



City of West Allis

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 30, 2017

6:30 PM

City Hall Art Gallery

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

Finance Director Steeno started the meeting due to the Mayor's delayed arrival at 6:36 p.m.

B. ROLL CALL

Present 10 - Mayor Dan Devine, Ms. Rebecca Grill, Ms. Peggy Steeno, Ald. Gary T. Barczak, Ald. Kevin Haass, Mr. John Stibal, Mr. Yuriy Ksenidi, Mr. Sagar Tolani, Mr. Ronald Rieboldt, and Mr. Michael Lewis

C. APPROVAL OF MINUTES

1. [17-00103](#) Minutes (draft) of the Capital Improvement Committee meeting of August 2, 2017.

Attachments: [Capital Improvement Committee Minutes 2017.080217.draft](#)

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

D. NEW AND PREVIOUS MATTERS

2. [17-00105](#)
 - Expanded 2019 - 2022 Draft Capital Improvement Program (In Progress)
 - A. Program includes all department requests received
 - B. Planning document at this time
 - C. Acceptance versus Approval

Ms. Steeno stated that they will not be discussing tonight as staff is currently working on the full five year program.

This matter was Discussed

3. [17-00106](#)
 - 2018 Plan Details - Determine Prioritization
 - i. Follow-Ups, As Needed

(See Item #4, 2017-00107, for attachments)

Ms. Steeno explained that the goal for the meeting tonight is to determine the prioritization for the 2018 project requests received from and explained by the

departments, and move projects that do not make the 2018 Plan to 2019 or another year thereafter.

Ms. Steeno reviewed the Authorized Street Bonding spreadsheet and explained that borrowing by Charter Ordinance is \$2,750,000/year, explained that the \$126,000 overage is not a point of concern.

Discussion ensued regarding the overall plan and specific projects including street light conversion and upgrades, and fire apparatus purchases.

Barczak and Haass now present.

Ms. Steeno reviewed the "Utility Funds/Utility Bonding" spreadsheet and suggested the Committee accept the utility numbers for now. Working on utility budget which will determine what the borrow capacity is within the current structure. Rate increases will be considered for the utility funds as the budget process progresses. Mr. Lewis commented that some of these items are legally required to be done and that the underground utilities need attention. He spoke about Reservoir Park pumping station and that state of the facility.

Mayor Devine now present

Discussion continued.

A motion was made by John Stibal, seconded by Rebecca Grill to approve the Authorized Street Bonding,

A motion was made by John Stibal, seconded by Sagar Tolani to approve the Other Bonding.

A motion was made by Michael Lewis, seconded by Ald. Haas to accepting numbers, not authorizing, the Utility Funds/Utility Bonding

Ms. Steeno reviewed the "Operating, Reserves and No Funding Sources" items and requested that the Committee categorize these items by needs and priority. Mayor Devine recommended putting the items in a 'wants' and 'needs' categories.

Ms. Grill stated that the items listed in the Operating Budget column are included in the draft budget.

A motion was made by Michael Lewis, seconded by John Stibal to recommend accepting the lines items in the Operational Budget.

Further discussion ensued on specific projects.

*A motion was made by Sagar Tolani, seconded by Ald. Haass to recommend to accept the lines items in the Reserves/Capital Accumulation Funds**column of the*

'Operating, Reserves and No Funding Sources' report.

The Committee then prioritized (Critical, Secondary, Defer and Hold) the "No Funding Sources Identified" column on the "Operating, Reserves and No Funding Sources" table:

A motion was made by Rebecca Grill, seconded by Ald. Barczak to recommend accepting the lines items in the "No Funding Source Identified" column of the 'Operating, Reserves and No Funding Sources' report.

This matter was Discussed

4. [17-00107](#) 2018 Plan Approval and Submission to Council
 - i. Set Priorities Based on Funding Availability

Attachments: [2018-2022 CIP as of 8-25-17](#)[A-1 Exhibit PROPOSED PAVING 2018-ADJUSTED FOR CHANGE IN dot-PROJECT FOR 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](#)[A-17 Scoring Station 1 Facade](#)[A-18 Project Request Capital Request-Server Room](#)[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 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](#)

Items 3 & 4 taken together. These approvals are noted above.

5. [17-00108](#) Future Borrowing Amounts to be considered for 2018 and Beyond
- A. Streets & Related Purpose
 - B. Alternative Funding Options
 - C. Ordinance Change Needed?

Attachments: [Charter Ordinance - Bonding](#)

Ms. Steeno discussed the topic of Future Borrowing Amounts for specific purposes, and it was decided to table this item until a 2018 Capital Improvement Committee meeting.

This matter was Discussed

E. ADJOURNMENT

The meeting adjourned at approximately 8:10 p.m.



All meetings of the {bdName} are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.