



Wauwatosa, WI

Financial Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, March 11, 2025

7:30 PM

Committee Room #1 and Zoom:
<https://servetosa.zoom.us/j/81144274572>,
Meeting ID: 811 4427 4572

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Consideration of request by Fire Chief to approve the Intergovernmental Cooperation Agreement with the City of Milwaukee Fire Department for fire apparatus and equipment repairs [25-0374](#)
2. Consideration of request by Fire Chief to approve a Level Three fund transfer for the purpose of an emergency tower ladder truck repair [25-0375](#)
3. Consideration of request by Operations & Fleet Superintendents for approval of a Level Three fund transfer for the purchase of a 2025 Vactor 2100i Combination Vacuum and Sewer Cleaning Truck and Maintenance Package [25-0371](#)
4. Consideration of request by Public Works Director for approval of a three-year contract with two optional one year extensions with Pour Inc. for the management of room rentals at the Muellner Building at Hart Park [25-0379](#)
5. Consideration of request by Parks and Forestry Superintendent to waive the Request for Proposal process for production and installation of a sign for Firefly Grove Park and approval of a Level Three fund transfer of donated funds to the Firefly Grove Park project budget [25-0381](#)
6. Consideration of request by Development Director for approval of funds and authorization to enter into a Master Planning Agreement between the City of Wauwatosa and Irgens for the Milwaukee County Research Park [25-0382](#)

7. Consideration of request by Alderperson Meindl for a resolution requesting State authorization for municipal cryptocurrency reserves [25-0392](#)
8. Consideration of approval of a term sheet with the Mandel Company for the Harlow and Hem Development at 7470 Blanchard Street [25-0341](#)

The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

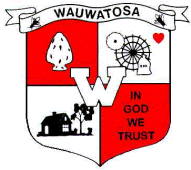
File #: 25-0374

Agenda Date: 3/11/2025

Agenda #: 1.

Consideration of request by Fire Chief to approve the Intergovernmental Cooperation Agreement with the City of Milwaukee Fire Department for fire apparatus and equipment repairs

CITY OF WAUWATOSA
MEMO



To: **Financial Affairs Committee**

From: **James Case, Fire Chief**

Date: **March 3, 2025**

Subject: **Apparatus Repair/Maintenance Intergovernmental Cooperation Agreement with the City of Milwaukee**

A. Issue

The fire department is requesting approval of the intergovernmental cooperation agreement (IGA) for the repair and maintenance of fire apparatus with the City of Milwaukee.

B. Background/Options

Fire apparatus, including fire trucks, emergency vehicles, and specialized equipment, are essential for public safety and require substantial financial investment and ongoing maintenance. Given the high costs associated with maintaining these vehicles, entering into an IGA allows local municipalities to share these expenses and responsibilities.

The City of Milwaukee Fire Department (MFD) has agreed to provide fleet maintenance services to shared service fire departments as their workload allows. Hourly rates fluctuate based on the services provided but we will only be charged the actual hourly wage of the technician +10% overhead costs and parts for repairs. For example, a MFD mechanic rate is a max of \$48.80/hr versus the \$185/hr we are currently paying for a 3rd party vendor. This IGA does not require us to use MFD solely but rather gives us additional options.

We have had extremely positive experiences with the MFD repair shop over the last few years. During the timeframe when our fire mechanic position was vacant, MFD agreed to help us out and made numerous emergency repairs all without issue. We are confident that this quality and cooperation will be enhanced with this formal agreement.

C. Strategic Plan (Area of Focus)

Infrastructure

D. Fiscal Impact

This IGA will allow for more cost-effective repairs and better utilization of our equipment repair budget. There are no additional costs to the operating budget with approval of this IGA.

E. Recommendation

Recommend approval of intergovernmental cooperation agreement for repair and maintenance of fire, rescue, and emergency medical equipment and materials with the City of Milwaukee.

**INTERGOVERNMENTAL COOPERATION AGREEMENT
FOR REPAIR AND MAINTENANCE OF FIRE, RESCUE, AND EMERGENCY MEDICAL
EQUIPMENT AND MATERIALS**

This Intergovernmental Cooperation Agreement (“Agreement”) is between the City of Milwaukee and the municipality requesting repair or maintenance services and is entered into as of the date signed by both of the respective Parties (“Effective Date”), each a Wisconsin municipal corporation, acting by and through its fire department or fire and emergency services departments jointly owned and operated by Wisconsin municipal corporations, each with proper authorization to execute this Agreement (herein referred to collectively as the “Parties” or the “Departments” and individually as a “Party” or a “Department”). This Agreement is made pursuant to Wis. Stat. §§ 66.0301 and 66.03125.

1. AUTHORITY

Each Party to this Agreement represents that they, and their signatories, possess the legal authority to enter into this Agreement and to validly and legally bind their respective Party to all terms of the Agreement.

2. PURPOSE

The Milwaukee Fire Department (“MFD”) will provide repair and maintenance services to equipment of the requesting Department for payment and under the terms set forth herein. The types of equipment for which MFD will provide repair and maintenance services include but are not limited to the equipment types listed in Appendix A. The hourly rates of labor, exclusive of any costs for parts, are those listed in Appendix B unless otherwise specified in writing between the Parties. Appendix A and Appendix B are incorporated into this Agreement.

The Parties do not intend to form any joint venture or partnership under this Agreement, and the Parties are each solely liable for the acts undertaken by their officers and employees acting within the scope of their employment under this Agreement.

3. TERM

This Agreement shall take effect upon the Effective Date and continue in force and effect until terminated. A Party may terminate this agreement for any reason upon no less than 30 days’ written notice to the other Party prior to the effective date of termination. A Party’s termination of this agreement shall not relieve it of any obligations arising from this Agreement as a result of services performed prior to termination, from any damages or liabilities arising from breach of this Agreement, or from any liability to third parties for the acts and omissions of a Party or its employee under this Agreement.

4. MFD ROLES AND RESPONSIBILITIES

- a. To provide notice to the other Department of one or more representatives who has authority to receive requests for repair or maintenance services and who may authorize MFD employees to engage in such repair and maintenance service work.
- b. To provide, in writing and in advance of providing services, an estimate as to costs of repair or maintenance, if requested by a Department.

- c. To provide to the requesting Department by email and on a quarterly basis (by January 31, April 30, July 31, October 31), an invoice itemizing all costs relating to the repair or maintenance services completed.
- d. To decide whether it is more feasible to perform the repair or maintenance service at an MFD facility or at the facility of the requesting Department. If MFD believes it is more feasible to perform the services at the requesting Department, MFD shall inquire as to the dates and times when services may be performed.
- e. To decline the repair or maintenance service request if MFD reasonably believes it does not have capacity or availability to perform such request.
- f. MFD may provide "emergency" service for the assessment, repair, or maintenance of equipment or for the transition of a vehicle into a temporary operational status (i.e. enabling a vehicle to be towed following an accident) at its discretion. Emergency service may incur additional charges reflecting the time of request, reprioritized existing work, overtime rates, etc. Emergency service means that a request for service contemplates service within the 48-hour period in which the request is made.

5. ROLES AND RESPONSIBILITIES OF THE REQUESTING FIRE DEPARTMENT

- a. To provide notice to MFD of one or more representatives who shall have the authority to make requests for repair or maintenance services and to authorize payment for same.
- b. To provide, in writing, a request reasonably itemizing the items to be repaired or maintenance services to be performed.
- c. To request an estimate of costs, if desired.
- d. If the equipment is to be serviced or repaired at an MFD facility, to transport the equipment to and from the MFD facility. If MFD determines that repair or maintenance services will be performed at the facilities of the requesting Department, the requesting Department shall reasonably provide instruction with regard to the times, dates, and other circumstances related MFD's travel to the requesting Department's facilities.
- e. To provide any objection as to any invoiced costs, within 10 business days of receiving the email containing the invoice, and stating the reasons for the objection.
- f. To provide payment, within 30 days, to the City of Milwaukee for all invoiced costs.

