



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Minutes

Capital Improvement Committee

Dan Devine, Mayor

Gary T. Barczak and Kevin Haass, Alderpersons

Yuriy Ksenidi and Sagar Tolani, Citizen Members; Ronald Rieboldt, Plan Commission Member;

Rebecca Grill, City Administrator; Peggy Steeno, Finance Director/Comptroller/Treasurer;

Michael Lewis, Director of Public Works/City Engineer; John Stibal, Director of Development

Wednesday, August 2, 2017

6:00 PM

City Hall Art Gallery

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order by Mayor Devine at 6:00 p.m.

B. ROLL CALL

Present 7 - Mayor Dan Devine, Ald. Kevin Haass, Mr. Sagar Tolani, Mr. Ronald Rieboldt, Ms. Rebecca Grill, Ms. Peggy Steeno, and Mr. John Stibal

Excused 3 - Ald. Gary T. Barczak, Mr. Yuriy Ksenidi, and Mr. Michael Lewis

Others Present: Peter Daniels, Principal Engineer, Dave Wepking, Assistant Director of Public Works, Jim Leu, Public Works Fleet Services, Mason Pooler, Fire Chief, Christopher Botsch, Deputy Police Chief, Bart Griepentrog, Planner II, Daniel Roadt, Alderperson Fourth District, Ann Marie Neff, and Jenny Slivka, Secretary.

C. APPROVAL OF MINUTES

1. [17-00069](#) June 14, 2017 Draft Minutes

Attachments: [June 14, 2017 Draft Minutes](#)

A motion was made by Mr. Stibal, seconded by Ald. Haass, that this matter be Approved.
The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

2. [17-00070](#) Expanded 2018 - 2022 Draft Capital Improvement Program (In Progress)

- A. Program includes all department requests received
- B. Planning document at this time - Present at August 30th Meeting
- C. Acceptance versus Approval

This matter was Discussed

3. [17-00071](#) Financial Perspective - Funding Availability/Capacity

This matter was Discussed

4. [17-00072](#) 2018 Plan Details - Determine Prioritization

- A. Review Park Improvement Requests in Detail
 - i. Department Recommendations
- B. Review Property Improvement Requests in Detail
 - i. Department Recommendations
- C. Review Major Equipment/Vehicle Requests in Detail
 - i. Department Recommendations

Attachments: [A-1 Exhibit PROPOSED PAVING 2018-adjusted for change in DOT project from 2018 to 2019 2](#)
[A-1 Scoring and A-2 Scoring - Streets and Related Infrastructure Program](#)
[A-2 Exhibit Utility Costs - -adjusted for change in DOT project from 2018 to 2019 2](#)
[A-3 Exhibit CA-305 Bike and Ped Infrastructure 3](#)
[A-3 Scoring - Bike and Ped Infrastructure](#)
[A-4 Exhibit CA-305 Kopperud Park 3](#)
[A-4 Scoring - Kopperud Park](#)
[A-5 and A-6 Scoring - Yard Roof and Remodeling](#)
[A-7 Scoring Trees](#)
[A-8 Scoring Street Lighting Conversion-Alley Lights](#)
[A-9 Project Request Beloit Rd. Senior Housing](#)
[A-10 Project Request 2 60th and Burnham Neighborhood \(2\)](#)
[A-10 Project Request CA-305 Burnham Pointe](#)
[A-10 Scoring Burnham Pointe Streetscaping](#)
[A-11 Project Request Public Art](#)
[A-11 Scoring Public Art](#)
[A-12 Project Request Dog Park](#)
[A-12 Scoring - Dog Park](#)
[A-13 Project Request Office Remodel \(Engineering Vault\)](#)
[A-13 Scoring - Office Remodel \(Vault\)](#)
[A-14 Project Request Boulevard and Gateway Beautification](#)
[A-14 Scoring - Boulevard.Gateway](#)
[A-17 Scoring Station 1 Facade](#)
[A-18 Project Request Capital Request-ServerRoom](#)
[A-18 Scoring - IT Server Room Remodel](#)
[A-20 Project Request- Library HVAC](#)
[A-20 Scoring Retrofit HVAC Library Revised](#)
[A-21 Project Request Library Elevator Cylinder](#)
[A-21 Scoring - Library elevator cylinder](#)
[A-22 Project Request Library Window Replacement](#)
[A-22 Scoring - Library Windows](#)
[A-23 Project Request 1st floor city central](#)
[A-23 Scoring - City Hall Remodel Central Services](#)
[A-24 Project Request LED Retrofit Lighting Improvements-City Buildings2](#)
[A-24 Scoring LED Retrofit Lighting Improvements-City Buildings](#)
[A-25 Scoring Farmer's Market Painting_Tuck Pointing](#)
[A-26 Scoring Common Council Carpeting](#)

[A-28A Scoring Reservoir Pumping Station and Underground Storage](#)

[A-29 Scoring - sanitary sewer \(1\)](#)

[A-29 Scoring - sanitary sewer \(2\)](#)

[A-30 Project Request storm sewer](#)

[A-30 Scoring - storm sewer](#)

[A-32 Project Request Vehicles](#)

[A-33 Scoring - Marked Squads](#)

[A-34 Scoring - Investigative Squads](#)

[A-35 Scoring - Specialty Squads](#)

[A-36 Project Request Recording System](#)

[A-36 Scoring - Recording System](#)

[A-42 Project Request-Exchange-Office](#)

[A-48 Project Request -ServerRoom](#)

[A-49 Scoring Fire apparatus \(used aerial device\)](#)

[A-50 Scoring Fire Small Vehicles](#)

[A-51 Scoring Fire SCBAs](#)

[A-52 Scoring Fire Station1 - Admin Generator](#)

[A-53 Scoring Fire Station 2 Generator](#)

[A-54 Scoring Fire Station 3 Generator Revised](#)

[A-57 and A-58 Scoring Meters & Hydrants](#)

[A-59 Scoring Water Modeling Software](#)

[2018-2022 CIP as of 7-28-17](#)

A1. Mr. Daniels spoke about the need to replace water mains, sanitary sewers, and storm sewers when they do street projects, due to the age of these items and that street lighting would be done at the same time.

