



City of West Allis

Meeting Minutes

7525 W. Greenfield Ave.
West Allis, WI 53214

Administration & Finance Committee

Alderson Kevin Haass, Chair

Alderson Martin J. Weigel, Vice-Chair

Aldersons: Michael J. Czaplewski, Michael P. May, Daniel J. Roadt

Monday, October 30, 2017

6:00 PM

City Hall Room 128

SPECIAL MEETING (draft minutes)

A. CALL TO ORDER

Chair Haass called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present 5 - Ald. Haass, Ald. Weigel, Ald. Czaplewski, Ald. May, and Ald. Roadt

Others Present:

Alds. Lajsic and Vitale; Rebecca Grill, City Administrator; Peggy Steeno, Finance Director; Pete Daniels, Principal City Engineer; John Stibal, Director of Development; Patrick Schloss, Community Development Manager; Patrick Mitchell, Police Chief; Kurt Zellmann, Assistant Fire Chief; Sally Nusslock, Health Commissioner; Monica Schultz, City Clerk.

C. APPROVAL OF MINUTES

1. [2017-0686](#) Minutes (draft) for Regular Meeting October 9, 2017, Special Meeting October 17, 2017, and Recess Meeting October 17, 2017.

A motion was made by Ald. Czaplewski, seconded by Ald. Weigel, that this matter was Approved. The motion carried by the following vote:

Aye: 5 - Ald. Haass, Ald. Weigel, Ald. Czaplewski, Ald. May, and Ald. Roadt

No: 0

D. NEW AND PREVIOUS MATTERS

Previous Matters for Consideration

1. [2017-0603](#) Communication from City Administrator transmitting the 2018 Capital Improvement Program for consideration and inclusion in the 2018 City of West Allis Budget.

Chair Haass introduced this item and asked staff for comments. Ms. Grill provided a document with comments on the National Ave. corridor plan she received via email from Ald. Probst, who was unable to attend the meeting. In summary, Ald. Probst is firmly against changing the plan any more than it already has been. Ms. Steeno then presented her communication which provides follow-up information from the Oct. 9 and Oct. 17 committee meetings/discussion. Her memo addresses the outstanding questions and information requests from the committee, details a proposed funding plan for the 2018 CIP, and outlines the remaining outstanding items that need to be resolved prior to consideration of the 2018

Budget and 2018 CIP. During the presentation, Ms. Steeno, Mr. Daniels and other staff responded to questions/comments from the Committee. Highlights of discussion follow:

** Ald. May asked when the CIP needs to be approved, and Ms. Steeno said final approval needs to take place on Nov. 21 with the Budget.*

** National Ave. Corridor - Ald May asked if we need \$136K for construction management, and Mr. Daniels said this is an estimate. Ald. May said National Ave. is an economic development plan, not a roadway plan. The city needs a commitment to move forward and get something to happen. Ald. Weigel said the plan does outline what the city needs to do; need to make it a living document. Interest rates are low so borrowing \$475K seems reasonable. He asked if the construction management cost is a max, and Mr. Daniels said contracts have to be bid out and negotiated between WIDOT and consultant. Ald. Weigel expressed his hope that we can do the rest of the street well, and Mr. Daniels said Development will be working on it. Mr. Schloss said that work is in progress and looking at TIF, FIRE, CDBG funding to help fill need. Mr. Stibal said it has to be more than streetscape, need to change character and quality of location, and create the environment where businesses want to be; the corridor will evolve. Ald. Weigel commented that right-of-way acquisition is well underway, and Mr. Daniels clarified that 76th to 92nd acquisition will be starting now and is budgeted over 4 year. Ald. Weigel wondered about bonding for it if needed or just bond it all regardless of 10 year notes.*

** Other bonding for fire vehicles and pedestrian/bike infrastructure was mentioned.*

Ald. Weigel moved to bond for \$475K, seconded by Ald. Roadt. Before a vote was taken, further discussion ensued.

Ald. Weigel felt we shouldn't hold on the CIP until Nov. 21, but vote on it now and get things done. After additional discussion, a vote was taken on the previously made motion and it passed unanimously, and it will be reconsidered if necessary based on additional information from the Dept. of Revenue.

This matter was Held

2. [2017-0628](#)

2018 City of West Allis Mayor's Recommended Budget.

See discussion for Agenda Item 2017-0603. Also, additional comments specifically related to 2018 Budget follow:

** Ald. May comment about three (3) TID funds for homeowners to receive funding. Ms. Steeno said there is no income limitation; deferred interest loan program underwritten by typical loan.*

** Summit TIF #7 - being used now.*

** TIFs #11 and #14 - waiting for development to take place. 84th & Greenfield - waiting for HUD approval; 68th & Mitchell - Westallion, working on Dops facade. Ald. Weigel commented need to streamline the process when possible.*

No further discussion on the recommended budget. This matter will be held pending further information from staff before final approval on Nov. 21.

This matter was Held

E. ADJOURNMENT

A motion was made by Ald. May, seconded by Ald. Weigel, that the meeting be adjourned at 6:35 p.m. The motion carried unanimously.