6. NOTICE

Any communication, notice, or demand of any kind whatsoever which either Party may be required or may desire to give to or serve upon the other shall be in writing and delivered by a nationally recognized overnight courier service with proof of delivery, by registered or certified mail, postage prepaid, return receipt requested, or by email communication addressed as follows:

<u>Milwaukee Fire Department</u>	<u>Requesting Department</u>
<u>Name:</u> Amanda Lewis <u>Title:</u> Business Finance Manager <u>Address:</u> 711 W Wells Street, Milwaukee WI 53233 <u>Email:</u> amlewis@milwaukee.gov <u>Telephone:</u> (414)286-5205	<u>Name:</u> <u>Title:</u> <u>Address:</u> <u>Email:</u> <u>Telephone:</u>

Any Party may change its address for notice by written notice given to the other in the manner provided in this Section 6. Any such communication, notice, or demand shall be deemed to have been duly given or served on the date personally served, if by personal service or email (provided that if email is received later than 5:00p.m. Central time, such notice will be deemed given on the following business day), or three (3) days after being placed in the U.S. Mail, if mailed. Counsel for a Party may give or receive notice or demand on behalf of such Party, and such notice or demand shall be treated as being sent or received by such Party.

7. WARRANTY

Unless specified otherwise and in writing, any repair or maintenance service work performed by MFD is “as is” and without any express or implied warranty of any kind, including any warranty of merchantability or of fitness for a particular purpose. The Department requesting services is solely responsible for completing due diligence as to whether any repair or maintenance is permitted under any existing warranties or instructions given by the equipment manufacturer or other service provider regarding the equipment. To the extent feasible and allowable, MFD shall pass on to the requesting Department any manufacturer guarantees or warranties applying to parts used by MPD in repairs or maintenance services.

8. EMPLOYEE STATUS

Nothing in this Agreement shall alter the employment status of any employee providing services under this Agreement. Employees shall at all times continue to be subject to all standards of performance, disciplinary rules, and other terms and conditions of their respective employers. No Department shall be responsible for the direct payment of any salaries, wages, compensation, or benefits for the employees of another Department under this Agreement. For purposes of clarity, invoiced time for labor does not constitute direct payment of salaries, wages, compensation, or benefits.

9. LIABILITY

Each Department shall be solely responsible for the acts of its own employees under this Agreement. Any employee, while providing services under this Agreement, shall be considered to be acting under the scope of employment of his or her employer, and shall be covered by his or her employing Department for the purposes of workers’ compensation and unemployment insurance benefits.

In the event any employee performing any act or omission pursuant to this Agreement and within the scope of employment under the meaning of Wis. Stat. § 895.46 is named as a defendant party to any state or federal civil lawsuit alleging personal injury or personal property damages by a third party, such employee shall be entitled to the same defense or indemnity that he or she would be entitled to receive had such civil action arisen out of an official act within the scope of his or her duties as a member of the Department where regularly employed and occurred within the jurisdiction of the governmental entity where regularly employed, and supplied by the Party where the employee is regularly employed.

10. NO WAIVER

The Departments acknowledge that they are governmental entities entitled to immunity or other protections under statutory law and common law, including but not limited to sections 893.80 and 895.46 of the Wisconsin statutes, and the Departments agree that nothing contained herein is intended as a

waiver of any defenses, immunities, or limitations to which they are entitled under statutory or common law.

11. CHOICE OF LAW AND VENUE

This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin, and the Parties agree that for any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved, jurisdiction and venue shall be in Milwaukee County, Wisconsin, for matters arising under state law or, should federal courts have jurisdiction, the eastern district of Wisconsin. The Parties agree to submit themselves to the jurisdiction of said courts, to the exclusion of any court that may have jurisdiction over such a dispute according to any other law.

12. ENTIRE AGREEMENT

This Agreement represents a complete understanding of the Parties with respect to the subject matter referred to herein and may not be amended except in writing. This Agreement may be executed in multiple counterparts or duplicate originals, each of which shall constitute and may be deemed as one in the same document.

This signatory certifies that this Intergovernmental Cooperation Agreement has been adopted and approved by resolution or other manner allowed by law.

CITY OF MILWAUKEE	_____
_____	MUNICIPALITY
Aaron D. Lipski, CHIEF	BY: _____
DATE: _____	NAME: _____
Resolution: _____	TITLE: _____
	DATE: _____
	Resolution: _____
COMPTROLLER:	COMPTROLLER:
BY: _____	BY: _____
DATE: _____	DATE: _____
APPROVED AS TO FORM AND EXECUTION:	APPROVED AS TO FORM AND EXECUTION
BY: _____	BY: _____
DATE: _____	DATE: _____

Appendix A

Types of Equipment

Vehicles	
Ambulance	20 MRU (Maintenance and Repair Unit)
Engine / Pumper	24 MRU
Heavy Rescue	67 MRU
Truck / Aerial Ladder	33 MRU
Battalion Chief Response Vehicle (Large SUV)	8 MRU
Staff Vehicle (SUV, Non-response)	8 MRU
Staff Vehicle (Automobile, non-response)	2 MRU
Support Vehicle	2 MRU

Equipment	
	Self-Contained Breathing Apparatus (MSA)
	Self-Contained Breathing Apparatus (Other manufacturer)
	Fire Hose (Attack)
	Fire Hose (Supply)
	Extrication Equipment (Hydraulic)
	Saws (gas--powered)
	Cots (Stryker)

Appendix B

Labor Rates

Rates for labor will be billed at 1.5x the pay range hourly rate of the applicable job code(s) listed below as specified at in the City of [Milwaukee Salary Ordinance](#) the time of completion of repair or service. An overhead rate of 10% shall be added to the hourly labor rate as appropriate for the associated logistics of a repair or service.

Type	Job Code	Pay range
Emergency Vehicle Mechanic 4	EVM4 – 7533	7HN
Emergency Vehicle Mechanic 3	EVM3 - 7532	7GN
Machinist 4	MACH4 - 7650	7IN
Tire/ Hose Repair	7549DC	7BN
Welder	WELD4 - 7663	7HN
Fire Upholsterer	7337DC	7BN
Compressed Air Technician: SCBA compressed gas services	7532DC	7CN
Overhead: Site services, logistics, delivery/dropoff, storage, etc.		
		10%

Rates are subject to change by MFD upon notice to requesting Department

Rates do not include emergency service charges, as contemplated in Section 4.f. of the Agreement

The in-effect rates of pay are accessible here:

<https://city.milwaukee.gov/cityclerk/LRB/ordinances/tableofcontents>



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0375

Agenda Date: 3/11/2025

Agenda #: 2.

Consideration of request by Fire Chief to approve a Level Three fund transfer for the purpose of an emergency tower ladder truck repair

CITY OF WAUWATOSA
MEMO



To: **Financial Affairs Committee**

From: **James Case, Fire Chief**

Date: **March 3, 2025**

Subject: **Request by the Fire Department to approve an emergency tower repair and a Level 3 fund transfer.**

A. Issue

The fire department is requesting approval for an emergency ladder truck repair, reallocation of funds, and a level 3 fund transfer. Due to the urgency of the repair, it was completed using emergency purchasing rules without obtaining three quotes.

