

MONONA CITY COUNCIL COMMITTEE OF THE WHOLE MINUTES
REVIEW OF 2022–2026 CAPITAL IMPROVEMENTS PROGRAM
AND 2022 CAPITAL BORROWING
September 21, 2021

The meeting of the Monona City Council Committee of the Whole was called to order by Mayor O'Connor at 5:30 p.m.

Present: Mayor Mary K. O'Connor and Alderpersons Molly Grupe, Doug Wood, Jennifer Kuhr, Kathy Thomas, and Kristie Goforth

Excused: Alderperson Nancy Moore

Also Present: City Administrator Bryan Gadow, Finance Director Marc Houtakker, Parks & Recreation Director Jake Anderson (via Zoom), City Planner Doug Plowman, Project Manager Brad Bruun, Fire Chief Jerry McMullen, Police Chief Brian Chaney Austin, Public Works Director Dan Stephany, and City Clerk Joan Andrusz

ROLL CALL

COUNCIL REVIEW AND DISCUSSION OF 2022–2026 CAPITAL IMPROVEMENTS PROGRAM AND 2022 CAPITAL BORROWING

Recreation Director Anderson reported the wide-area mower replaces a 6' model and reduces 24 staff hours to allow allocation to other duties. The park sign replacement schedule will be completed with Waterman, two at Winnequah, and two at Three Meadows. Dale Ganser's shop is closing but he will get these done for the City. Wood from the Winnequah Park ash tree removal is used in a solar ash kiln. The ADA transition plan has to be on file; it completes 2010 law requirements. The River Rink utility trailer will be used for set-up and take-down. The Fireman's Park bike rack and pad will be a much simpler project with Mayor O'Connor's funding reduction; Mayor O'Connor stated funds can be added but she needed more information. Recreation Director Anderson reported his goal is to have staff complete the Gazebo staining by year-end. A Boy Scout leader contacted him about a Troop doing this work.

Recreation Director Anderson reported design plans for both the Community Center and Senior Center is needed. Staff has increased. If the building will be replaced within 8 years he will wait so as not to waste funds. Alder Wood stated the Senior Center has more urgent needs, like water for the foot care room and stairwell safety concerns. Recreation Director Anderson reported if funding is scaled back he could provide a lesser plan; office and student space is the greatest need. Alder Kuhr stated she wants it made useful until a full remodel is funded. Mayor O'Connor stated she hopes this building will be done in 8 years; the Public Safety building is planned for 2 to 2 ½ years. Construction costs have greatly increased. She reviewed cost estimate efforts and full re-build versus remodeling. Recreation Director Anderson reported pool re-painting is done every 3 years. A pool pump and deck furniture is requested. The pool is 30 years old; replacement would be included in the Community Center work. That cost would range from \$6 million to \$9 million.

City Planner Plowman reported there is an estimated \$25,000 in the original Pagoda replacement contract. Additional funds are to rehabilitate or replace it. Restoring the concrete will be reviewed by the Landmarks Commission in October. It is unknown if the design will be new or copy the original, but it will most likely not be identical. City Administrator Gadow reported it is too late for demolition this season; the equipment is not there anymore. It may be done in 2022. Mayor O'Connor stated safety will need to be considered.

Project Manager Bruun reported all HVAC systems have been balanced and evaluated. He is focusing on the upper level of City Hall; the lower level will be reviewed later. Building envelope studies were done at the Library and Garage; 2022 will focus on City Hall and Well #3. Roof replacements were discussed; some are tied to solar panels. City Administrator Gadow explained higher building equipment costs and answered member's questions. Items in the Capital Budget cost over \$5,000 and have an over 1-year lifespan, those in the Operating Budget are under \$5,000 and have a less than 1-year lifespan. Depending on the size of the issue, if enough isn't levied the Fund Balance can be used. Cutting the Fund Balance in half to reduce the tax levy may not leave enough for unforeseen repairs.

City Administrator Gadow provided a Public Safety building update. The RFP for a feasibility study, to be finished this year, closes this week; estimated cost is \$10,000. If it can be built, then the analysis process to design on site follows; 6% of the cost is bookmarked in the Capital Budget broken out over 2 years, \$400,000 in each year. An RFP will be started in 2022 with deliverables in mid-2023.

City Administrator Gadow provided information on the San Damiano master plan process, reporting this won't be paid with City funds. The Friends will hire a firm to run a community engagement process, which takes 12 to 16 months. The \$75,000 bookmarked may need adjustment. The Friends are in charge of fund-raising. The contractor choice would go to the Steering Committee and then to the Council, who makes the final decision.

Fire Chief McMullen reported replacement of 8 sets of PPE gear follows the standard yearly schedule. Staff can't attend Madison College courses if the gear is over 10 years old. Each set is custom fit to each member. He is setting up a rotation schedule of 4 portable radio replacements per year. The old ones will be used for things like training and special events. His goal is to even out the Capital Budget. Durable equipment replacement includes hoses and parts, ladders, damaged SCBA bottles, and data entry laptops. This may be reduced in the future as equipment is brought up-to-date.

New equipment for Engine 4 will allow the decommissioning and sale of Squad 5. Extrication equipment replacement was discussed. A lot of old equipment can be sold. Alder Grupe thanks Fire Chief McMullen for his thoughtful effort to level the budget. City Administrator Gadow reported the Public Safety departments will host Open Houses this fall to tour the facilities and see the equipment on September 28, October 12, and November 2 and 5 from 5:00 to 7:00 p.m. Fire Chief McMullen reported he will be working on grants and donations to purchase the rescue boat that was removed from the budget. Alder Wood reported this will still need Council approval. Fire Chief McMullen reported the lift system makes patient loading safer and minimizes back injuries. It will be funded with the EMS Fund Balance.

