



CITY OF WAUWATOSA
BUDGET AND FINANCE COMMITTEE
MINUTES • NOVEMBER 11, 2014

Regular Meeting

Committee Room #2

7:00 PM

7725 West North Avenue, Wauwatosa, WI 53213

Attendee Name	Title	Status	Arrived
James Moldenhauer	Alderman	Present	
Jeffrey Roznowski	Alderman	Present	
John Dubinski	Alderman	Present	
Gregory Walz-Chojnacki	Alderman	Present	
Dennis McBride	Alderman	Present	
Joel Tilleson	Alderman	Excused	
Jason Wilke	Alderman	Excused	
Jason Kofroth	Alderman	Late	

BUDGET AND FINANCE COMMITTEE ITEMS

Reserve for Contingencies

1. Memo from the Finance Director requesting authorization to enter into a 3-year contract with Interfaith for the management of the Hart Park Adult Center

Mr. Ruggini explained that in June 2014 the Milwaukee YMCA filed for bankruptcy and will eliminate management services for the Hart Park Senior Center at the end of the year. In August, the City put out an RFP and as a result, the City recommends the award of a 3-year contract to Interfaith Older Adult Program. Interfaith Older Adult Program manages five senior centers and nine dining sites. Their experience, vision for the Center, and enthusiasm for providing service confirms the high-quality services they provide. The timeline for approval of this contract is very short as the County is looking to discontinue services immediately. Mr. Ruggini added that with the new contract with Interfaith Older Adult Program, greater emphasis will be placed on outcome-based reporting. Reporting would be made to the Senior Commission and the City of Wauwatosa Board of Health instead of the Parks and Forestry Board. The Parks and Forestry Board would act as landlord for the Center.

Janet McMahon, Senior Director of Program Operations for Interfaith Older Adult Program stated that she is looking forward to this new fun challenge and sees great potential for the Hart Park Center.

Eileen Olen, 2007 N. 69th Street commented that there will be a need for good communication with the current Center members as the change is a sensitive issue.

Carol Wehrley, 2199 N. 73rd Street stated that the bankruptcy came as a shock to the Center and its members, and she wanted to thank Mr. Ruggini and the committee members for their quick response to this issue and for putting the RFP on the fast track. She added that the Center is a unique and vibrant place and pledges to work with Interfaith Older Adult Program to maintain programs the Center currently has and to grow the Center.

Judi Parmeter, 8143 Richmond Ct also added that she is looking forward to working with Ms. McMahon and Interfaith Older Adult Program.

Ald. McBride thanked Mr. Ruggini and the members of the Center for turning a challenge into an opportunity.

Ms. McMahon added that as a lifelong Wauwatosa resident the Hart Park Adult Center is possibly even more important to her than some of the other Centers that are managed by Interfaith as this is her community and the success of this collaboration is more personal for her.

Ald. Roznowski thanked every member of the team for a job well done and as a volunteer at the Center, he is looking forward to this opportunity and sees great potential. He asked if there will be collaboration with the Recreation Department.

Mr. Ruggini stated that the Mayor has spoken with the Recreation Department and is asking them to be more involved with senior programming.

RESULT:	RECOMMENDED FOR APPROVAL [5 TO 0]
MOVER:	Dennis McBride, Alderman
SECONDER:	Gregory Walz-Chojnacki, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride
EXCUSED:	Tilleson, Wilke
AWAY:	Kofroth

2. Memo from the Asst. Planner recommending award of a contract and providing additional funding for building demolition at the former Vogue Dry Cleaner property, 2578 Wauwatosa Avenue

Ms. Ferguson explained that the Community Development Authority (CDA) is the current owner of this property and anticipates selling the improved site for future redevelopment. After two procurement processes, only one response to the Request for Proposal (RFP) for demolition was received. This bid far exceeds the \$50,000 allocated for the demolition portion of the \$133,500 Site Assessment Grant received from the Wisconsin Economic Development Corporation. Ms. Ferguson said the high bid could be due to the special certification needed because of the high contamination of the property. Staff proposes making a no-interest loan in the amount of \$98,000 from the Redevelopment Authority Reserve Fund to the CDA to cover the cost of the added demolition cost, which came in at \$148,101.00. This demolition option will allow for demolition and restoration of the entire property versus just the area presently occupied by the building.

City Attorney Kesner added that City may be able to acquire a contribution from the property owners' insurance company to be applied towards the demolition, thus lowering the no-interest loan amount.