B. Background/Options

During routine maintenance, the fire department mechanic discovered oil in the coolant, which could lead to overheating and potential clogging of the cooling system. Additionally, coolant was likely entering the oil, posing a significant risk of lubrication failure and potentially causing catastrophic engine damage. Oil analysis further revealed bearing wear, raising concerns about the engine's overall health. Upon disassembly, many components showed signs of coolant-induced pitting, with the cylinder liners showing the most severe damage, which contributed to the oil and coolant mixing. The final cost was higher than the initial quote due to the severity of the damage, which was not fully apparent at the time of the initial estimate.

These repairs were beyond the scope of our mechanic, so the vehicle was taken to Interstate Power Systems, a local heavy truck repair facility. After a discussion with Director Ruggini and the finance staff, we approved the repairs utilizing emergency purchasing rules. These rules require approval by the common council as soon as possible. The final repair cost was \$52,518.98.

C. Strategic Plan (Area of Focus)

Infrastructure

D. Fiscal Impact

These costs will be absorbed utilizing leftover funds from replacing three staff vehicles. There is approximately \$31,000 remaining in the replacement vehicle project and the balance will be paid with budgeted operating funds. We are requesting a fund transfer of \$31,624.38 from the replacement vehicle project to the fire department equipment repair account.

E. Recommendation

Recommend approval of the emergency work and a level 3 fund transfer from project 6685 to 10220000-6206 in the amount of \$31,624.38.

13015 WEST CUSTER AVENUE
BUTLER, WI 53007-1113
PHONE: (262) 781-7100
FAX: (262) 781-0357
www.istate.com

ACCOUNT NUMBER: 144484
INVOICE NUMBER: R041050237:01
INVOICE DATE: 01/22/2025
INVOICE TERMS: NET30
PURCHASE ORDER#: 53
VEHICLE#: 514353



SERVICE INVOICE

BILL-TO

WAUWATOSA FIRE DEPT
1601 UNDERWOOD AVE
MILWAUKEE, WI 53213

SHIP-TO

WAUWATOSA FIRE DEPT
1601 UNDERWOOD AVE
MILWAUKEE, WI 53213

Cust. Unit #: F310	Make: PIERCE	Model: Arrow XT Ladder	Tag #: SHPM
VIN: 4P1BCAGF0GA016596	Model #:	In Serv Date: 01/27/2016	Year: 2016
Engine S/N: 06R0362114	Model #: 6067GK45	In Serv Date: 01/27/2016	Mileage: 55,001
Tran S/N: 6610021197	Model #: HD4060P	In Serv Date:	Eng Hrs: 0
Reefer S/N:	Model #:	In Serv Date:	Warr ID:
APU S/N:	APU Gen S/N:	In Serv Date:	Date Create: 12/16/2024
		BOM/Spec:	

Sold Operations

Job#1 SHP-DETS60 SHOP - DDC S40/50/60 LABOR S-CUST

Condition COOLANT IS PRESENT IN OIL AND ENGINE HAS EXCESSIVE BLOW BY INSPECT AND ADVISE

POC IS DERRICK 414-412-9915

Cause LINERS CAVITATED AND SUNK OVERHAUL NEEDED

Correction DRAINED OIL STARTED TO REMOVE OIL PAN.GOT PAN AND PUMP DOWN DOWN SKID PLATE OUT.GOT THE PAN OUT AFTER LIFTING AN SUPPORTING ENGINE AND REMOVED PAN PRESSURE TESTING AND ROTATING ENGINE SO FAR NO LEAK WILL LEAK PRESSURIZED AND OCASSIONALLY CHECK.CHECKED TRANS FLUID CHECK TRANS COOLER ROTATED ENGINE WHILE UNDER PRESSURE GOING TO LEAVE PRESSURIZED OVER NIGHT.CHECK OVER ENGINE NO COOLANT DRIPPING CHECK PRESSURE TESTER THERE IS NO PRESSURE ON IT PUT PRESSURE ON SYSTEM AND LET IT SIT SO THERE IS A CONSTANT PRESSURE SINCE CAP LEAKS.REMOVE COOLANT SAMPLE FROM RESERVOIR TANK IT LOOKS RUSTY THERES NO SIGN OF OIL IN COOLANT.PULLED TOP END ON ENGINE APART INSPECTED CAM BEARINGS AND PULLED INJECTORS FOUND NO ISSUES CUSTOMER APPROVED HEAD REMOVAL.

STARTED REMOVAL OFF HEAD HAD TO TORCHE TURBO BOLTS TO REMOVE DRAIN COOLANT MOVING WIRE HARNESS OUT OF WAY ALTERNATOR NEEDS TO REMOVE TO GET TO CAM GEAR.PULL UPPER RAD PIPE, T-STAT HOUSING WITH BYPASS PIPE, PULL ATERNATOR BRACKETS REMOVECAM COVERS FRONT AND REAR, UNBOLT CAM AND CAM CAPS REMOVE CAM CAPS AND CAM, REMOVE INTAKE MANIFOLD. UNBOLT HEAD AND PULL WITH CHERRY PICKER. LIFT DOESNT GO UP HIGH ENOUGH TO CLEAR EVERYTHING HAD TO SWING IT OUT PAST TRANS DIPSTICK TUBE AND PULL IT OUT. SET HEAD ON CART.
MOUNT HEAD TO STAND BUFF FIREDECK THERE ARE SOME GROOVES ON #1+4 CHECK LINER HEIGHTS IT IS NEGATIVE ON 4 OF THE 6 LINERS.

Qty	Item	Description	Price Each	Extended
	DETS60-GEN	SHOP - DDC S40/50/60 LABOR		3,920.00
	DETS60-GEN	SHOP - DDC S40/50/60 LABOR		0.00
		Prepay:0.00 Parts:0.00 Labor:3,920.00 Misc:0.00 Sublet:0.00		3,920.00

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VEHICLE#: 514353



Sold Operations (Cont.)

Job#2 CI COURTESY TRUCK INSPECTION S-CUST

Condition COURTESY TRUCK INSPECTION

Cause

Correction

Qty	Item	Description	Price Each	Extended
	!Canda-CI	COURTESY INSPECTION		0.00
Prepay:0.00 Parts:0.00 Labor:0.00 Misc:0.00 Sublet:0.00 0.00				

Job#3 SHP-OTH SHOP - OTHER LABOR S-CUST

Condition CHECK TRANS LIGHT IS ON INSPECT AND ADVISE

Cause AFTER MARKET FILTERS USED

Correction SCANNED TRANS, PRINTED FAULTS, PROGNOSTICS AND TRANS HEALTH.DRAINED TRANS AND PILLED FILLERS. FOUND AFTERMARKET FILTERS.DO TRANS FILTER AND FLUID CHANGE . 36 QTS OF FLUID IN TRANS .

Qty	Item	Description	Price Each	Extended
	OTH-GEN	SHOP - OTHER LABOR		490.00
	OTH-GEN	SHOP - OTHER LABOR		0.00
	OTH-GEN	SHOP - OTHER LABOR		784.00
Prepay:0.00 Parts:0.00 Labor:1,274.00 Misc:0.00 Sublet:0.00 1,274.00				

Job#4 *PKG-S60000002 S60 Non-EGR STEP 2 S-CUST

Condition S60 Non-EGR STEP 3

OVERHAUL NOTES FOR PROPER BREAK IN

FIRST LOF WITHIN 5K

ENGINE WILL USE OIL THIS NORMAL BREAK IN PROCEDURE

LOF AT FIRST DRAIN INTERVAL WILL POSSIBLY HAVE DERBIS ON DRAIN PLUG THIS IS NORMAL FROM BREAK IN

FIRST TUNE UP DUE AT 60K

Cause STEP 3 OVERHAUL

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Sold Operations (Cont.)

