

**Minutes of the Public Works Committee
November 29, 2007**

Chair Ken Herro called the meeting to order at 8:35 a.m.

Committee Members Present: County Board Supervisors Ken Herro (Chair), Karl Nilson, Dave Swan, Dennis Farrell, Fritz Ruf and Joe Marchese. **Absent:** Peter Wolff

Also Present: County Board Chief of Staff Lee Esler, Director of Public Works Rich Bolte, Building Operations Manager Mark Keckeisen, Senior Civil Engineer Paul Barthel, Senior Civil Engineer Karen Braun, Engineering Services Manager Gary Evans, Business Manager Betsy Crosswaite, Waukesha Metro Transit Director Bob Johnson, and Waukesha Metro Deputy Director Andrew Johnson. Recorded by Karen Phillips, County Board Office.

Approve Minutes of October 4 & 11, 2007

MOTION: Ruf moved, Marchese second, to approve the minutes of October 4, 2007. Motion carried 6-0.

MOTION: Swan moved, Nilson second, to approve the minutes of October 11, 2007. Motion carried 6-0.

Executive Committee Report by Chair Ken Herro on Meetings of November 5 & 19, 2007

November 5, 2007: Herro stated this meeting included the interviewing of candidates for the Supervisory District vacancy, and the selection of Dennis Farrell as the new County Board Supervisor for the district.

November 19, 2007: Herro stated there was a discussion regarding the Community Development Block Grant (CDBG) Ordinance.

Correspondence

- Letter dated October 22, 2007, from Ayres Associates regarding WisDOT proposed improvements on Interstate Highway 43.
- Letter dated October 2, 2007, from the Teamsters "General" Local Union No. 200, regarding the issue of part time workers in the Waukesha County Highway Department.
- Letter from WisDOT regarding 2008 General Transportation Aids Estimate.

Future Meeting Dates

- December 13, 2007
- January 10, 2008

Discuss the County's Energy Conservation Campaign/Plan versus Energy Performance Contracting

Herro requested Keckeisen to explain to the Committee what has been done in terms of proper management of the County's energy conservation plan and whether to continue on the same course or consider outside energy contract procurement.

Esler stated this in response to an issue brought up at the Wisconsin Way, which Supervisors Ruf and Swan also attended. Esler stated that Mayor Larry Nelson of the City of Waukesha touted the program offered by Johnson Controls and the significant savings resulting from privatization of their energy management. Esler said Waukesha County did the same thing about 8-10 years ago and actually had a proposal from Johnson Controls as well as two other contractors. Waukesha County did an RFP in February of this year, and the outcome of that was we can do it ourselves and save more money. Esler

stated the Committee needs to hear an explanation of how we can do it better than a private company.

Keckeisen stated the ESCO (Energy Service Company) will go into organizations (mostly governmental) and propose to develop, install, and finance projects designed to improve the energy efficiency and maintenance. He stated that in comparing costs, in-house management has proven to be the most cost effective option for Waukesha County. We are keeping the savings rather than paying it out to the ESCO. Keckeisen stated with his undergraduate degree in ecology, he is 100% in favor of going "green", especially now that there is a political motivation to look at long term paybacks for the County rather than the short-term window.

Keckeisen stated many energy savings measures have been taken and there are many projects in the works, such as changing out burners in the older boilers, installing new boilers, HVAC upgrades for the courthouse, and many other projects.

Swan asked for an update on light bulbs, automatic shut-off switches, time-control thermostats, and things of that nature. Keckeisen explained there is an energy management system in place, which actually functions quite well when allowed to work automatically as it is supposed to. He stated there are many different projects planned for improvements. In regard to the courthouse entryway thermostat, he explained how it is functioning properly and added that the thermostats are routinely checked.

Swan asked if the proper air exchange level is checked. Keckeisen said the State guideline is 15 cubic feet per person per minute and stated we generally do meet that guideline, although the number does fluctuate at times. He stated that is the national building code, and it was just updated in the past four to five years.

Farrell asked if the ESCO would not be using the same subcontractors that the County would use for bids. Keckeisen explained if they did, the County would get a better, lower bid because it would be direct, and would not have to pay anything to the ESCO. Bolte stated another way those companies make money is by financing the work; the County can borrow money at a much more advantageous rate, and can do the work cheaper, faster, and better.

