County and the City of Wauwatosa commissioned the Public Policy Forum to conduct an analysis of the issues surrounding the possible transfer of the Milwaukee County Water Utility to the City of Wauwatosa Water Utility.

This report serves as a follow-up to the Forum's initial analysis of issues surrounding the transfer of seven Milwaukee County customers in and around Innovation Campus to the City as well as the transfer of the County's water tower west of US 45. This transfer took place earlier this year. The current report explores the issues surrounding the possible transfer of the remaining users on the County Grounds to the City of Wauwatosa Utility.

The County Grounds includes approximately 8.126 million square feet of developed property. Only 1.164 million square feet of this total is currently county-owned and occupied. The public services provided at the County Grounds include police protection, fire protection, road maintenance, electricity, chilled water/heat, water, and stormwater management, but these services are provided by several different parties.

The County Grounds' water demand equals approximately 1.09 million gallons each day, which is small in comparison to the City's demand of 4.28 million gallons each day. It includes few users, but the Milwaukee Regional Medical Center (MRMC) and We Energies are two very large water users located on the County Grounds. County-owned buildings are an extremely small portion of the total water demand on the County Grounds, using 2.3 million cubic feet of water annually, which is equivalent to the limited residential properties still serviced by the County's mains.

In addition to water use, the infrastructure of the County Grounds was considered in the transfer analysis. The County Grounds' water towers have been rehabilitated in the last 5 years and the City has already taken over the service area with the biggest water main issues. One exception is the North Avenue main that is a backup supply line to the Wisconsin Avenue line, it is 3 miles long, deeply buried, and 100 years old. The ground reservoirs do require infrastructure work, but funds have been reserved by the County to address these reservoir

renovations.

The County's Water Utility operating costs include Other agency charges, consisting of the purchase of water from Milwaukee Water Works. In addition, the County charges include labor. The users serviced by the County Water Utility have seen increased rates over the past few years.

To provide service to the same set of users, the City of Wauwatosa utility would charge out about \$1.2 million to existing county utility users in 2014 if it served those users, as compared to about \$2.07 million by the County.

One reason for this variance is staffing costs. The staffing costs are higher for the County. The City would utilize 5.5 FTEs and the County would utilize 4.7 FTEs, but the City personnel would cost approximately \$80,000 less than the County due to legacy pay and additional County compensation issues.

In the analysis, the Public Policy Forum also reviewed water rate increase scenarios. If there was an increase of 22% by the City and 17% for the County in 2017, there would still be savings if the Wauwatosa utility took over the remaining users on the County Grounds.

Mr. Henken summarized the key issues from the County's perspective. The County also has an elaborate system of cross charges. The internal departments charge fees for service provided by other County departments. The County would therefore view the transfer of the Utility as a loss of these internal fee revenues. A transfer would cause a tax levy impact on the County's budget of \$695,290 if ownership transferred. In addition, the County water utility has outstanding debt service equaling approximately \$5 million. Additional non-fiscal considerations include: the fire charge, the stormwater/sanitary sewer services, and liability for future maintenance.

Responding to Ald. McBride's question, Mr. Wojcehowicz explained that the North Avenue line is needed, even if the transfer allows the County Grounds to connect to the Wauwatosa system.

Mr. Henken concluded by noting that the County utility has become an island surrounded by city water mains and operating it detracts from other Facilities Management functions. If the transfer occurs, City rate payers may see lower costs, cell tower revenues would increase and the City would assume a greater role in economic development on the County Grounds. However, the biggest winners would be the large water users, We Energies and Milwaukee Regional Medical Center (MRMC), that could see lower water rates after the transfer.

Mr. Henken noted that there are stumbling blocks to this transfer, including potential budgetary impacts to the County, the City's inheritance of aging infrastructure, and the sewer and stormwater issues, but the opportunity to discuss this water utility transfer could allow the City and County to discuss the County Grounds from a broader perspective.

Ald. Roznowski thanked Mr. Henken and Ms. Amenta for their thorough report.

Mr. Wojcehowicz explained that this transfer has been discussed for as long as he has acted as Water Superintendent. He opined that this transfer is one of the only ways that the Wauwatosa water utility may expand service and the County has failed to provide sufficient personnel for their water utility. The North Avenue main is required to provide a redundant, or secondary supply. This area would be operated as a secondary pressure district. In terms of staffing, Wauwatosa would want to cover the hospital area 24/7 to avoid any incidents like that which occurred on the County Grounds in 2006. For Wauwatosa, the transfer would increase profit, but there are costs related to the transfer, including maintenance costs and conversion of water meters. In addition, the political atmosphere at the County will present a difficult situation. Finally, the Wauwatosa water utility expects high turnover in the next 2 years (about 1/2 dozen).