Ms. Enders explained that the site is actually two parcels, the main site with the building and one parcel that includes a garage. During the foreclosure process the current owner paid the back taxes on the parcel with the garage and thus redeemed control of the property.

Ald. Moldenhauer said he was troubled by this property and the demolition and asked if there had been contamination testing done on the garage parcel. He added that he is concerned that the property will not be sold, especially if the garage parcel is not part of the sale.

Ms. Enders stated that the owner would not allow testing on the garage parcel. But she reminded the Committee members that the CDA did not buy this property, instead the County foreclosed on it and then turned it over to the CDA for no charge.

Mr. Kesner agreed that at this point permission would need to be granted by the property owner to allow the City to go onto the garage parcel while demolition is taking place. He believes that there is a good possibility to acquire the garage parcel and is currently working on this with the owner and insurance company. He agrees that it will be harder to redevelop this site without both properties.

Ald. McBride thanked staff for their hard work on this issue and believes the CDA is the appropriate vehicle for the property. He said demolition and cleanup of this property is long overdue and the City's role is crucial to a successful end to this issue.

Ald. Roznowski added that there needs to be a discussion in the future regarding the need for funding for the

CDA.

RESULT:	RECOMMENDED FOR APPROVAL [5 TO 0]
MOVER:	James Moldenhauer, Alderman
SECONDER:	Dennis McBride, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride
EXCUSED:	Tilleson, Wilke
AWAY:	Kofroth

3. Memo from the Finance Director Requesting a 3-year extension to the contract with Clifton Larsen Allen for financial auditing services

Mr. Ruggini stated that Clifton Larson Allen has performed auditing services for the City of Wauwatosa since 2006. The original contract was for 5 years with 3 one-year extensions, which have now expired. Staff recommends waiving the competitive bidding process and awarding a 3-year extension to Clifton Larsen Allen. This recommendation is based on the excellent performance of the contractor, as well as staffing transitions and impending workload.

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

4. Memo from the Asst. Planner concerning preliminary approval of 2015 Community Development Block Grant (CDBG) funding levels

Ms. Ferguson discussed the preliminary Community Development Block Grant (CDBG) funding levels for 2015. The initial funding approval is based on an estimated \$900,000 grant amount for 2015 which is consistent with the City's 2014 grant award. Ms. Ferguson explained that there would be a reduction in some of the requests including in the Public Service category, a reduction of \$2,700 from Interfaith's request as this reduction still left them with funds greater than what they have typically received in previous years. There was also a reduction in Public Facilities to the Lutheran Homes due to the overall funds allocated to their projects over the past three years compared to other projects. Other small reductions were made in this category to make up the difference.

Ald. Kofroth arrived at 7:47p.m. - 6

Ald. Moldenhauer voiced concern for the recommended allocation of \$90,000 to Housing Resources, Inc. (HRI) which provides down payments and closing costs assistance to first-time low-income home buyers. He believes there is a need for a policy discussion on the funding of this program and this should go to Community Development for a needs assessment before funding is granted.

Ald. McBride agreed with Ald. Moldenhauer and asked if the City knows what the need is for this type of assistance. He believes a housing study should be done to see where the need is. He would rather see funds applied to housing maintenance for the assistance to long time Wauwatosa residents who may be on a fixed income and need assistance with home repair and maintenance.

Ms. Enders commented that she has worked in other communities that supported organizations such as HRI and assured the Committee that they thoroughly screen individuals and only those who are credit worthy receive assistance.

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]
MOVER:	Dennis McBride, Alderman
SECONDER:	James Moldenhauer, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Kofroth
EXCUSED:	Tilleson, Wilke

5. Memo from the Finance Director presenting the 2014 third quarter General Fund results

Mr. Ruggini reviewed the 3rd quarter General Fund results. He focused on surplus in building permits, which is due to the construction boon the City is currently experiencing, and the deficit to the Public Safety Violations, which is now forecasted to deficit by 4.1%. Mr. Ruggini then reviewed the expenditures stating that there is an anticipated salary surplus, largely caused by a significant number of police and fire retirements. Overtime is now expected to have a small surplus as well as fringe benefits. Inter-departmental charges is forecasted to deficit by 3.6%, due to the harsh winter.

Ald. Kofroth thanked Mr. Ruggini for the update and suggested that department heads be present at the meeting during these reviews to explain to the public and the committee why there are deficits in their respective departments and what steps they are taking to rectify these deficits. He said the Police department has been short staffed for two years and are allowing overtime to cover these vacancies, but the deficit continues to grow. He added that a lack of enforcement in this department really needs to be addressed.

