



CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

COUNCIL WORKSHOP

Thursday, September 10, 2009

7:00 p.m.

Common Council Chambers, 224 East Jefferson Street

A workshop for the Common Council will be held to discuss and review the proposed Department of Public Works Combined Facility. No city action will be taken at the workshop.

***Note:** If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.*

***Note:** Notice is hereby given that a majority of the members of the Common Council may be present at the Open House and Workshop. Although this may constitute a quorum of the Council, the Council will not take any action at this function.*



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OPEN HOUSE

Thursday, September 10, 2009

5:30 – 7:00 p.m.

Common Council Chambers, 224 East Jefferson Street

An Open House will be held in the Common Council Chambers to meet the City Attorney-Candidate John Bjelajac of the firm of Hankel, Bjelajac and Kallenbach. No city action will be taken at the Open House.

Note: If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.

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**Council Workshop
September 10, 2009
7:00 P.M.**

Mayor Robert Miller opened the meeting at 7:01 P.M. and stated that we will be looking at reports of the condition of the existing Streets and Parks building and a proposal to consolidate the Streets, Wastewater and Water Departments into one new location.

City Administrator Kevin Lahner then gave a power point presentation showing a safety analysis of the current Streets and Parks building and renovation costs thereto. Alderman Fischer asked when the building was built and Alderman Hintz stated that it was around 1960. Mayor Miller stated the property could be sold however not all of the 15 acres would be available for sale. Lahner also presented an operational savings report of consolidating the two departments into one new building. Alderman Fischer asked, for clarity, if the projected combined facility utilities would be a combination of the new building plus the existing water utility building? Lahner responded that this would be just for the new combined facility.

Matt Wolfert of Bray Architects gave a presentation showing a site plan for a new facility and a site plan for adding onto the present facility per their Integrated Public Works Facility report dated September 10, 2009. Alderman Hintz asked if there would be an overhead crane in the garage and was told yes that there would be.

Alderman Jim Prailes asked if the whole exterior will be made out of brick and was told that it would be just the front administrative area.

Matt Wolfert of Bray Architects went on to give a presentation giving an analysis of the present WWTP facility and a site plan for an administrative addition to the present WWTP facility plus a new garage, per the same report.

Alderman Hintz questioned why the welders bay would be put next to the flammable storage area. Mr. Wolfert stated that it was the desire to have it close to the maintenance phase of the building. Hintz was concerned about fumes and it getting quite hot when there's welding. Nate of Bray Architects stated that there would be a two-hour block wall between the two areas.

Dave Wagner of Ehlers and Associates then gave a presentation showing how the project would be funded based on the 2009 Capital Financing Report prepared by Ehlers and Associates dated September 10, 2009. He stated that stimulus funding would replace one of the three anticipated street borrowings.

Alderman Simenson questioned why there are negative figures in the "TID 3 General Obligation" debt beyond 2018 when the City is expecting to close TID 3 in 2018. Ehlers stated that we would be repaying the debt and it would be a washout.

Alderman Fischer questioned if the payments from the general obligation fund for this project will be coming from the TID 3 and 4 accounts. Mr. Wagner said that the taxpayer will be paying very little of the debt. Twenty-six million dollars of the \$31,000,000 debt is covered by TID 3 and \$4,000,000 is covered by the sewer portion.

Alderman Simenson asked if the projects being funded include the land that was purchased from the co-op? Mr. Wagner stated that this is not included.

Alderman Fischer asked if the purchase cost of hotel, co-op, etc. is coming out of general tax levy and Mr. Wagner stated that was correct. Mr. Wagner stated that the financing plan for the downtown project will have to stand on its own. Mayor Miller stated that all of the funding for the project will come out of TID funds, none will come out of the General Obligation Fund.

Fischer stated that if we weren't able to move forward with the co-op property for some period of time, would that still be financed through TIF districts? Wagner stated that it would have to be financed temporarily through the General Fund. Administrator Lahner said it would be offset from TIF funds.

Simenson asked if the land was not developed for several years would it potentially add more life onto the TIF and Mr. Wagner agreed.

Alderman Simenson asked what the average homeowner will pay in additional taxes for new DPW building and also what the tax increase would be if the City fixed up the existing building. Wagner stated that there were no figures available yet on costs for fixing up the building. Mayor Miller said the report is not in yet. Wagner stated that taxes would increase about \$50.00 per resident per year for the new building.

Alderman Fischer stated the interest rate for the 2009 Capital Improvement purchases is 3.5 percent and the new building would be 5.5 percent for new building. He further stated that the difference is that one is for 20 years and the other is for five years. Fischer asked about typical length of bonds and Mr. Wagner stated that there are 5-year, 10-year and 20-year terms.

Alderman Simenson wanted to make sure the Clean Water Funds that the City used for buying the property are used for the right purposes and was told by Wagner that as long as subsidized Clean Water Funds weren't going actually towards offsetting the "brick and mortar" everything is o. k.

Fischer stated that the City is asking taxpayers to fund \$200,000 - \$250,000 a year on this five million dollar project based in part in a reduction in operating costs.

Simenson inquired how paying off this debt impacts water rates and was told there would be no impact.

Kevin stated that the structural analysis estimate for the existing building on Milwaukee Ave. along with the appraisal will be forwarded to members as soon as they are available.

Simenson expressed Equipment Replacement Fund concerns including monies for building maintenance in the future. Mayor Miller agreed, stating roofing and maintenance items should be included down the road.

Alderman Simenson inquired about possibly getting the land across the street from combined facility ready for a new Fire Department and was told by Matt of Bray Architects that technology will change down the road so the City is better off waiting for now.

The workshop ended at 8:38 p.m.

Recording Secretary
June Bobier