Ald. Moldenhauer remarked that the City is not in the charity business and noted that one of the schematics shows the City revenue increases by a mere \$102,000. In addition, We Energies is listed as one of the largest customers and, if they left, the City would lose a significant portion of the revenue. He expressed that he is

troubled by these figures.

Mr. Henken agreed that the transfer would be a complicated process with many moving parts, but for a citizen of Wauwatosa, the transfer would be a positive change, due to possible rate decreases and the City's improved service. In addition, the possibility of engaging private sector partners could be broached.

Ald. Tilleson remarked that several businesses on North Avenue have had struggled with the County regarding connection to the County's North Avenue water main and this transfer would allow the City to control that main. However, the inheritance of aging infrastructure makes this transfer a luke warm prospect.

Mr. Wojcehowicz noted that another important aspect to consider is the location and placement of the County water mains. The City must have a firm understanding of their locations and avoid taking over mains that run underneath buildings.

Ald. McBride opined that this transfer is a pay back from the land deal in 1952. The land is extremely valuable in terms of development. The aging infrastructure and complicated moving parts are certainly difficult issues to manage. However, the possibilities of land development must be recognized and the entities on the County Grounds deserve reliable water service. This discussion must include all municipalities in the County and should not be dismissed as being too difficult. He expressed gratitude for the Public Policy Forum for their report. The County Board will be an impediment to this process, but the City should pursue it for the benefit of Wauwatosa.

Ald. Wilke questioned whether all parties will win with the transfer. The inheritance of aging infrastructure and other unknown issues make this transfer a difficult sell. In addition, the increased cell tower revenue may not be certain. He opined that a closed session discussion may benefit the Committee.

Mr. Wojcehowicz explained that the Wauwatosa water utility took over seven additional customers and the water tower on the County Grounds last year. In that agreement, the Wauwatosa water utility takes over the cell tower revenue after the 10 year land lease.

Atty. Kesner opined that a closed session discussion would be more appropriate after actual negotiations occur. This would allow Staff to present firm numbers and scenarios, rather than proposed estimates. He added that the County does not provide the level of service necessary for the customers on the County Grounds and Wauwatosa could do so.

Responding to Ald. Wilke's question, Mr. Wojcehowicz explained that both parties have discussed this transfer and the former County Public Works Director had first brought it to him in 2001.

Ald. Pantuso opined that a more detailed structural study would benefit discussion of this transfer. He inquired if there is the possibility of the City being forced to take over service if the County cannot provide services.

Atty. Kesner explained there are few County run water utilities in the state and there is nothing clear in the law that would require Wauwatosa to take over service. However, the Public Service Commission (PSC) could feasibly force the City to take over service, as their regulatory agency.

Mr. Ruggini noted that the County's water utility does not provide optimal service, but there is not a fear of the County not providing service. The County and City agreed that this division of service does not work, but the possible costs make the transfer difficult to chew. He opined that We Energies and MRMC should be included in the negotiation of transfer to mitigate the transfer costs.

Ald. Byrne concurred with Mr. Ruggini's comments and asked if We Energies or MRMC have been contacted.

Mr. Henken noted that the two companies are aware of this report and the possibility of transfer.

Ald. Walz-Chojnacki agreed that this transfer will be difficult, but the situation requires the City to act with due diligence.

Ald. Kofroth commented that the unknowns and risk associated with this transfer outweigh the positive benefits for the City, but the issue should be discussed further.

Ald. Dubinski remarked that the sewer and stormwater issues encompass his biggest concern. The cost of renovating these issues will be significant and he opined that the County should be held responsible for the costs of deferred maintenance on the County Grounds.

Ald. Moldenhauer remarked that he appreciates the land available on the County Grounds, but the transfer itself merits further discussion. He noted that the County Board may have significant change over in 2016. He opined that this discussion could occur over time and is not an urgent issue.

Ald. Roznowski opined that there are few wins for Wauwatosa in this transfer. The aging infrastructure is a major issue. To that end, future related costs must be discussed further and understood fully. The County water utility's cost increases are also very frightening, as well as the County's complicated cross charging process. The City's expected budgetary gap in 2015 also presents a challenge to the possible transfer. In summary, the Committee requires additional information and further discussion to consider this transfer.

