



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes - Final CAPITAL IMPROVEMENTS COMMITTEE

**ALD. JOSEPH DUDZIK, CHAIR**

**Ald. Robert Bauman, Ald. Michael Murphy, Jeffrey Mantes, W.  
Martin Morics, Mark Nicolini, and Mariano Schifalacqua**  
Staff Assistant: **Tobie Black, 286-2231; Fax: 286-3456,**  
**tblack@milwaukee.gov**  
Fiscal Planning Specialist: **Kathleen Brengosz, 286-3926,**  
**kbreng@milwaukee.gov**

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Wednesday, October 13, 2010

9:00 AM

Room 301-B, City Hall

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Meeting called to order at 9:04 a.m.

Also in attendance:

**Kathy Brengosz, Fiscal Planning Specialist and Venu Gupta, Department of  
Public Works**

**1. Review and approval of the minutes of the September 22, 2010 meeting.**

*Mr. Daun moved to approve the minutes as written.*

**2. Discussion of the long-range Capital Improvement Plans of the Library,  
Sewer Maintenance Fund and Fire Department.**

*Individuals appearing:*

*Paula Kiely, Director, Milwaukee Public Library and Taj Schoening, Business  
Operations Manager, Milwaukee Public Library  
Deputy Chief Steven Gleisner, Emma Stamps, Business Finance Manager,  
Milwaukee Fire Department  
Jennifer Meyer, Office of Budget and Management  
Martin Aquino, Sewer Maintenance Fund, Department of Public Works  
Tim Thur, Environmental Engineering, Sewer Maintenance Fund, Department of  
Public Works*

*Library-*

*Ms. Kiely said that there is an idea to consolidate some of the smaller libraries,  
including the Mill Road Library and the Capitol Drive Library. She said that the  
estimate of the cost of building a new library came in at over 11 million dollars, not the  
8 million dollars that was previously estimated.*

*Ms. Kiely said that the early indications are that the cost estimate to update the  
branch libraries also came in too low. She said that the Library was looking only at  
the mechanical systems when considering the cost of building maintenance. The Mill*

Road Library, however, would need to be completely renovated since there have been no improvements to it since it was built in 1970. Ms. Kiely said that the Library will ask the budget office to do a new cost benefit analysis that will include any changes to operating expenses.

Ms. Kiely also discussed the concept of building mixed-use libraries, smaller libraries that would be housed in facilities that include other functions. She mentioned the Villard Square Library that is in a mixed use facility and said that there has been a discussion of replicating that model on the East Side.

Ald. Dudzik asked if the consolidation planned will move along fast enough to keep up with pressures of the budget for the Library in the next five to six years. Ms. Kiely said that there will be some major challenges. Aside from the Villard Avenue Library, there will not be any other libraries built in this time. She said the East Library redevelopment is definitely a possibility and will be eligible for new market tax credits. She also said that having a replacement library open in 2012 is not realistic.

*Fire Department-*

Ms. Stamps said that funding for an annex to the shop and approximately \$561,000 for facility maintenance was not included in 2011 Proposed Budget. She said that the department is accepting of the reduction that carryover borrowing is being used to take care of things such as HVAC and bay replacement and repair, window replacement, and exterior and interior roofing projects.

Ald. Dudzik asked about the study of the condition of the floors in many of the fire facilities. Deputy Chief Gleisner said that the request for study of the 12 floors for structural capacity was issued in May. He said that the City gave an opinion on the cost of repairing the floors and that a private vendor gave a lower estimate. Deputy Chief Gleisner said that he will not know the exact price until the study is completed.

Ald. Bauman asked what caused the floor study to be brought up now as opposed to ten or fifteen years ago. Deputy Chief Gleisner hairline fracturing and cracking in the floors had previously been observed. In addition, a couple of the floors sound a little hollow. He also said that one floor in particular had been patched from the top down due to a cavity in the floor that is a couple of inches hollow. The cavity was caused by salt from snow being absorbed into the steel in the floor and rotting it.

Ald. Dudzik requested that the department send the committee a list of all the ages of the houses which have floors that need to be repaired.

Mr. Daun said that if the 36 facilities for the Fire Department were recreated today, they would be different based on change in services provided by the department, such as increased calls for medical assistance. He asked how the change in services will be addressed in the facilities plan for the department in order to minimize fixed costs and how the physical facilities can match the demand for services today. Deputy Chief Gleisner said that although the majority of calls to the department are medical, the first responding vehicle is a full unit. Mr. Daun asked why there is a full service unit going to a response call. Deputy Chief Gleisner said that the full units are pulling double duty and have to respond to all emergencies. Ms. Stamps said that the department response is based on national standards, which dictate that certain types apparatus be the first responders, which is generally one of the engines. At times, another type of vehicle is called based on an evaluation of the situation by a 911 operator.