Ald. Roznowski agrees with Ald. Kofroth that it would be beneficial to both the public and the committee members to have department heads present.

Mr. Ruggini said this could certainly be done, and asked that the committee give notice when they would like department heads present to allow them time to prepare.

RESULT:	INFORMATION ONLY
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6. Memo from Finance Director regarding Intergovernmental Agreement with Milwaukee County concerning property tax collection software

Mr. Ruggini explained that the City of Wauwatosa as well as other Milwaukee County municipalities, have been approached by Milwaukee County and instructed to standardize land records management software used for property tax billing, collection and receipting. The City of Wauwatosa would maintain its use of the GCS software for five years beginning on January 1, 2105. In exchange, the County would agree to pay Wauwatosa's annual maintenance and licensing fees for the same period. Mr. Ruggini added that staff has been very happy with GCS and find it to be a superior vendor. The cost savings to the City would be \$9,760 per year. He recommends approval of this agreement.

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]
MOVER:	Dennis McBride, Alderman
SECONDER:	John Dubinski, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Kofroth
EXCUSED:	Tilleson, Wilke

7. Additional discussion of Memorandum of Understanding between the City and the Wisconsin Department of Transportation for Burleigh Street Improvements between Mayfair Road and 124th Street

Mr. Porter briefly reviewed the MOU stating that the MOU was originally discussed on July 29, 2014 and held

over pending a sub-committee discussion with stakeholders, staff and WisDOT. The sub-committees findings were considered and discussed at the October 14, 2014 meeting.

Ald. Roznowski stated that there are no real changes made to the MOU, even after the sub-committee made its' recommendations. He asked if the report from the sub-committee could be included into the MOU.

Mr. Porter said he would have to ask if it can be attached.

Ald. McBride asked Ald. Roznowski what he thought of the MOU, as Ald. Roznowski was a member of the sub-committee.

Ald. Roznowski reiterated that he does not see much, if any, change to the MOU and does not see the changes he had expected to see.

Ald. Wilson said that there needs to be a statement that the WisDOT and the City of Wauwatosa will work collaboratively on this project moving forward.

RESULT:	REFERRED [UNANIMOUS]
MOVER:	Dennis McBride, Alderman
SECONDER:	Jeffrey Roznowski, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Kofroth
EXCUSED:	Tilleson, Wilke

8. Memo from the City Attorney requesting approval of an Acquisition Plat for the widening of Burleigh Road at Highway 100, as well as Temporary Limited Easement for construction purposes

Mr. Kesner explained that the WisDOT is asking the City of Wauwatosa to acquire additional right-of-way near Highway 100 and Burleigh Road for additional eastbound right turn lanes from Burleigh Road onto Highway 100. The process requires the approval of a Relocation Order and Acquisition Plat for the Burleigh Road construction to proceed.

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]
MOVER:	Dennis McBride, Alderman
SECONDER:	James Moldenhauer, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Kofroth
EXCUSED:	Tilleson, Wilke

9. Vouchers

No voucher were presented.

10. Recommendation to ratify tentative agreement with WPOA (police union)

Ms. Aldana said that various strategies on ratification between the City of Wauwatosa and the Wauwatosa Peace Officers Association need to be done in open session. She referred the discussion to Mr. Archambo.

Mr. Archambo reviewed the negotiation process to this point, stating that the levy limits are part of what causes the gap in collective bargaining. He added that the arbitration hearing was postponed, which allowed for ongoing negotiations of which Ald. McBride was in attendance on behalf of the City. It was determined that agreement to the proposed contract would give the City time to continue to work on the contract, notably Article VII-hours of work. The proposed contract is one the City can live with.

Ald. McBride added that if the contract went to arbitration one side gets all and one side gets nothing. Agreeing to the proposed contract allows both sides to get something and he strongly urged the committee to agree with the ½% difference.

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]
MOVER:	Dennis McBride, Alderman
SECONDER:	James Moldenhauer, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Kofroth
EXCUSED:	Tilleson, Wilke

11. *Update on two duty disability cases currently pending before LIRC

***Council may convene into closed session per Wisconsin Statutes 19.85 (1)(g), conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, may reconvene into open session.**

Future Budget and Finance Committee items

- Utility Rates Approval

Carla A. Ledesma, CMC, City Clerk