Police Chief Chaney Austin provided information on the two squad replacements. One is a hybrid marked for patrol and the other possibly all electric and unmarked for a detective. Equipment for each includes in-car video and 2 mobile radios, 800 MHz and VHF, for each vehicle. Five portable radios will be replaced in the 5-year cycle, along with one radar unit. Old equipment can be sold but don't have a lot of value; some are kept for parts. Camera software licenses for in-car and body cameras are renewed every 3 years. Finance Director Houtakker responded to Alder Kuhr that he will look into moving these to the Operating Budget. Alder Thomas reported these were moved to the Capital Budget to allow flexibility in the Operating Budget because of legislative limits. Police Chief Chaney Austin reported he will hold off for a year on squad laptops, modems, and Tasers. Dispatch needs an 800 MHz radio system replacement as the current can't be updated.

Public Works Director Stephany reported the City is in the third year of the Ash tree removal project. 120 were removed in 2020, 117 so far in 2021, and 120 are planned for 2022. There are 673 Ash trees in the

terrace; the project's not even half done. Johnson Tree Care takes out the larger trees. The Parks Department has their own removal schedule. The City has a cost share with Dane County and the City of Madison for West Broadway improvements from Frazier to US Highway 12/18; the road is in bad shape.

Three options were presented for south Winnequah Road improvements. Asphalt replacement is needed due to the late application of surface material in 2006 which led to premature failure. Seal coating from Bridge Road to Schluter Road needs mill and overlay. The priority is removal of the bump-outs. Alder Thomas reported the Public Works Committee took sidewalks out of the plan to do them at a later date and Mayor O'Connor put them back in. Members discussed resident and pedestrian needs, plan options, and sidewalks. Alder Wood stated if sidewalks aren't done now they won't be done later; it wouldn't make sense to tear up newer work. Speedbumps don't address pedestrian safety. Standard sidewalk width is 5 feet, but Alder Kuhr reported her research shows 3 feet is acceptable with passing spaces. Public Works Director Stephany reported things like snow, leaves, and trash cans can be put out as they are now. However, there may be higher costs if snow has to be removed from the site. Leaves and brush pick-up could be coordinated with the property owner. Alder Thomas stated the Post Office dictates mailbox placement and that won't change; some residents may have to cross the street to get mail, depending on the final plan. Public Works Director Stephany reported tree loss counts will be done by Strand Associates and that will be provided next time this project is reviewed, along with bicycle and pedestrian counts, which have increased due to COVID-19. Mayor O'Connor stated work will be done ahead of time for future Council decisions. The figure in the budget is for Option #3. Finance Director Houtakker stated if it is not approved a budget amendment will be needed.

Public Works Director Stephany reported on right-of-way maintenance, the Aldo Leopold entry, one or two speed humps, chip sealing, and mill and overlay with a 50/50 cost share with MG&E on the areas they worked on. TIF funding for street projects was discussed. Tecumseh Avenue bridge end-wall repair showed up on the bridge repair report. The bridge itself is in good shape. The leaks in the Public Works Garage roof have been repaired as much as they can be. Engineering and design will be done in 2023. The whole roof and two heaters are from 1986. The cost is split four ways. The building is in good shape so roof repair is money well-spent. The cold storage building meets the Department's needs.

Two right-of-way tree plantings per year uses up that budget. Trees are filled in as they can be. The previous paver installation at the Riverfront redevelopment was temporary to allow removal for stormwater treatment as required by the DNR. He waited until construction was complete and wants to get this done by fall 2022. The speed humps are also temporary and will be removed. Water well Program Logic Controller replacement for the SCADA panel mounted computer screen provides a new interface to existing radio and touch screen. This program shows tower levels and system pressure. Operators and staff on call can see and work on this from home.

Water well pump house air conditioner replacements are needed; the current residential-style units can't keep up. When the cold underground water meets the warm surface air it causes condensation and mold that effects the electronics. Commercial units have an estimated 7-year lifespan. Interior and exterior water well painting and flooring is done and will last 15 to 20 years. Five fire hydrants and 2 to 3 valves can be installed by the crew within the replacement program. He estimates there are 440 fire hydrants in the City. More than the usual amount of the storm main repair program is done by the crew. This addresses any failures or corrosive end-walls. Bids are needed for two culverts over the creek at Copps Avenue as shown in the annual bridge inspection report. There is a lot of storm runoff from Madison. These haven't ever been cleaned out and there is 2 to 3 feet of sediment. The sanitary sewer program covers emergency repairs, small section lining, and manhole replacement. The Department is in Phase 2 of the lining project. The engineer is working with MSA to identify inflow and infiltration for sewer maintenance and repair. Review is done for 50% of the City. Flows to MMSD were reduced by 25%.

Alder Kuhr stated these last two projects end up saving the City money in the future. Finance Director Houtakker reported the City pays MMSD \$1 million per year; I & I was discussed in a meeting with them.

Public Works Director Stephany reported a former Police cruiser will be replaced with a hybrid model that will be used by the right-of-way permit coordinator. He will get a quote for a charger at the Garage. A hybrid model is not available on the state bid for the pick-up truck replacement. The trash pump will be a used one; this is used for excavation that has ground water or for lift station maintenance. Most municipalities have this equipment.

Finance Director Houtakker asks members to get budget amendments to him by next Wednesday to include them in the Council meeting packet. He will hand out any that are received after that on Monday, or they can be turned in for the second reading.

ADJOURNMENT

A motion by Alder Grupe, seconded by Alder Wood to close the Committee of the Whole, was carried. (7:58 p.m.)

Joan Andrusz
City Clerk