Correction

CONTINUE TEARDOWN FOR OVERHAUL ., PULL PISTONS ,RODS AND LINERS TAP HEAD BOLT HOLES . CHECK COUNTERBORES . THEY AREW BAD ,BLOCK WILL NEED THEM CUT AND repaired . clean parts .STARTED ASSEMBLING THE KITS FOR ENGINE.WORKING ON PUTTING RINGS ON PISTONS AND STUFFING PISTONS INTO LINERS. ONE OF THE PISTONS THE OIL RING IS BINDING IN PISTON GROOVE NO BURRS IN GROOVE NEEDS NEW PISTON.CHANGED THE MAINS THAT WERE DROPPED ALREADY PUT UP CAPS DROPPED THE REST CHANGED MAINS AND TORQUED TO SPEC CLEAN BLOCK START INSTALLING ROD BEARINGS TO INSTALL THE KITS WE HAVE.INSTALLED KITS TORQUED RODS.

CLEANED CAM BEARINGS INSTALLED ON CAPS INSTALLED CAM SWAPPED O RINGS TO CAM PLATE INSTALLED CAM GOT THE GEAR TORQUED TO SPEC REMOVING THE FAN CLUTCH ASSEMBLY TO SET CAM LASH.WORK ON REMOVING THE FAN CLUTCH ASSEMBLY BOLTS BEHIND BRACKET WERE A CHALLENGE TO REMOVE.PULLED FAN OFF REMOVED FAN HUB AND HUB BRACKET. LOOSEN ADJUSTMENT NUTS INSTALLED ADJUSTER WITH ADJUSTER BACK ALL THE WAY OFF STILL NO LASH STARTED LOOSENING CAM CAP BOLTS ONCE LOOSEND #1 CAM CAP I GOT LASH AGAIN AND I SNUG IT AND LASH GOES AWAY PULLED CAM FOUND SOME DEBRIS UNDER BEARING FOR #1 GOT NEW BEARING.

GOT CAM LASH SET INSTALLED NEW ADJUSTER NUTS AND TORQUED TO SPEC. CLEANED AND RESEALED FRONT COVERS INSTALLED FAN HUB TORQUED WORK ON BUILDING ROCKERS FOUND THREADS DAMAGED ON ONE INJECTOR ROCKER GOT NEW ONE FROM PARTS.ASSEMBLED THE ROCKER SHAFTS GOT THE INJECTORS INSTALLED AND TORWUED GOING TO RUN OVERHEAD AND INSTALL JAKES.SWAP COOLANT FITTINGS FROM THE OLD HEAD CYLINDER TO AND INSTALL THEM ON NEW ONE,FINISHED UP INSTALLING COLD SIDE OF ENGINE, INSTALLED MANIFOLD AND TORQUE BOTLS TO SPEC, INSTALLED NEW COOLANT AND AIR LINES. REMOVE AND RAN NEW HARNESS AS WELL.CONNECTED FUEL LINES GOT INJECTOR HARNESS IN AND TIGHTENED UP BOLTED AC COMP BACK ON MIGHT HAVE TO REMOVE AND TAP THE THREADS COULDNT GET 1 BOLT IN INSTALLED THE ROCKER SHAFT ASSEMBLY TORQUED TO SPEC RAN OVER HEAD INSTALLED AND TORQUED THE JAKES TORQUED ALSO DID NOT SET THE LASH

INSTALLED FAN AND BRACKETS UP FRONT SET JAKES AND TORQUED JAM NUTS WORKING ON CHANGING TERMINALS ON INJECTOR HARNESS AND HOOKING UP TO SOLENOIDS.GOT WIRES HOOKED UP RESEALED AND INSTALLED V/C TORQUED BOLTS PULLED EXHAUST MANIFOLD OFF OLD HEAD SLIP JOINTS ARE LEAKING ORDERED SEAL KIT FOR SLIP JOINTSINSTALLED SLIP JOINT SEALS INSTALLED EXHAUST MANIFOLD AND TORQUED INSTALLED BREATHER PIPE AND T-STAT HOUSING WITH NEW T-STATS. INSTALLED BYPASS PIPE HAD TO MODIFY AC BRACKET A LITTLE SO PIPE WONT RUB ON BRACKET. BOLT INTO POSITION DIPSTICK TUBE.

GOT OIL PUMP AND PAN UP N , CAC PIPES AND COOLANT PIPES ALL ON TURBO ON.PULL ROCKERS OIL BUTTONS INSTALLED AND TORQUED SET VALVES AND INJECTORS ALL WERE TIGHT TORQUED JAM NUTS INSTALLED JAKES TORQUED SET LASH TORQUED JAM NUTSHOOK UP SOLENOIDS INSTALLED V/C TORQUED HOOKED UP EXTERNALS PUMP CLEANING SOLUTION IN RUN TRUCK AND IT SOUNDS LIKE VALVES TIGHTEND UP RIGHT AND ITS SMOKING STILL.

INSTALLED V/C AGAIN TORQUED LOWER CAB PULL TRUCK OUTSIDE AND DROVE AROUND BUILDING A COUPLE TIMES HOOK UP LAPTOP TO DOC RESET PROGNOSTICS AND CLEARED TRANS CODES.STEAM OFF ENGINE HAD ELIJAH DRIVE IT TO KOHLS AND BACK TRANS LIGHT CAME BACK ON FOR FILTER LIFE EXPIRED NEED TO T/S THAT ISSUE. DRAIN CLEANING SOLUTION FROM TRUCK.HAD TO FILL IT UP, RUN THE ENGINE AND DRAIN IT 3 TIMES BEFORE WATER STARTED TO COME OUT CLEAR. ONCE WATER WAS CLEAR ADDED COOLANT AND MAKE SURE FREEZE POINT WAS AT SPEC, ONCE TOPPED OFF ADVISED TO TAKE IT FOR TEST DRIVE TO MAKE SURE THERES NO MORE AIR BUBBLES IN THE SYSTEM. WAS TOLD TO MOVE TO ANOTHER JOBRESET FILTER LIFE ON TRANS. TAKE ON ROADTEST. PULLS GOOD. MAKE 25PSI OF BOOST. JAKE PULL DOWN GOOD. LOOK OVER TRUCK FOR LEAKS.STEAM OFF FIRE TRUCK AND PARK BACK INSIDE BUILDING SO IT DOESNT FREEZE UP. BOX UP CORES AND TURN IN TURN IN SHOP TOOLS.

Qty	Item	Description	Extended
	*IPS-DET000045	S60 Non-EGR STEP 3	23,249.93
	*IPS-DET000045	S60 Non-EGR STEP 2	
	*IPS-DET000045	S60 Non-EGR STEP 2	
	*IPS-DET000045	S60 Non-EGR STEP 2	

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PURCHASE ORDER#: 53
VEHICLE#: 514353



Sold Operations (Cont.)