Ald. McBride remarked that the City must have more information and suggested that a task force should be created. The task force should include representatives from the City, County, We Energies, and the MRMC. Each of these entities must be involved, and in support of the transfer, for the transfer to succeed. He opined that the City has the option to exit the discussion at any time, but the City should strive to improve the water service for those Wauwatosa residents and businesses that are located on the County Grounds.

Moved by Ald. McBride, seconded by Ald. Walz-Chojnacki to direct City Staff to explore the creation of a transfer task force, including a representative from each potential stakeholder and the Public Policy Forum, and for that task force to pull together information for the Committee's review and possible action - Ayes: 8

Mr. Wojcehowicz agreed that discussions should continue.

Mr. Henken offered to participate in the task force and provide any assistance that the Public Policy Forum may bring to the process.

3. Memo from the Assistant City Attorney and proposed ordinance amending various sections of the City of Wauwatosa Municipal Code to have the Health Department issue certain licenses

The Committee reviewed a memo from the Assistant City Attorney and proposed ordinance amending various sections of the City of Wauwatosa Municipal Code to have the Health Department issue certain licenses.

Atty. Miller Carter explained that the licenses included in this proposed ordinance amendment include hotel and motel, bed and breakfast establishment, rooming house and public pool.

In order to improve efficiencies for the applicant and among departmental staff, the city health department should be tasked with accepting, reviewing and issuing hotel, motel, and bed and breakfast establishment and public swimming pool licenses. This task, authorized and referenced in chapter 6.40, 6.42 and 8.90, can be transferred to the health department and should be reflected in the applicable ordinances.

Atty. Miller Carter recommended that the proposed ordinance amendment be adopted.

Ald. Pantuso, Council Liaison to the Health Department, remarked that this new process has removed redundancies and streamlined the license process for applicants.

Moved by Ald. Moldenhauer, seconded by Ald. McBride
to recommend the proposed ordinance amendment for introduction - Ayes: 8

RESULT:	RECOMMENDED FOR INTRODUCTION [UNANIMOUS] Next: 5/20/2014 7:30 PM
TO:	Common Council
MOVER:	James Moldenhauer, Alderman
SECONDER:	Dennis McBride, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Tilleson, Wilke, Kofroth

4. Memo from the City Clerk concerning the results of the bid received for the official newspaper for the City's legal publications

Ms. Ledesma explained that one bid was submitted by Journal Sentinel for the City's legal publications. It is the only qualified newspaper and the only bid.

Ald. Wilke inquired what would have to change in order to allow electronic distribution of the legal notices.

Atty. Kesner explained that state statute, including open meetings law, would need to be altered. As part of the League of Wisconsin Municipalities, the City supports the push for electronic distribution of legal notices. He noted that he will bring up the topic at the next scheduled League meeting in June.

Moved by Ald. Walz-Chojnacki, seconded by Ald. McBride
to recommend the award of bid to Journal Sentinel, Inc. for
publication of the City's legal notices - Ayes: 8

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 5/20/2014 7:30 PM
TO:	Common Council
MOVER:	Gregory Walz-Chojnacki, Alderman
SECONDER:	Dennis McBride, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Tilleson, Wilke, Kofroth

5. Memo from the Fire Chief requesting approval of a three-year contract with Target Solutions for an online Learning Management System

The Committee reviewed a memo from the Fire Chief requesting approval of a three-year contract with Target Solutions for an online Learning Management System.

Asst. Chief Case explained that the Fire Department wishes to sign a three year contract with Target Solutions to provide an online Learning Management System (LMS). The City previously completed continuous education off-duty and the shift to online education has created significant overtime savings.

Milwaukee County EMS has contracted with Target Solutions and will offset the City's costs by paying 50% of the annual cost for each of our 45 paramedics. As the number of Wauwatosa paramedics continues to increase, so will the amount paid for by the county system.

Asst. Chief Case recommended approval of the Target Solutions contract for a period of three years.

Ald. McBride commended the Fire Department for their efforts at pursuing process changes that create efficiencies.

Ald. Roznowski concurred with Ald. McBride's remarks and thanked the Fire Department for their proactive efforts.

Moved by Ald. Moldenhauer, seconded by Ald. Wilke to recommend approval of a three-year contract with Target Solutions for an online Learning Management System - Ayes: 8

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 5/20/2014 7:30 PM
TO:	Common Council
MOVER:	James Moldenhauer, Alderman
SECONDER:	Jason Wilke, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Tilleson, Wilke, Kofroth

6. Engineering Staff Report regarding status of Wauwatosa's flood control efforts

Engineering Staff presented a report regarding status of Wauwatosa's effort to mitigate flooding issues.