Ald. Bauman asked if the city should go toward replacing large engines with more two

person medical units. Ms. Stamps said that Chief Rohlfing would need to respond to that inquiry.

Ms. Stamps said that floor repairs are scheduled under facilities maintenance and use money from the Facilities and Maintenance Account. Ald. Bauman asked if the department has all the necessary approval and budgetary authority it needs to do repairs after its study is completed without any further review or commentary by anyone else in city government. Ms. Stamps and Deputy Gleisner said yes, depending on what the study would yield. Mr. Nicolini said that the department has always been given some flexibility through the Maintenance Account to address issues.

Deputy Chief Gleisner said that the department will come back to the committee with Chief Rohlfing to discuss the strategy for long-term fixes or whatever the department feels is appropriate.

Ms. Meyer said that there is over \$900,000 in the three Facilities and Maintenance Accounts- Interior, Exterior and Mechanical Maintenance- and that the department's account was split up three ways to give the department discretion to deal with emergency repairs or safety issues that were occurring.

Mr. Schifalacqua asked if there has been any consideration given to outsourcing some of the routine maintenance and repair work on the vehicles. Deputy Chief Gleisner said that the department doing routine maintenance on the vehicles allows the department to look regularly at the vehicles, which allows the department mechanics to identify any issues that may be occurring with the vehicles.

Mr. Daun said that it is the province of the committee to have an understanding of what the professionals in the departments like the Fire Department believe they need on the basis of service and cost. He said that the committee should have a good level of knowledge with regard to the nature of the facilities.

#### Sewer Maintenance Fund-

Mr. Aquino presented a PowerPoint on Sewer Maintenance Responsibilities (please see Common Council File 091313).

Ald. Bauman asked to what extent surface topography or elevation are factors in backwater complaints or if it is all a function of sewer engineering. Mr. Aquino said that the intensity of the rain, the topography and the interaction with the MMSD sewers all factor into the problem.

Ald. Bauman asked why the city does not focus on the buildings that the city owns with the 2011 Inflow and Infiltration (I/I) Program. Mr. Aquino said that the department is planning on focusing on homes in the inner city and on foreclosures. Mr. Aquino said that the program must be done systematically, not randomly.

Ald. Bauman said that whenever a city owned house is redeveloped by NIDC, the laterals should be repaired as well. Mr. Mantes said that there is a limited amount of funding and doing the project sporadically around the city would not give the department the data that it needs.

Mr. Aquino said that the fund is being careful with the taxpayer money and is trying to quantify the impact of sewer lateral replacement.

Mr. Daun asked if a sewer is relined before it is completely degraded and what the

*savings are as opposed to completely replacing it. Mr. Thur said that the savings are substantial; it is more cost effective and has less of an effect on the road above the sewer. Mr. Daun said that it is critical to put enough money into timely inspections of the sewer system so sewers that are good candidates for relining can be identified. He asked if there is any reason for the committee to believe that advocating for more money in the budget for inspections would be worthwhile. He also said that if it is cost-effective to double the inspection budget, the committee should try to advocate for that.*

*Mr. Schifalacqua asked how often the city goes back to inspect sewers. Mr. Thur said that generally inspections are every 10 or 15 years, unless the pipes are much older, then the inspections are about every 5 years. Mr. Aquino said that a large amount of the money for the I / I Program will be for relining sewers.*

*Ald. Dudzik said that concrete does a good job of bridging a gap and he wondered if the plastic pipe has similar capabilities. Mr. Thur said that the plastic will be used for sanitary and combined sewer. In other locations, concrete pipe will still be used.*

*Ms. Brengosz discussed the Sewer Rate Fund study completed by Springsted (please see file Common Council File 091313). Mr. Thur said that Springsted will be discussing the analysis of the Sewer Maintenance Fund at a Finance and Personnel Committee meeting and that they could attend a Capital Improvement Committee meeting as well.*

**3. Final Approval of the 2011 Meeting Calendar of the Capital Improvements Committee.**

*The meeting of the committee will remain on the day after Common Council with the following exceptions:*

*The first September meeting will be scheduled for Tuesday, September 6, 2011.*

*The first November meeting will be scheduled for Thursday, November 10, 2011.*

*All meetings will be at 9:00 a.m.*

**4. Set next meeting's agenda.**

*The meeting is rescheduled for Monday, November 8th. There may be an update on the condition reports.*

**Meeting adjourned at 10:33 a.m.  
Staff Assistant Tobie Black**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.**