

ENROLLED ORDINANCE 176-53

MODIFY THE 2021-2025 CAPITAL PLAN FOR THE CREATION OF CAPITAL PROJECT #202109 –
AIRPORT PARKING LOT REHABILITATION AND EXPANSION AND
MODIFY 2021 CAPITAL PROJECT BUDGET

WHEREAS, Federal Aviation Administration (FAA) funding is made available through the State of Wisconsin Bureau of Aeronautics (BOA) to support airport projects; and

WHEREAS, the current Waukesha County Airport Parking Lot was constructed in 1997 and is in need of rehabilitation due to increasing maintenance and repair costs; and

WHEREAS, the parking lot is in need of expansion to meet current and projected vehicle parking demands; and

WHEREAS, the Waukesha County Airport Manager was notified by the BOA that authorization was received and funding approved to begin design work for the rehabilitation and expansion of the parking lot in 2021; and

WHEREAS, while the need to expand the parking lot was identified in the 2002 Waukesha County Airport Master Plan, it was not included in the 2021-2025 or previous capital plans due to unavailability of State or Federal Funds; and

WHEREAS, the BOA estimates total design costs in 2021 to be \$150,000, with the airport's contribution being \$7,500; and

WHEREAS, the remaining airport share for construction in 2022 of \$75,000 will be incorporated and managed into the department's 2022-2026 capital plan request.

THE COUNTY BOARD OF SUPERVISORS OF WAUKESHA COUNTY ORDAINS that the Waukesha County Adopted 2021-2025 Capital Plan be modified by creating capital project #202109 – Airport Parking Lot Rehabilitation and Expansion.

BE IT FURTHER ORDAINED that the 2021 Capital Project budget be modified to appropriate additional expenditures of \$7,500 and increase Airport Fund Balance usage of \$7,500 for Capital Project #202109 – Airport Parking Lot Rehabilitation and Expansion.

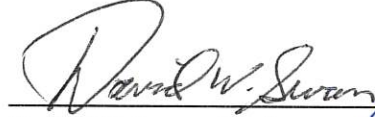
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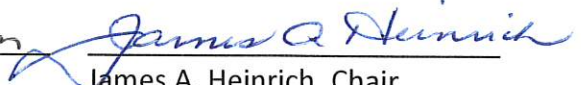
Presented by:
 Executive Committee

Approved by:
 Public Works Committee

Approved by:
 Finance Committee


 Paul L. Decker, Chair


 David W. Swan, Chair


 James A. Heinrich, Chair


 Timothy Dondlinger


 James Batzko

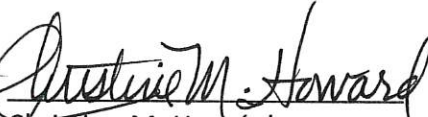
Absent
 Tyler J. Foti


 James A. Heinrich

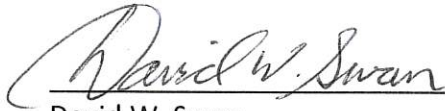
Absent
 Keith Hammitt

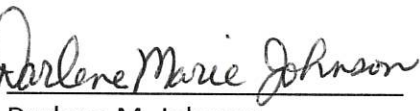

 Joel R. Gaughan


 William A. Mitchell

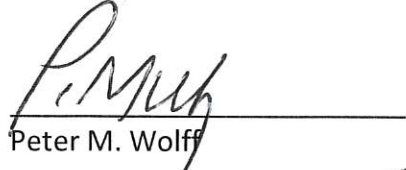

 Christine M. Howard


 Thomas A. Michalski

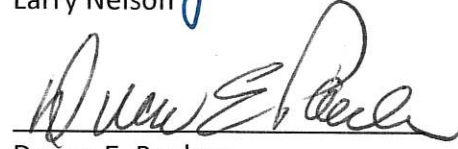

 David W. Swan

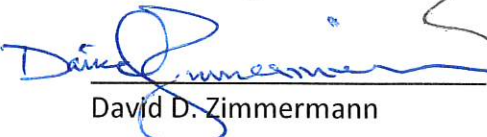

 Darlene M. Johnson


 Larry Nelson

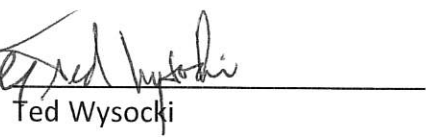

 Peter M. Wolff


 Chris Mommaerts


 Duane E. Paulson


 David D. Zimmermann


 Thomas J. Schellinger


 Ted Wysocki

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 8/27/21

 Margaret Wartman, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X
 Vetoed: _____

Date: 8/30/2021

 Paul Farrow, County Executive

Project Title:	Airport Parking Lot Rehabilitation and Expansion	Project #:	202109
Department:	Public Works - Airport	Project Type:	Airport
Phase:	Preliminary Design	Sponsor:	
Budget Action:	New	Manager:	Allison Bussler – DPW Director
Date:	July 30, 2021		

CAPITAL BUDGET SUMMARY						
Year	2021	2022	2023	2024	2025	Total
Project Phase	Design	Construction				Project
Expenditure Budget	\$7,500	\$75,000	\$0	\$0	\$0	\$82,500
Revenue Budget (Airport Fund Balance)	<u>\$7,500</u>	<u>\$75,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$82,500</u>
Net Costs After Revenues Applied	\$0	\$0	\$0	\$0	\$0	\$0
COST DOCUMENTATION			REVENUE			
Design & Engineering	\$150,000					Federal Aviation Admin \$1,485,000
Construction	\$1,200,000					WI Bureau of Aeronautics \$82,500
Contingency	\$300,000					Airport Fund Balance \$82,500
Total Project Cost	\$1,650,000					Total Revenue \$1,650,000
EXPENDITURE BUDGET	\$82,500					REVENUE BUDGET \$82,500

Project Scope & Description: This project will rehabilitate the existing airport terminal parking lot and expand the parking lot to the East by 6,616 square yards (for a total of 14,977 square yards) as planned in the Airport Master Plan and the Airport Layout Plan. The project will provide an additional 107 parking spaces.