Mr. Porter noted that this presentation was written last week, but the intense storm this week tested the improvements already in place and the storm was handled well by the City's system.

The City deals with three types of flooding, including overbank flooding, basement flooding, and street flooding.

Overbank flooding is caused by over flow of a natural water source. To address this type of flooding, retention ponds may be created, like the flood control basins on the County Grounds. Street flooding occurs when the amount of rainfall exceeds the maximum capacity of the City's sewers. This type of flooding can overlap into basement flooding. Increasing the capacity of the local system, which is funded by the utility rate structure, is the solution to street flooding. Basement flooding occurs when basement sewers back up into a building's basement through the floor drain or seepage through the wall. Solutions for this type of flooding include bypassing or private property inflow/infiltration (PP I/I) control.

As of the 2014-2018 Capital Improvement Plan (CIP), the City's fiscal investment in sanitary sewer (basement flooding) from 2010 to 2018 will equal approximately \$35.5 million and the City's fiscal investment in storm sewer (neighborhood flooding) will equal approximately \$30.4 million.

As it relates to the City's State of Good Repair Analysis (SOGRA), the CIP funding levels are only \$2 million short, which equates to 95% of the SOGRA recommended levels. To maintain this level of capital investment, regular utility rate increases are required. The expected average annual increase for sanitary sewer rates through 2022 is 5.9% and 9.09% for storm sewer rates.

The City's proposed 5 year Street Improvement Program (2014-2018) includes a holistic approach in which storm and sanitary sewers are televised prior to street repair to target those sewers in need of repair. The City has updated the City's construction webpage and routinely updates the webpage to reflect project progress.

The City has created an PP I/I Sanitary Basin Study that focuses on the areas greatly impacted by the 2008 storm. In these areas, projects have been completed and projects will continue over the next five years. The completed projects include the Alta Vista/Mountain Avenue Storm Sewer Improvement project which completed in 2011, the Meinecke Project which completed in 2013, the Ruby Area Improvements which

completed in 2011, the Courtland Storm Sewer project which completed in 2012, the 100th Street Storm Sewer which completed in 2013, and the Ruby Sewer Lining/Grouting project which completed in 2013.

Current projects include: Watertown Plank Road South Sanitary Sewer Improvement to be completed by the end of this year, the Ravenswood project to be completed in 2015, the Wisconsin Avenue at 68th Street Sanitary Sewer I/I Program Improvements to be started and completed in 2016, the Milwaukee Avenue Sewer Project to be completed in 2015, the City Hall South Sanitary Sewer Rehabilitation which is currently under study, the Underwood Creek South Sanitary Improvements which is currently under study, and the 104th Street Storm Sewer Replacement which is currently in the design phase.

Lastly, the Tosa East Sanitary Sewer I/I Program Improvements and Flood Relief project is a long-term, complex project that is currently under construction and design. This project is under study by the City, along with the City of Milwaukee and the Milwaukee Metropolitan Sewerage District (MMSD). Additionally, the City is partnering with MMSD on the Schoonmacher Creek project.

To begin addressing this complex project, the City entered into a pilot program for lateral lining and lateral grouting in 2012, which continues today. Once completed, over 1,600 laterals will be grouted and 126 laterals lined.

Mr. Porter explained that there are no easy or inexpensive solutions to solve the issue of private property inflow/infiltration (PP I/I). The issues surrounding PP I/I include lateral ownership, foundation drains, private sewer systems, and lateral insurance programs. Mr. Porter recommended that the City create a PP I/I policy to uniformly address PP I/I issues. Other communities have established policies to address PP I/I. For example, West Allis recently implemented a lateral insurance program and they include storm sewer replacement within their street improvement program.

The Committee watched several videos of actual Wauwatosa sewer laterals that were televised prior to street repair.

Mr. Porter summarized the results of the lateral lining program that the City conducted on 65th Street. The main and lateral stubs were replaced, then lateral liners from stubs to cleanouts were targeted, and finally remaining laterals. Similarly, on Eagle Street, the City performed several rounds of lateral lining replacement to assess the impact of each level. In this program, the pre-rehabilitation average flow rate was 5.4 gpm per property and post-rehabilitation flow rate reduced to 4 gpm per property, but MMSD's performance standard for acceptable flow rate is 2.8 gpm per property. However, the cost of lateral lining replacement equals \$6,000 per lateral and the costs increase depending on the extensive nature of certain lateral issues. The remedies are not inexpensive to address PP I/I.