*IPS-DET000045	S60 Non-EGR STEP 2
1 DDE 23539104	GASKET
1 DDE 23512901	VALVE ASSY
1 DDE 23528691	ELBOW ASSY
2 DN 23530573	ELEMENT-OIL FILTER
1 DN 23530645	ELEMENT-FUEL FILTER
1 DN 23535985	FUEL FILTER/WATER SEPARATOR
1 DDE 23520686	CLAMP E KT
1 DDE R23539753	KIT-OVERHAUL 15:1S60 12/14L EP
1 DDE R23525566	CYL HEAD ASM VLV S60 12L DDECI
1 DDE 23526101	HARNES
1 DDE 23531605	L/END BRGKT
1 DDE R23531603	RKR ARM KIT CERAMIC ROLLER S60
1 DDE R5235915S	INJ 6PK S60 EUI 12L DDEC IV PR
1 DDE R23518588	TURBO S60 PRE98 12L FG TMF55 M
1 DDE R23539929	WATER PUMP S60 12L
-1 DDE R23518588-CORE	TURBO S60 PRE98 12L FG TMF55 M
-1 DDE R5235915S-CORE	INJ 6PK S60 EUI 12L DDEC IV PR
2 DDE 23521111	SEAL
1 DDE 23504851	M--BOLT
-1 DDE R23539929-CORE	WATER PUMP S60 12L
-1 DDE R23531603-CORE	RKR ARM KIT CERAMIC ROLLER S60
-1 DDE R23525566-CORE	CYL HEAD ASM VLV S60 12L DDECI
-1 DDE R23539753-CORE	KIT-OVERHAUL 15:1S60 12/14L EP
1 DDE 23516322	GASKET
1 DDE 08929285	GASKET
1 DDE R23539753-CORE	KIT-OVERHAUL 15:1S60 12/14L EP
1 DDE R23525566-CORE	CYL HEAD ASM VLV S60 12L DDECI
1 DDE R23531603-CORE	RKR ARM KIT CERAMIC ROLLER S60
1 DDE R5235915S-CORE	INJ 6PK S60 EUI 12L DDEC IV PR
1 DDE R23518588-CORE	TURBO S60 PRE98 12L FG TMF55 M
1 DDE R23539929-CORE	WATER PUMP S60 12L

Prepay:0.00 Parts:15,999.93 Labor:7,250.00 Misc:0.00 23,249.93
Sublet:0.00

Job#5 SHP-DETS60 SHOP - DDC S40/50/60 LABOR S-CUST

Condition CUT COUNTER BORES AS NEEDED

Cause CUT COUNTER BORES

Correction CLEANED BLOCK DECK, TAPPED HEADBOLT HOLES, FILED SURFACE PUT CUTTER ON BLOCK.STARTED CUTTING #4 CYLINDER GOT TO .040" AND CUTTER STARTED BINDING UP, DISSASSEMBLED AND CLEANED CUTTER AND REASSEMBLED CUT #4 TO .412"CUT CYLINDERS 5-6 TO .412" COUNTERBORE DEPTH FOR .060" SHIM. STILL NEED TO CUT CYLINDERS 1-3.CUT CYLINDERS 3-2 COUNTERBORES TO .412.CUT ALL COUNTERBORE TO CORRECT LINER HEIGHT WITH DUMMY LINER AND LABLED SHIM BOXES

Qty	Item	Description	Price Each	Extended
	DETS60-GEN	SHOP - DDC S40/50/60 LABOR		1,960.00
6	DDE 23539136	SHIM .060	38.41	230.46

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BUTLER, WI 53007-1113
PHONE: (262) 781-7100
FAX: (262) 781-0357
www.istate.com

ACCOUNT NUMBER: 144484
INVOICE NUMBER: R041050237:01
INVOICE DATE: 01/22/2025
INVOICE TERMS: NET30
PURCHASE ORDER#: 53
VEHICLE#: 514353



Sold Operations (Cont.)

Prepay:0.00 Parts:230.46 Labor:1,960.00 Misc:0.00 2,190.46
Sublet:0.00

Job#6 SHP-DETS60 SHOP - DDC S40/50/60 LABOR S-CUST

Condition OVER AND ABOVE NOT COVERED BY OVERHAUL

Cause

Correction

Qty	Item	Description	Price Each	Extended
38	15E2QT	TRANSYND 668, QUARTS	8.05	305.90
1	29558329	KIT-FILTER,4"SUMP	82.16	82.16
6	DDE 23535699	WASHER	1.31	7.86
6	DDE 08929393	M--BOLT	2.49	14.94
1	PIC 4620	NON-CHLOR BRAKE CLNR	3.15	3.15
2	DN 23530573	ELEMENT-OIL FILTER	16.03	32.06
4	DDE 08929255	M--ISOLATOR	13.77	55.08
1	DDE 23520688	CLAMP E KT	80.70	80.70
4	DDE 11506101	NUT	0.64	2.56
4	DDE 08929169	WASHER	1.99	7.96
1	05-23480-002	HOSE-ELBOW,ECR,2.5 DIA X 60 D	26.30	26.30
1	DDE 08929725	M--ELBOW	27.12	27.12
1	DDE 08929832	ELBOW	7.99	7.99
2	DDE 05188755	GASKET	5.14	10.28
1	IMP 9500	THREADLOCKER BLUE 35ML	16.57	16.57
1	DDE 23534792	SEAL KIT	226.31	226.31
1	DDE 23504088	HOSE	18.93	18.93
2	BRZ 9220H	CLAMP-HOSE,13/16-1 3/4IN,1/2IN	1.57	3.14
11	MBL 105816	OIL, M-DEL 1300 SUP 15W-40, CK	18.34	201.74

Prepay:0.00 Parts:1,130.75 Labor:0.00 Misc:0.00 Sublet:0.00 1,130.75

Job#7 SHP-DETS60 SHOP - DDC S40/50/60 LABOR S-CUST

Condition REPLACE AIR COMPRESSOR

Cause REPLACE AIR COMPRESSOR

Correction INSTALL SHORT COOLANT HOSE AND COMPRESSOR AIR INLET HOSES. TRY TO INSTALL NEW COMPRESSOR WITHOUT REMOVING P/S PUMP KEPT BINDING REMOVE PUMP AND STILL WAS BINDING REMOVE FRONT COVER AND COMPRESSOR GEAR FINALLY GOT IT TO GO INTO POSITION INSTALLED A COUPLE BOLTS BOLTS NOT TORQUED.TORQUE COMPRESSOR BOLTS INSTALLED GEAR AND TORQUED CLEANED AND RESEALED FRONT COVER RESEAL AND INSTALL FUEL PUMP TORQUED HOOKED UP FUEL LINESAND OIL LINE.

Qty	Item	Description	Price Each	Extended
	DETS60-GEN	SHOP - DDC S40/50/60 LABOR		588.00
1	DDE 08929299	GASKET	10.70	10.70
1	DDE 23505248	F/P GASKET	1.85	1.85

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INVOICE NUMBER: R041050237:01
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PURCHASE ORDER#: 53
VEHICLE#: 514353



Sold Operations (Cont.)

1	DDE R23522123	CMPR AIR	1,071.74	1,071.74
1	DDE 23517094	HOSE	15.85	15.85
2	DDE 23519268	HOSE	38.26	76.52
-1	DDE R23522123-CORE	CMPR AIR	498.26	-498.26
1	PH 60NTA4	SLEEVE, COMPRESSION	0.16	0.16
1	PH 61NTA 4	FITTING	0.43	0.43
1	PH 63NTA 4	FITTING	0.97	0.97
1	DDE R23522123-CORE	CMPR AIR	498.26	498.26
Prepay:0.00			Parts:1,178.22	Labor:588.00
			Misc:0.00	1,766.22
			Sublet:0.00	

Job#8 SHP-CVP SHOP - CVP LABOR S-CUST

Condition FLUSH COOLING SYSTEM

Cause FLUSH COOLING SYSTEM

Correction ADDED WATER WITH FLUSHING ADDITIVE.

