

Chairperson: Supervisor Michael Mayo, Sr.
Clerk: Carol Mueller, 278-4228
Research Analyst: Julie Esch, 278-4430

COMMITTEE ON TRANSPORTATION, PUBLIC WORKS AND TRANSIT

Wednesday, July 9, 2008 - 9:00 A.M.
Milwaukee County Courthouse - Room 201-B
M I N U T E S

SCHEDULED ITEMS:

PRESENT: Supervisors Clark, Borkowski, Weishan, Jursik, Larson, Sanfelippo and Mayo (Chair)

Economic & Community Development – 2

1. 03-340 (a)(a) From the Director of Economic and Community Development requesting authorization to execute a five year lease renewal for freeway land as surface parking located at 515 East Clybourn Street, commencing October 1, 2008 with Johnson Controls for a monthly rental of \$6,270 subject to the approval of the Wisconsin Department of Transportation (WisDOT) and Federal Highway Administration (FHWA).

Appearance:

Craig Dillmann, Real Estate Services Manager

Items 1 and 2 were taken together.

Mr. Dillmann told the Committee that both vendors have reviewed the respective agreement and are satisfied with the language of the lease. The rates are based on fair market value.

MOTION BY: (Clark) Approve. (Vote 7-0)

AYES: Clark, Borkowski, Weishan, Jursik, Larson, Sanfelippo and Mayo (Chair) –7

NOES: - 0

EXCUSED: - 0

2. 08-257 From the Director of Economic and Community Development, requesting authorization to execute a five year lease renewal for freeway land as surface parking located adjacent to 1900 North Mayfair Road, commencing September 1, 2008 with Dynamis Properties for a monthly rental of \$1,504 subject to the approval of the Wisconsin Department of Transportation (WisDOT) and Federal Highway Administration (FHWA).

See Item #1 for Committee actions.

SCHEDULED ITEMS (CONTINUED):

Transit - 1

3. 08-T12 From Abrams-Cherwony & Associates, an executive summary report on an audit from the Wisconsin Department of Transportation (WisDOT) titled "Transit System Management Performance Audit of the Milwaukee County Transit System." (**Informational unless otherwise directed by the committee.**)

Appearance:

Ed Abrams, Abrams-Cherwony & Associates

Mr. Abrams gave the Committee a power point presentation regarding the audit findings. (Copy attached to original minutes.) Overall the report was very favorable.

The audit components include: peer group assessment, policy and decision-making process and audit of operational functional areas. The Milwaukee County Transit System (MCTS) was compared to a group of 13 peer systems. These are the same systems included in the 2003 audit. It should be noted that 8 of the 13 have rail systems. MCTS has improved in 63 of the 72 areas highlighted in the 2003 report. There were no major weaknesses found. The organization is very efficient with a highly qualified staff.

The report clearly states a transit-funding crisis exists. Locally there is a vital need to find a dedicated and predictable local funding source. The report suggests that the state should establish a transportation funding and reform commission to determine future transit funding needs and how to meet those needs. In the report, 57 recommendations for improvement were included consisting of, but not limited to, a safety plan, capital upgrades, analyze scheduling methods and staffing options. Overtime for MCTS is 5%, which is in-line with the national average.

The Committee took no action on this informational item.

Airport – 5

4. 05-418 From the Director, Transportation and Public Works, requesting authorization for
(a)(a) reassignment of lease agreement No. HP-1539 from Joseph Weirich to Daniel Felix, effective the date of closing the sale of the hangar.

Appearance:

Barry Bateman, Director, General Mitchell International Airport (GMIA)

The hangar is located in the northeast hangar area. The sale of the hangar is from one private citizen to another.

SCHEDULED ITEMS (CONTINUED):

Supervisor Jursik inquired if due diligence is done on new tenants regarding credit status. What happens if the tenant defaults on the lease payment?

Mr. Bateman told the Committee no due diligence is done. The County has the right to terminate the lease for failure of the lease payments. If the lessee is not able to sell the hangar, the hangar vests to the County.

MOTION BY: (Jursik) Lay over to Special Meeting, July 21, 2008, for additional financial information on Mr. Felix. **(Vote 7-0)**

AYES: Clark, Borkowski, Weishan, Jursik, Larson, Sanfelippo and Mayo (Chair) –7

NOES: - 0

EXCUSED: - 0

5. 08-262 From the Director, Transportation and Public Works, requesting authorization to enter into an agreement with Potter & Company, LLP, for a three-year period commencing August 1, 2008, for performance audits of the seven car rental companies operating at General Mitchell International Airport (GMIA).

Appearance:

Barry Bateman, Director, General Mitchell International Airport (GMIA)

The 2008 Budget included funding for this multi-year audit.

MOTION BY: (Clark) Approve. **(Vote 7-0)**

AYES: Clark, Borkowski, Weishan, Jursik, Larson, Sanfelippo and Mayo (Chair) –7

NOES: - 0

EXCUSED: - 0

6. 08-263 From the Director, Transportation and Public Works, requesting authorization for a professional services contract for the Master Plan Update, with PB Aviation to reflect the changes to their scope of work as a result of the runway safety area determinations at General Mitchell International Airport (GMIA).

Appearance:

Barry Bateman, Director, General Mitchell International Airport (GMIA)

This change amends the contract to include the significant task of incorporating the runway safety areas into the Master Plan.