Mr. Porter explained that other area municipalities are focusing on creating PP I/I policies. These policies vary across the board, some municipalities chose to remain completely hands off and others have chosen to be more proactive and hands on to address PP I/I.

Ald. Byrne thanked Mr. Porter and his Staff for their efforts.

Responding to Ald. Wilke's inquiry, Mr. Porter confirmed that the City is performing pilot programs to collect accurate data about the different types of lateral improvement. However, the City may choose to address I/I independent of data, including possible later insurance programs or inclusion of lateral replacement in street improvement projects.

Ald. Wilke expressed appreciation for what has been accomplished, but urged that the City must address the lateral issue proactively.

Mr. Porter agreed that PP I/I should be addressed and discussed. There are some grant funds available through MMSD for such programs. He noted that West Allis has been installing storm sewer laterals as part of their street improvement projects since 1970. This idea, and other options, are open for discussion.

Responding to Ald. Roznowski's question, Mr. Porter noted that the flow rate is impacted by foundation drain, laterals, and public mains/manholes. The foundation drain has the largest impact on flow rate. The public main/manhole impact on flow rate is covered by the City's street improvement projects. The laterals impact approximately 25% of flow rate.

Ald. Roznowski agreed with Ald. Wilke that the City should create a PP I/I policy and noted that the main issue is how to begin the process.

Ald. Moldenhauer thanked Mr. Porter for the presentation. He inquired regarding the East Tosa project and the amount dedicated to that project. He noted that the project requires at least \$100 million to complete fully and the project is back-loaded, but the City has taken significant strides to begin the project. He questioned how the City plans to fully fund the project and what Staff views as adequate function of the system.

Mr. Porter noted that the 2014-2018 CIP includes \$15.5 million for sewer replacement, in addition to the lateral lining and grouting program. The City intends to create a system that functions and prevents the City from experiencing significant flooding.

Ald. Tilleson thanked Mr. Porter for his presentation. He concurred with Ald. Moldenhauer that the City must create a longer term strategy to address the \$100 million required for the entire East Tosa project. He urged that the City must form a financial plan to actually fund the project.

Responding to Ald. Tilleson's question, Mr. Porter confirmed that the Schoonmacher Creek jurisdictional transfer was approved.

Atty. Kesner explained that the Schoonmacher Creek jurisdictional transfer will allow MMSD to design water flow in the State Street and the Menomonee River Valley area. The transfer of the creek will help integrate the creek into the bigger system.

Ald. Roznowski asked Mr. Porter if it would be reasonable for the Committee to direct Staff to come back to Committee this year with specific options to discuss PP I/I policy and to work towards a specific plan for East Tosa in the 2015-2019 CIP.

Mr. Porter remarked that Staff will act in whatever direction the Committee so chooses. He remarked that another item to discuss PP I/I policy could possibly be prepared before the summer break.

Ald. McBride opined that public engagement and involvement would be useful during this type of discussion. The public should be aware of the City's budgetary challenges and the larger fiscal issues that impact service provision, such as this. He remarked that the discussion should be broad and suggested that Staff bring forth multiple options to discuss.

Mr. Ruggini reminded the Committee that the City is dealing with a massive issue of deferred maintenance and asked that the Committee understand the timeline will not be quick to address this complex and long-ignored issue.

Ald. Roznowski thanked Mr. Ruggini for this reminder and remarked that, although the timeline will be long, the Committee has an appetite to begin the discussion.

Ald. McBride remarked that he is proud of the Council and City Staff for choosing to address the complex issues that surround Wauwatosa's deferred maintenance problem. He urged that community involvement and continued discussion will be essential as the City continues to address the issues of deferred maintenance.

Moved by Ald. Roznowski, seconded by Ald. Walz-Chojnacki
to direct Staff to return to Budget and Finance Committee before the

summer recess with three approaches, including financial elements and public works input, to address private property I/I, which could lead toward public dialogue after that discussion - Ayes: 8

7. Vouchers

Moved by Ald. Moldenhauer, seconded by Ald. Kofroth that each and every voucher be allowed and paid - Ayes: 8

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Moldenhauer, Alderman
SECONDER:	Jason Kofroth, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Tilleson, Wilke, Kofroth

8. *Potential property acquisition by the City for city improvements associated with the Wisconsin Department of Transportation Zoo Freeway Project

Moved by Ald. Moldenhauer, seconded by Ald. Wilke to convene into closed session per Wisconsin Statutes 19.85 (1)(3), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and may reconvene into open session - Ayes: 8

The meeting adjourned at 10:44 p.m.

Carla A. Ledesma, CMC, City Clerk