Qty	Item	Description	Price Each	Extended
	CVP-GEN	SHOP - CVP LABOR		1,372.00
	CVP-GEN	SHOP - CVP LABOR		0.00
1	FG CC2610	RESTORE COOLING SYSTEM CLEANER	32.36	32.36
2	OWI 23519397	ANTFRZ-DDC PWRCOL ELC OAT1 GAL	13.19	26.38
10	OWI 23519398	PWRCOL PLS ELC OAT 50/50 55GAL	9.45	94.50
Prepay:0.00			Parts:153.24	Labor:1,372.00
			Misc:0.00	1,525.24
			Sublet:0.00	

Job#9 SHP-OTH SHOP - OTHER LABOR S-CUST

Condition PER CUSTOMER RESEAL PTO UNIT

Cause RESEAL PTO UNIT

Correction REMOVE PTO. PREPARED NEW GASKET AND MOUNTING SURFACES FOR MOUNTING. MOUNTED PTO WITH NEW GASKET. TORQUED BOTS TO SPECK, WHILE TORQUED BOTS LOWER RIGHT SIDE BOLT STRIPED OUT. REMOVED PTO.DRILLED TAP AND INSTALLED INSERT INSTALLED PTO NEW GASKET NEW HARDWARE TIGHTENED LINES

Qty	Item	Description	Price Each	Extended
	OTH-GEN	SHOP - OTHER LABOR		686.00
	OTH-GEN	SHOP - OTHER LABOR		0.00
2	CHL 35 P 74	SHIFTER COVER GASKET	4.71	9.42
1	MPM 20TK6353	MC1 INSTALLATION BOLT KIT	59.85	59.85
Prepay:0.00			Parts:69.27	Labor:686.00
			Misc:0.00	Sublet:0.00
				755.27

Job#12 SHP-OTH SHOP - OTHER LABOR S-CUST

Condition AFTER ROAD TEST C.T.L COMES ON INSPECT AND ADVISE

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ACCOUNT NUMBER: 144484
INVOICE NUMBER: R041050237:01
INVOICE DATE: 01/22/2025
INVOICE TERMS: NET30
PURCHASE ORDER#: 53
VEHICLE#: 514353



Sold Operations (Cont.)

Cause TRANS IS FAILED

Correction TRANS HAS CODE P088B. INSTALLED GAUGES IN MAIN AND LOCKUP. ONCE TRANS WARMS UP THERE IS A 40 PSI DIFFERNECE BETWEEN MAIN AND LOCK UP. TRANS HAS AN ISSUE WITH LOCK UP. TRANS NEEDS TO COME OUT.

Qty	Item	Description	Price Each	Extended
	OTH-GEN	SHOP - OTHER LABOR		184.00
		Prepay:0.00	Parts:0.00	Labor:184.00
		Misc:0.00	Sublet:0.00	184.00

Diagnostic/Tech Services:	75.00
Labor:	17,234.00
Misc. Charges:	0.00
Parts:	18,761.87
Sublet:	0.00
Prepay:	0.00
Shop Supplies (ESC):	275.00
Taxes:	0.00
Total:	36,345.87

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All claims must be accompanied by this invoice. Diagnostic and Technical service charge may apply.

All claims and returned goods must be accompanied by this invoice. No returns on electrical or special order parts.
Returned parts may be subject to a handling or restocking fee. All cores must be returned in original packaging within 90 days.

Customer Name	Acct Num	Invoice Number	Amt Due	Date Due	Remittance Enclosed
WAUWATOSA FIRE DEPT	144484	R041050237:01	36,345.87	02/21/2025	

Corporate Office - Accounts Receivable
(952) 854-2044 - Phone
(952) 814-1127 - Fax
ARTeam@istate.com
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www.istate.com

PLEASE REMIT PAYMENT TO :
Interstate Power Systems, Inc.
NW 7244
PO Box 1450
MINNEAPOLIS, MN 55485-7244

Customer Signature: _____

Date: _____

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BUTLER, WI 53007-1113
PHONE: (262) 781-7100
FAX: (262) 781-0357
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ACCOUNT NUMBER: 144484
INVOICE NUMBER: R041050679:01
INVOICE DATE: 02/11/2025
INVOICE TERMS: NET30
PURCHASE ORDER#: 53
VEHICLE#: 514353
ORIG. DOCUMENT: E041008551

SERVICE INVOICE

BILL-TO

WAUWATOSA FIRE DEPT
1601 UNDERWOOD AVE
MILWAUKEE, WI 53213

SHIP-TO

WAUWATOSA FIRE DEPT
1601 UNDERWOOD AVE
MILWAUKEE, WI 53213

Cust. Unit #: F310	Make: PIERCE	Model: Arrow XT Ladder	Tag #: SHPJ
V.I.N: 4P1BCAGF0GA016596	Model #: 6067GK45	In Serv Date: 01/27/2016	Year: 2016
Engine S/N: 06R0362114	Model #: HD4060P	In Serv Date: 01/27/2016	Mileage: 5,832
Tran S/N: 6610021197	Model #: APU Gen S/N:	In Serv Date: 2/11/2025	Eng Hrs: 529
Reefer S/N:		In Serv Date:	Warr ID:
APU S/N:		In Serv Date: BOM/Spec:	Date Create: 01/21/2025

Sold Operations

Job#1 SHP-OTH SHOP - OTHER LABOR S-CUST

Condition REMOVE AND REPLACE TRANSMISSION

POC IS DERRICK 414-412-9915

Cause TRANS HAS LOW MAIN PRESSURE

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ACCOUNT NUMBER: 144484
INVOICE NUMBER: R041050679:01
INVOICE DATE: 02/11/2025
INVOICE TERMS: NET30
PURCHASE ORDER#: 53
VEHICLE#: 514353
ORIG. DOCUMENT: E041008551

Sold Operations (Cont.)

Correction

DROP EXHASUT TO THE FLOOR. REMOVE HYDRO MOTOR OFF TOP PTO DRIVE. UNHOOK AND REMOVE TOP PTO DRIVE. UNBOLT AND REMOVE DIPSTICK TUBE. UNPLUG ALL TRANS SENSORS AND REMOVE BRACKETS. REMOVE REAR SIDE MOUNT UP/ DOWN BOLTS. UNHOOK TRANS COOLER LINES. REMOVE DRIVE SHAFT FROM SIDE PTO DRIVE. REMOVE T/C BOLT COVER. WORKING ON T/C BOLTS.ASSISST WITH REMOVING THE FLEX PLATE BOLTS.REMOVE ALL T/C BOLTS. REMOVE BOTTOM FOUR TRANS MOUNTING BOLTS. LIFT ENGINE AND BLOCK UP. REMOVE SIDE TRANS MOUNTING BRACKETS. REMOVE REST OF TRANS MOUNTING BOLTS. SWING TRANS BACK AND LIFT OUT OF TRUCK. PUT OLD TRANS ON CART.

PULL SIDE PTO OFF OLD TRANS. CLEAN AND CHECK OUT BOTH PTO DRIVES. BOTH LOOK GOOD. FLUSH TRANS COOLER AND BUFF FLYWHEEL HOUSING. REMOVE FLEX PLATES AND REAR MAIN SEAL. CLEAN OUT FLYWHEEL HOUSING AND CRANK. GET NEW TRANS OFF SKID. INSTALL SIDE PTO DRIVE AND TIGHTEN TO SPEC. HOOK UP OIL FEED LINE. INSTALL TRANS COOLER FITTING HOUSING AND TIGHTEN TO SPEC. TAP OUT T/C BOLT HOLES AND TRANS MOUNTING HOLES. REAR MAIN SEAL IS READY TO GO IN.INSTALL REAR MAIN SEAL.

INSTALL FLIX PLATES AND TIGHTEN TO SPEC. TAP OUT T/C BOLT HOLES AND TRANS MOUNTING BOLT HOLES. CHAIN UP TRANS . DROP TRANS IN TRUCK FROM THE TOP. STUFF TRANS AND BOLT IN WITH BLUE LOCTITE. TIGHTEN ALL TRAN MOUNTING BOLTS TO SPEC. INSTALL TRANS SIDE MOUNTS AND BOLT IN WITH BLUE LOCTITE. TIGHTEN ALL MOUNTING BOLTS TO SPEC. INSTALL ALL SIDE MOUNT UP/DOWN BOLTS AND TIGHTEN TO SPEC. LINE UP T/C BOLT HOLES. WORKING ON INSTALLING T/C BOLTS.