Location: Waukesha County Airport Terminal Ramp Development Area.

Analysis of Need: The current parking lot is 8,361 square yards and was constructed with the Airport Terminal in 1997 and contains 103 spaces for airport users, rental cars, event traffic and employees. It was designed to meet the demand for aeronautical service providers with the intent of expanding the parking lot once demand was met. The parking lot is filled to capacity on a weekly basis. Several times each year during larger events, alternate parking must be created on Aviation Drive, in adjacent service provider parking lots, and on the Terminal aircraft parking ramp. Maintenance on the existing lot has been increasing over the last six years including crack sealing, line striping, repaving failed sections, and resetting storm water inlets.

The 2002 Airport Master Plan evaluated the available parking facilities supporting activities in the terminal building and found that, at that time, there was a need for an additional 25 parking spaces and projected that by 2020, the airport would require an additional 116 spaces. The current design will accommodate most of the need with 107 additional spaces. The terminal ramp development area was designed to be able to "mirror" the existing parking lot to the East when demand necessitated expansion. At this point, the parking lot is in need of rehabilitation and expansion.

Alternatives: The parking lot rehabilitation and expansion could be divided into multiple projects over several years. This option would reduce expenditures in 2022 but would increase expenditures in later years. Overall project cost would increase due to multiple mobilizations. State and federal funding availability as well as material costs may vary greatly in future years.

Ongoing Operating Revenues/Costs: A new airport tenant is expected to complete construction of their building in late 2022 or early 2023. The net annual increase to the airport revenue budget is estimated to be approximately \$39,000. This includes additional based aircraft and increased fuel revenues (the airport receives \$0.10/gallon sold).

The new parking lot space will result in additional ongoing costs of approximately \$3,000 annually for snow removal. In the short term, this will be balanced by a decrease in maintenance for the existing parking lot which has required increased maintenance each year over the past six years.

Previous Action: None

FISCAL NOTE

MODIFY THE 2021-2025 CAPITAL PLAN FOR THE CREATION OF CAPITAL
PROJECT #202109 – AIRPORT PARKING LOT REHABILITATION AND EXPANSION AND MODIFY
2021 CAPITAL PROJECT BUDGET

This ordinance modifies the 2021-2025 capital plan to create capital project #202109 – Airport Parking Lot Rehabilitation and Expansion and modifies the 2021 capital project budget.

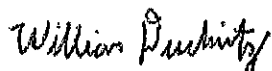
Department management indicates that this project was not included in the proposed 2021-2025 capital plan due to the unavailability of State or Federal funds. However, in 2021, the county received notification from the State Bureau of Aeronautics that funding has been approved to begin design work for the project in 2021. The total project costs are estimated at \$1,650,000. The estimated county share is \$82,500, which is net of 95% state/federal funding. The county share of design costs is \$7,500, with design scheduled to take place in 2021. The county share of construction costs is \$75,000, and this request will be included in the 2022-2026 capital plan. The entire county share of the project will be funded with Airport Fund balance.

Additionally, department management is currently working on an agreement with Capital Flight, LLC, to become a multiple services aeronautical service provider at Waukesha County Airport. The ordinance to approve the lease will be considered by the County Board in August 2021. In order to accommodate the increased anticipated vehicle parking demands at the airport for this development, the existing terminal parking lot must be rehabilitated and expanded.

Overall, the Capital Flight agreement is estimated to generate an additional \$39,000 of annual revenues (in 2021 dollars, adjusted annually each year for CPI, mentioned above), which generates a return on investment (discounted to net present value) to cover the \$82,500 in parking lot rehabilitation/expansion costs and related maintenance (e.g., snow removal at approximately \$3,000 annually) in seven years (2028).

The net remaining Airport Fund balance as of 12/31/2020, factoring in future obligated fund balance use (e.g., Airport capital projects), is estimated at \$1,037,800 (before approval of August ordinances).

The Airport is an enterprise fund that does not rely on county tax levy, and this ordinance does not result in an ongoing direct tax levy impact.




William Duckwitz
Budget Manager
08/03/2021
MYB
JE# 2021-00005341

VOTING RESULTS

AYE 23 NAY 0 ABSTAIN | ABSENT 2

Ordinance 176-O-056

Ordinance 176-O-056: Modify the 2021-2025 Capital...

 **Passed With 17 Yes Votes Needed**

D1 - Foti	AYE	D14 - Mommaerts	AYE
D2 - Zimmermann	AYE	D15 - Mitchell	AYE
D3 - Morris	AYE	D16 - Crowley	AYE
D4 - Batzko	AYE	D17 - Paulson	AYE
D5 - Dondlinger	AYE	D18 - Nelson	AYE
D6 - Walz	AYE	D19 - Cummings	ABSENT
D7 - LaFontain	AYE	D20 - Schellinger	AYE
D8 - Michalski	AYE	D21 - Gaughan	AYE
D9 - Heinrich	AYE	D22 - Wvsocki	AYE
D10 - Swan	AYE	D23 - Hammitt	AYE
D11 - Howard	AYE	D24 - Whitlow	ABSENT
D12 - Wolff	AYE	D25 - Johnson	AYE
D13 - Decker	AYE		

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