MOTION BY: (Clark) Approve. **(Vote 7-0)**

AYES: Clark, Borkowski, Weishan, Jursik, Larson, Sanfelippo and Mayo (Chair) –7

NOES: - 0

EXCUSED: - 0

SCHEDULED ITEMS (CONTINUED):

7. 08-264 From the Director, Transportation and Public Works, requesting authorization to enter into agreement with various governments, utilities and agencies for the purpose of relocating various respective facilities and infrastructure for Runway Safety Area (RSA) improvement projects at General Mitchell International Airport GMIA.

Appearance:

Barry Bateman, Director, General Mitchell International Airport (GMIA)

These agreements may be required regarding the rerouting of South 6th Street.

MOTION BY: (Clark) Approve. (Vote 7-0)

AYES: Clark, Borkowski, Weishan, Jursik, Larson, Sanfelippo and Mayo (Chair) –7

NOES: - 0

EXCUSED: - 0

Transportation and Public Works – 1

8. 07-111 From the Director, Transportation and Public Works, regarding an adopted resolution creating an environmental and conservational “Green Print”, requesting authorization to work with the Department of Administrative Services (DAS) to determine a funding source to conduct a Technical Energy Audit (TEA) for County owned buildings for 2009. **(Also to the Committees on Parks, Energy and Environment and Finance and Audit.)**
- (a)(a)

Appearances:

Greg High, Director, Architecture Engineering and Environmental Services

George Torres, Director, Transportation and Public Works

Julie Esch, Research Analyst, County Board

This report includes a list of buildings to be assessed for energy savings to proceed with the Green Print resolution that requires 20% of buildings reviewed for guaranteed energy savings contracts. Some of these buildings were on the original list but did not qualify for the pilot programs. There is a funding element that needs to be met prior to doing the energy audits. At this time, there is not sufficient data available to say if one vendor is performing better than another.

Supervisor Weishan is not sure why this action is necessary since the original resolution says that any costs associated with the audits should be rolled into the contracts.

Mr. High noted that there are costs to perform the audits and if we do not proceed with a contract, the County must pay those hard costs upfront.

SCHEDULED ITEMS (CONTINUED):

Mr. Torres said this is a new program and the Department is learning as they go through the process. The Department is trying to be very transparent on the process. Even though the Green Print was approved, there were no funds appropriated for any costs involved.

Supervisor Weishan is still unclear as to why the Board should approve a fixed amount for an unknown cost that should be rolled into the contract. He made a motion to lay the item over.

Supervisor Clark noted the report mentions grant funding. Mr. High said, based on the prior request for grants, Focus on Energy could pay up to half of these costs.

Ms. Esch informed the Committee that the Board has approved a Green Print Workgroup. One of the focus points of the group is to work on performance contracting issues. The Department of Administration is part of the workgroup. This group could look at all these concerns along with setting up goals and objectives. The workgroup would report back to the Committee and if necessary a member could make an amendment to the budget for funding in 2009.

MOTION BY: (Weishan) Lay over to the Special Meeting, July 21, 2008 for clarification of the appropriation costs of \$150,000. **(Vote 7-0)**

AYES: Clark, Borkowski, Weishan, Jursik, Larson, Sanfelippo and Mayo (Chair) –7

NOES: - 0

EXCUSED: - 0

Fund Transfers

9. 08-1 A summary of fund transfers being presented to the Finance and Audit Committee. **(Informational unless otherwise directed by the committee.)**

Appearances:

Greg High, Director, Architecture Engineering and Environmental Services
Barry Bateman, Director, General Mitchell International Airport (GMIA)
George Torres, Director, Transportation, Public Works

The appropriate person gave a brief description of each transfer. The fund transfer for the Historical Society reflects an anonymous donation of one million dollars.

The Committee took no action on this informational item.

SCHEDULED ITEMS (CONTINUED):

Appointment - 1

10. 08-265 From the Director of Transportation and Public Works, appointing Mr. Jack Takerian to the position of Chief of Operations for Milwaukee County.

Appearance:

Jack Takerian, Chief of Operations, Facilities Management

Supervisor Weishan stated due to an incident regarding surveillance he could not support the appointment.

Mr. Takerian reiterated for the Committee members that he takes full responsibility for his actions regarding the surveillance. He has apologized to the employee and this body. He hopes that this one instance, where he used poor judgment, wouldn't cause a supervisor to lose confidence in him.

MOTION BY: (Clark) Confirm. (Vote 6-1)

AYES: Clark, Borkowski, Jursik, Larson, Sanfelippo and Mayo (Chair) –6

NOES: Weishan - 1

EXCUSED: - 0

This meeting was recorded. Committee files contain copies of the subject reports, communications, resolutions, and ordinances, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes, along with the audio recording of this meeting, are available in the County Board Committee Services Division.

Length of meeting: 9:00 a.m. until approximately 9:55 a.m.

Carol Mueller
Committee Clerk

Staff Present:

Mr. Craig Dillmann, Real Estate Services Manager, Economic & Community Development
Ms. Anita Gulotta-Connelly, Managing Director, Milwaukee Transport Services
Mr. Barry Bateman, Director, General Mitchell International Airport (GMIA)
Mr. George Torres, Director, Transportation, Public Works
Mr. Greg High, Director, Architecture Engineering and Environmental Services
Ms. Julie Esch, County Board Research Analyst
Mr. Jack Takerian, Chief of Operations, Facilities Management

SCHEDULED ITEMS (CONTINUED):

DEADLINE FOR TRANSPORTATION, PUBLIC WORKS AND TRANSIT COMMITTEE

The next regular meeting for the Transportation Committee is September 10, 2008.

All items for the agenda must be in the Committee Clerk's possession by the end of the business day on Tuesday, August 26, 2008.

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTY), upon receipt of this notice.