Keckeisen stated he is a proponent of outsourcing when it is right for the organization, but in this case the ESCO's are not the long-term residents, nor do they have the long-term interest of the County in mind.

Marchese recalled the air exchange system project at Northview from years ago. He stated Johnson Controls was hired to do the work, and it was not a good result. They made promises but did not live up to them.

Bolte stated the work will continue to be done through Public Works, and perhaps they will hire a manager to oversee the contractors, rather than outsourcing. Keckeisen stated there are at least a dozen different projects going on at the same time and that is why his in-house staff cannot handle it all at once. He stated the five-year capital projects will be handled and they would need a little bit of help of a project manager.

Bolte stated their commitment is to the County Executive's "green" initiative with energy conservation, long-term savings and redoing the way we do business.

Esler stated that it was a budget objective to develop an energy conservation campaign planned for County

buildings by the end of the second quarter of 2007, which was a Finance Committee amendment. The outcome of that, after doing an RFP, was as a County we can finance for less and keep our profits. The other outcome is a capital project called Energy Conservation, which is in the adopted budget. Those are the projects that will continue, funded for next year, at a cost of about \$600,000. Now we are looking for additional things to do, and that is the framework of where this has been going.

Swan suggested a newsletter could be written to keep people informed on the progress of energy conservation in the County. Keckeisen stated there is a sustainability initiative in the County right now, and one of the initiatives is to involve all County employees. He stated there would be a PR campaign to get everyone to turn off the lights, use two-sided printing, and things of that nature.

Herro asked if there is a computer system to monitor energy consumption in the County buildings. Keckeisen stated there is, but in order to focus in and fine-tune the energy usage, more information is needed. He stated one thing he wants to invest some of the \$600,000 in is additional metering to be installed on the gas meters, electrical meters, boilers, various transformers and such, and computerizing that system.

Herro spoke of the Health and Human Services building issue. He stated that pressure is increasing from those who wish to save the historic building, and questioned how the Committee in the next term will determine the building is too inefficient if they do not have the facts presented to them. Keckeisen said the building HVAC system is very inefficient. He stated the cost to replace the HVAC systems in the HHS building was millions of dollars, and in the analysis it was found to be cheaper to build new rather than renovate the old building.

Bolte stated that the analysis needs to be updated and shared with the Committee, probably on an annual basis when the capital plan is discussed.

Marchese asked about propane as an alternative to natural gas, and whether there would be a cost savings. Keckeisen stated they use oil as an alternative fuel on constraint days, and by doing that they reduce the daily gas cost, giving a better gas rate all year long. He stated propane is not necessarily cheaper.

Bolte said they might look at alternatives, which may cost more now, but will be a more sustainable option for the long-term, such as geothermal or solar.

Swan stated after touring the HHS building, he better understood the need for a new building. He pointed out that every committee should tour the HHS building to better understand the need for a new building.

Nilson said there is a need to continually update the cost benefit ratio of rebuilding it or building a new one, and that would make sense from a taxpayer's standpoint. Bolte stated ultimately what we would get is a building designed to function for the purpose for which it is being built, as opposed to retrofitting a building that was built for a completely different function and forcing it into another purpose; that is a very hard thing to quantify.

Discuss and Consider Ordinance 162-O-072: Establishment Of Speed Zone – CTH VV

Barthel explained this is in response to a request from the Town of Merton and the Village of Merton. He stated currently, on the east edge of North Lake, the speed limit jumps from 25 to 55 mph at the point of .35 mile East of STH 83; it then goes from 55 mph across to the 40 mph zone on the curve just North of Merton; it then goes to 40 around the curve and then in the Village in drops to 25 mph. Issues considered

were the abrupt transition from a speed of 55 mph to 25 mph and the safety issue at the intersection of Highways E and VV; there have always been many accidents in this area, despite attempts of remediation.

Bolte stated reducing the speed of the approach may mitigate the severity of accidents, stating that the 55 mph to 25 mph is a radical change, so a transition zone would make sense.

MOTION: Ruf moved, Marchese second, to approve Ordinance 162-O-072.

Further discussion took place regarding other options which could be considered in setting the speed limits. Nilson suggested extending the 45 mph hour just East of E, and keep the rest at 55 mph. Barthel stated about 3-4 traffic studies were done in this area. He stated from an engineering standpoint the road can handle 55 mph, but looking at the increasing development in the area, it would be a better to lower the speed limit, though a speed study was not done.