A3. Mr. Griepentrog spoke about funding for sharrows, bike lanes, pedestrian lanes and the maintenance of these items. Discussion ensued regarding options of stencils or tape being more expensive versus the cost of painting.

A4. Mr. Stibal spoke commented on Kopperud Park and discussion ensued regarding improvements and equipment with the funding available.

A5. & A6. Mr. Wepking spoke about repairs, maintenance, and updates for the Municipal Yard Building, including roof repairs done over a period of time in sections,

making the bathrooms ADA compliant, and creating a customer service area.

A7. Mr. Wepking spoke about the funding for trees, that mature trees get cut down when laterals are replaced, and the efforts to treat trees with emerald ash borer.

A8. Mr. Daniels spoke about converting alley lights and street lighting to LED lighting to conserve energy. Mr. Wepking commented that Public Works is storing the old, used parts for replacing the current old lighting. Ms. Grill asked for a ROI analysis at the next meeting.

A9. Mr. Stibal stated that roof replacements at Beloit Rd. Senior Housing are being done 1-2 at a time and that this is self-funded through the operating reserves.

A10. Mr. Stibal spoke about revitalizing Burnham Point, from S. 56 St. to S. 60 St., the street lighting, and bringing more energy to the area.

A11. Mr. Griepentrog spoke about the creation of a West Allis Art Scape program that would be funded through the Community Improvement Foundation

A12. Mr. Griepentrog and the Mayor commented on finding a location for a dog park in West Allis.

A13. Mr. Stibal spoke about the remodeling of parts of the Engineering Department and the Development Department for offices for Planning and Engineering.

A14. Mr. Stibal commented on image enhancement to the Boulevard Gateway, by updating the dated features, and adding more plantings and boulevards; and that the Gateway sign is a West Allis landmark and in need of repair or replacement.

A17. Fire Chief Pooler spoke about Fire Station No. 1's façade previously being painted and the rust coming through.

A18. Ms. Grill spoke about remodeling the IT server room and department by moving the server room away from the windows, updating the wiring, having temperature control and moving the IT staff, which is currently separated in different areas.

A20, A21 & A22. Mr. Wepking commented on the age of the HVAC system, the elevator cylinder's condition, and the need window replacements at the Library.

A23. & A26. Ms. Grill spoke about city hall remodeling; entrance and hallways in City Hall to create a welcome center for centrally located services with KIOSKs for online business, carpeting in the Common Council Chambers, and security and enhancements for the Common Council Chambers.

A24. Mr. Daniels spoke about LED lighting improvements in City Buildings for saving money.

A25. Mr. Wepking spoke about the Farmers Market. Discussion ensued regarding creating it as a citizen friendly image of the City; a place to bring the community together; and to enhance it with lighting, painting, and tuck-pointing.

A28. Mr. Wepking and Mr. Daniels spoke about the Reservoir Pumping Station, the tank towers, the size of the pumps and the decrease of water the City now pumps.

A29. & A30. Mr. Wepking spoke about the need to rebuild the sanitary manholes and maintain our infrastructure, and the catch basins needing inspections and repairs.

A32. Mr. Leu spoke about the trucks that need to be replaced and what they are used for.

A33., A34, .A35, .& A36. Deputy Chief Bosch spoke about the continuation of rotation of the fleet and that they are now replacing with the Ford Interceptor SUV as they need more durable; and about the need to for a new Recording System to replace the current radio system.

A42. Ms. Grill spoke about our server software needing an upgrade to allow storage in the cloud, unlimited email, and we would have Microsoft Office updates.

A49., A50., & A51. Fire Chief Pooler spoke about the age and condition (mechanical and body) of the reserve and main aerial fire trucks, the need to replace the reserve truck; the rotation of the small vehicle fleet with a more durable vehicle; and Self Contained Breathing Apparatus replacements with money put aside every year.

A52., A53., & A54. Fire Chief Pooler and Mr. Daniels spoke about the Fire Station generators at Fire Stations 1, 2, and 3 being replaced in 2017-2019, one each year.

A57., A58., & A59. Mr. Wepking spoke about capital purchases of meters and hydrants, lead abatement, regulatory requirements; water modeling software that would help with monitoring the demands or inefficiencies in the water system, potential leaks, flow testing of hydrants, and the savings of personnel hours.

This matter was Discussed

5. [17-00073](#) Next Meeting (August 30th - CHANGE IN START TIME - 6:30 PM instead of 6 PM)
- A. Review Remaining 2018 Departmental Requests
 - i. Follow-Ups, As Needed
 - B. Set Priorities Based on Funding Availability

This matter was Discussed

6. [2017](#) FUTURE DISCUSSION - Future Borrowing Amounts to be considered for 2018 and Beyond
- A. Streets & Related Purpose
 - B. Alternative Funding Options
 - C. Ordinance Change Needed?

E. ADJOURNMENT

The meeting adjourned at approximately 8:00 p.m.

This matter was Approved

Jenny Slivka

Secretary to the Committee