INSTALL ALL T/C BOLTS AND TIGHTEN TO SPEC. INSTALL T/C BOLT COVER. INSTALL ALL BRACKETS FOR TRANS COOLER LINES. DROP FUES BOX BACK IN PLACE AND BOLT IN. RUN AIR COMP AIR LINE. PLUG IN TRUCK HARNESS AND INSTALL ALL BRACKETS. PUT UP SIDE PTO DRIVE LINE AND TIGHTEN TO SPEC. INSTALL PASS SIDE FRAME COVER. WORKING ON TOP PTO DRIVE.INSTALL TOP PTO DRIVE AND TIGHTEN TO SPEC. INSTALL HYDRO MOTOR AND TIGHTEN TO SPEC. INSTALL TRANS YOKE AND TIGHTEN TO SPEC. PUT UP DRIVE LINE AND TIGHTEN TO SPEC. INSTALL TRANS COOLER FITTING AND LINES. INSTALL EXHAUST TUBING. INSTALL AIR FILTER HOUSING AND HOOK UP.FILL TRANS TO COLD FULL MARK. START TRUCK AND CHECK FOR LEAKS. NO LEAKS. GET TRANS HOT. CHECK AND TOP OFF FLUID. HOOK UP LAPTOP. CLEAR OLD CODES AND RESET SHIFTS. RECHECK FOR LEAKS NO LEAKS. TRUCK IS READY FOR ROAD TEST. TURN IN CORE TRANS. ROAD TESTED, GOOD. NO FAULTS OR LEAKS. TRANS FLUID FULL.

Qty	Item	Description	Price Each	Extended
	OTH-GEN	SHOP - OTHER LABOR		5,520.00
	OTH-GEN	SHOP - OTHER LABOR		0.00
	OTH-GEN	SHOP - OTHER LABOR		0.00
	OTH-GEN	SHOP - OTHER LABOR		0.00
	OTH-GEN	SHOP - OTHER LABOR		0.00
	OTH-GEN	SHOP - OTHER LABOR		0.00
	OTH-GEN	SHOP - OTHER LABOR		0.00
1	29549634	HD4000PRM RETRAN ASSEMBLY	9,456.05	9,456.05
1	CHL 7170 86X	PTO-STUD KIT	75.80	75.80
2	29513736	GASKET- MOUNTING, PTO	10.67	21.34
1	MPM 20TK6353	MC1 INSTALLATION BOLT KIT	68.14	68.14
1	DDE 23519651	SEAL	71.29	71.29
12	DDE 08929795	BOLT	2.73	32.76
12	11505232	BOLT-HEXLOCK TYPE B, M8 X 1.25	3.01	36.12
2	IMP 6589	P1 CONTACT CLEANER 13.5	10.31	20.62
2	DEXATFB	TRAN FL DTNA MBL 124623	5.86	11.72
12	11514357	BOLT-HEXLOCK TYPE B, M8 X 1.25	3.06	36.72
2	DN P206411	GUILLOTIN	8.85	17.70
2	DN X007785	CLAMP-STEPPED, PREFORMED, 5IN, SS	14.91	29.82

Sold Operations (Cont.)

1	SP 6.5 70 18X	STRAP BOLT KIT		14.20	14.20
38	15E2QT	TRANSYND 668, QUARTS		9.16	348.08
1	OWI 23519398	PWRCOL PLS ELC OAT 50/50 55GAL		10.76	10.76
-1	HD4000PCM-CORE	CORE DEP: HD4000P REMANUFACTUR		3,598.56	-3,598.56
1	HD4000PCM-CORE	CORE DEP: HD4000P REMANUFACTUR		3,598.56	3,598.56
	COM-1	New S/N 9430022450		0.00	0.00
Sub-Total Labor	5,520.00	Sub-Total Parts	10,251.12	Sub-Total Sub/Misc	0.00
				Sub-Total	15,771.12

Diagnostic/Tech Services:	0.00
Labor:	5,520.00
Misc. Charges:	0.00
Parts:	10,251.12
Sublet:	0.00
Shop Supplies (ESC):	0.00
Taxes:	0.00
Total Due:	15,771.12

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Customer Name	Acct Num	Invoice Number	Amt Due	Date Due	Remittance Enclosed
WAUWATOSA FIRE DEPT	144484	R041050679:01	15,771.12	03/13/2025	

Corporate Office - Accounts Receivable
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 ARTeam@istate.com
 FEDERAL ID: 41-1634357
 www.istate.com

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 Interstate Power Systems, Inc.
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 PO Box 1450
 MINNEAPOLIS, MN 55485-7244

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BUTLER, WI 53007-1113
PHONE: (262) 781-7100
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F310/28653

ACCOUNT NUMBER: 144484
INVOICE NUMBER: R041050237:02
INVOICE DATE: 01/30/2025
INVOICE TERMS: NET30
PURCHASE ORDER#: 52
VEHICLE#: 514353

SERVICE INVOICE

BILL-TO

WAUWATOSA FIRE DEPT
1601 UNDERWOOD AVE
MILWAUKEE, WI 53213

SHIP-TO

WAUWATOSA FIRE DEPT
1601 UNDERWOOD AVE
MILWAUKEE, WI 53213

Cust. Unit #: F310	Make: PIERCE	Model: Arrow XT Ladder	Tag #: SHPM
V.I.N.: 4P1BCAGF0GA016596	Model #:	In Serv Date: 01/27/2016	Year: 2016
Engine S/N: 06R0362114	Model #: 6067GK45	In Serv Date: 01/27/2016	Mileage: 55,001
Tran S/N: 6610021197	Model #: HD4060P	In Serv Date:	Eng Hrs: 0
Reefer S/N:	Model #:	In Serv Date:	Warr ID:
APU S/N:	APU Gen S/N:	In Serv Date: BOM/Spec:	Date Create: 12/16/2024

Sold Operations

Job#12 SHP-DETS60 SHOP - DDC S40/50/60 LABOR S-CUST

Condition ROCKER ARMS NOT CHARGED OUT TO OVERHAUL

Cause

Correction

Qty	Item	Description	Price Each	Extended
	DETS60-GEN	SHOP - DDC S40/50/60 LABOR		196.00
1	DDE R23513939	RKR ARM ASM CROLL INJ S60 12L	205.99	205.99
-1	DDE R23513939-CORE	RKR ARM ASM CROLL INJ S60 12L	73.60	-73.60
1	DDE R23513939-CORE	RKR ARM ASM CROLL INJ S60 12L	73.60	73.60
Sub-Total Labor	196.00	Sub-Total Parts	205.99	Sub-Total Sub/Misc
			0.00	Sub-Total 401.99

Diagnostic/Tech Services:	0.00
Labor:	196.00
Misc. Charges:	0.00
Parts:	205.99
Sublet:	0.00
Shop Supplies (ESC):	0.00
Taxes:	0.00
Total Due:	401.99

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Customer Name	Acct Num	Invoice Number	Amt Due	Date Due	Remittance Enclosed
WAUWATOSA FIRE DEPT	144484	R041050237:02	401.99	03/01/2025	

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 www.istate.com

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 Interstate Power Systems, Inc.
 NW 7244
 PO Box 1450
 MINNEAPOLIS, MN 55485-7244



Staff Report

File #: 25-0371

Agenda Date: 3/11/2025

Agenda #: 3.

Consideration of request by Operations & Fleet Superintendents for approval of a Level Three fund transfer for the purchase of a 2025 Vactor 2100i Combination Vacuum and Sewer Cleaning Truck and Maintenance Package

Submitted by:

Fleet Superintendent, Michael Hahn & Operations Superintendent, Jason Blasiola

Department:

Public Works

A. Issue

Our current sewer combination vacuum truck has reached the end of its useful life, and maintaining it no longer financially tenable. Additionally, new advances in combination vacuum trucks make the operation of the equipment and the cleaning of the sewers safer for our employees. We recommended purchasing a new 2025 Vactor 2100i Combination Vacuum and Sewer Cleaning Truck and Maintenance Package through Sourcewell's cooperative purchasing agreement.