Motion carried 5-1 (Nilson).

Discuss and Consider Ordinance 162-O-081: Laying Out, Relocation And Improvement Of County Trunk Highway E - Waukesha County Project - Project I.D. 00-2774(13) - CTH E – Oconomowoc River Structures, Town Of Merton, Waukesha County

Bolte explained at this point there remains an issue of what the contribution will be from the North Lake Management District to this project. Bolte stated the way to resolve this issue is to move forward and get a bid price on the work for which North Lake should be responsible. Braun distributed a map of the area and discussed the dam, which is now owned by a private individual who will turn it over to the North Lake Management District.

Motion: Swan moved, Ruf second to approve Ordinance 162-O-081. Motion carried 6-0.

Discuss and Consider Ordinance 162-O-082: Approve Transfer Of Jurisdiction Of Highways By And Between Waukesha County And The Village Of Hartland

Bolte explained that the State of Wisconsin transfers wealth to every city, town, village and county through transportation aid. By law, this aid comes on the basis of mileage or the basis of percent of cost. The bigger units of government tend to be on percent of cost, for example, they reimburse Waukesha County about 30% (or less) of the cost of maintaining, operating and improving our highway system. In some communities, such as Hartland, the reimbursement is based on the miles of city, village or town streets that they have. When the new Public Works Director of Hartland reviewed the mileage for annual certification purposes, he discovered there were three sections of county trunk highway that they were not listing in their mileage count, even though they have always maintained them. He wanted to correct this so that his mileage report which goes to the State would be accurate, resulting in more State highway aid. The village prepared a resolution which was passed by their village board, and now the State is requiring them to have County approval. Bolte stated that he, Danni Caldwell, as well Hartland's own attorney said that the State is wrong. Bolte stated that rather than arguing about it, because it is due at year-end, it was agreed that the issue would be brought to the County Board in order to resolve it.

MOTION: Swan moved, Nilson second, to approve Ordinance 162-O-082

Swan asked for clarification on the locations and discussion continued on what roads are maintained by the County.

Esler stated in researching this he could not find a historic record that indicated these roads were ever in the County system. He further explained these highways are not in the jurisdictional plan for transfer so they are not in the SEWRPC plan, and they are not in the SEWRPC plan because they have always been village streets. The other issue is the title of this ordinance indicates a transfer, and we have the jurisdictional agreement as drafted by the village. If a question comes up about the agreement, the agreement does not transfer these highways; it states these County highways go through the village. Esler stated that fortunately the title of the Ordinance transfers the jurisdiction.

Motion carried 6-0.

Approval of contract extension with Milwaukee County Transit for Route 79

MOTION: Ruf moved, Farrell second, to approve the contract extension with Milwaukee County Transit for Route 79. Motion carried 6-0.

Approval of Contract for Operating Route 10 on Bluemound Road for 2008

B. Johnson explained the details of the route and outlined changes in revenue including the added zone fare. He stated the proposed rate for 2008 is \$124.12 per hour, which is a 10.5% increase over the rate in 2007 of \$112.29 per hour; however, this route includes a \$5.35 per hour surcharge for para-transits ervice. Johnson stated the change in revenue is due to the zone fare being added and the increased passenger credit from \$1.03 to \$1.28. He stated the investment per passenger through September is \$1.75.

MOTION: Ruf motion, Nilson second, to approve the Contract for Operating Route 10 on Bluemound Road for 2008.

Elser shared his observations from the Waukesha County Action Network meeting on Wednesday, November 28. He stated Phil Evenson of SEWRPC stated that system-wide in the seven counties, this region derives approximately 27 % of its transitrevenue fr om thefare box. This particular route generates 33-40 % of its revenue from the fare box. In addition, the zone fair was put into to the Milwaukee County budget by the Finance and Audit Committee, stating if Waukesha instituted a zone fare, Milwaukee would also institute a zone fare on its transit system for Waukesha residents. This was vetoed the Executive Walker and that veto was not overridden.

Motion carried 6-0.

MOTION: Ruf moved, Swan second, to adjourn the meeting at 10:25 a.m. Motion carried 6-0

Respectfully submitted,

Joe C. Marchese
Secretary