B. Background/Options

A Combination Vacuum and Sewer Cleaning Truck is essential in keeping the 153 miles of sanitary sewers, 110 miles of storm sewers, and approximately 2,099 sump catch basins clean. The maintenance cost of the current truck from January 2023 through May 2024, including labor, inventory, and supplies, has been \$70,284. During a sewer emergency in January 2025, the current truck's pumps failed during subzero weather. Due to the truck's age, the parts are hard to find and expensive, and it will cost thousands of dollars to repair the pumps.

Newer trucks are set up with the cleaning vacuum and jet in front of the truck, shielding employees from oncoming traffic. Additionally, newer trucks can be operated by remote control so that the operator can keep their eyes on the open manhole and equipment. Due to the combination sewer truck's highly technical components, we recommend purchasing the maintenance agreement. This will free up fleet mechanics' time to work on other equipment. As these trucks age, they become expensive to maintain and operate. The maintenance package protects the City by guaranteeing the buyback price if we trade the equipment. The attached presentation shows the existing equipment the City utilizes as well as the proposed purchase.

This equipment will help the DPW with the Sewer Utility cleaning and maintenance schedule. This truck will also be dispatched to respond to sanitary sewer emergencies that could cause residents' basements to fill up with sewage.

The cost associated with the combination of vacuum and sewer trucks increases as the truck ages. It is becoming commonplace to replace the car after five years. Purchasing a maintenance package guarantees a buy-back residual value of the truck if the DPW determines that replacing the vehicle is in the best interest of the City. MacQueen will complete all standard service work and preventative maintenance on the truck with the

maintenance program.

C. Strategic Plan (Area of Focus)

Priority Area Three: Infrastructure

D. Fiscal Impact

Funds from the sanitary utility would purchase the 2025 Vactor 2100i Combination Vacuum, Sewer Cleaning Truck, and Maintenance Package. The truck costs \$595,074.70. The maintenance plan costs \$38,542.74. The residual value for the truck after five years is \$148,770, which would act as a down payment for purchasing a new truck in 2030.

E. Recommendation

Authorization of a Level Three Fund Transfer from the Sanitary Sewer Utility Fund Balance in order to purchase a 2025 Vactor 2100i Combination Vacuum and Sewer Cleaning Truck and Maintenance Package through Sourcewell's cooperative purchasing agreement

Combination Sewer Tuck

Jetting and Vacuum

Best Management Practice for cleaning and removing debris from the sewer system



SEWER MAINTENANCE

- **An annual sanitary sewer system cleaning program lessens the risk of sanitary sewer blockages, which can cause sewer backups in homes.**
- **Catch basins are designed to catch sediment before entering local waterways, helping to keep them clean. DPW crews clean all catch basins on a rotating schedule.**

Performance Indicator	2020	2021	2022	2023
Sanitary Sewers Cleaned (ln. ft.)	253,755	165,149	315,987	173,704
Calls for Sanitary Service (each)	98	75	85	94
Catch Basins Cleaned (each)	600	609	635	621
Catch Basin Debris (tons)	75	78	104	65

Current DPW Capabilities | Jet Truck



- 2013 Sewer Jetting Truck has no vacuum capability.
- The Jetting Truck is designed to clean the sewers, but not to remove the debris. Crews use a basket connected to a pole.



Current DPW Capabilities | Combination Truck

- 2005 Sewer Combination Truck with jetting and vacuuming is designed to clean sewers and vacuum the debris.



SEWER MAINTENANCE

A combination jet and vacuum truck offers several advantages over a standard jet truck for cleaning.

Efficient Debris Removal: While a jet truck can effectively clear blockages with high-pressure water, a combination truck can immediately vacuum the dislodged debris and water, preventing it from settling back into the sewer.

Reduced Cleanup Time: The vacuum capability allows quicker and more thorough cleanup of the area, minimizing the need for additional equipment or manual labor to remove waste after jetting.

Versatility: These trucks can handle various tasks, from clearing clogs to removing accumulated sludge, making them more versatile for different types of sewer maintenance.

Minimized Risk of Damage: The vacuum function can help manage the water flow and pressure, reducing the risk of damaging sewer lines or manholes that might occur with high-pressure jets alone.

SEWER MAINTENANCE – STORM SEWER



SEWER MAINTENANCE – SANITARY SEWER



Current DPW Capabilities | Challenges

Maintenance Cost January 2023 through May 2024

Fleet Labor Cost \$24,336.50

Inventory and Supplies \$45,947.83

Total Cost \$70,284.33

Water Pressure is lower than current trucks.

Newer combination trucks are set up for hydro excavation.



Current DPW Capabilities | Challenges

Hydro-excavation uses high-pressure water to break up soil, which minimizes the risk of damaging underground utilities compared to traditional excavation methods. Using a vacuum system to remove the slurry (water and soil mixture) allows for the immediate removal of loose material, reducing the likelihood of accidentally impacting utilities near the surface. Both Wauwatosa Water Works and the Electrical and Traffic divisions would utilize this feature with a newer truck.



Current DPW Capabilities | Challenges



The current truck is set up with the vacuum, jet, and controls on the back of the truck.

This exposes the operators to oncoming traffic.

Newer trucks have the vacuum, jet, and controls on the front of the truck, providing a buffer for our employees.

Current DPW Capabilities | Challenges



"I JUST WANT TO GET BACK TO NORMAL STUFF. DRIVING AGAIN, PLAYING WITH MY SON, TAKING HIM FISHING. I WANT TO GET BACK TO LIFE AGAIN."

SCOTT HANSEN

Wisconsin road maintenance worker and crash survivor



It was the third week of March, it was around noon time and my job that day was to clean sewer lines under Tenth and National and we had coned the whole lane closed and me and my coworker Butch, we had it all coned out and we just got out of the truck and we opened up the manhole and we were just starting to put the hose down the line, down to clean the sewer line and some person came through the cones and hit him and me.

Scott Hansen 2003

Recommending a Level III Fund Transfer for the purchase of a 2025 Vactor 2100i Combination Vacuum and Sewer Cleaning Truck and Maintenance Package through Sourcewell's cooperative purchasing agreement.



Vactor 2100i PD, 16" Vacuum, 15-yard Debris, Combo, 1500 Gallons Water



Questions



Staff Report

File #: 25-0379

Agenda Date: 3/11/2025

Agenda #: 4.

Consideration of request by Public Works Director for approval of a three-year contract with two optional one year extensions with Pour Inc. for the management of room rentals at the Muellner Building at Hart Park

Submitted by:

David Simpson, P.E.

Department

Public Works

A. Issue

With the remodel of the Muellner Building at Hart Park completed, the Common Council awarded a contract in January to a vendor to manage rental spaces within the Muellner Building. On February 4th, that vendor made City staff aware that they had changed their mind and were no longer able to commit to completing the responsibilities of the contract. City staff then reached out to multiple vendors requesting partnership consideration and received proposals from two vendors and we are recommending award of a contract at this time.

B. Background/Options

Due to the incredibly successful partnership between the City, the Wauwatosa Curling Club, and the Tourism Commission, the remodel of much of the Muellner Building is essentially complete at this time. With the remodel of the building the City now has the opportunity to increase revenue by hosting significant events in the improved spaces production through increased utilization of the rentable spaces within the building. In order to maximize the potential revenue it is recommended that a professional event management company be utilized to market, reserve, and host events in the building.

A Request for Proposals was issued on December 4, 2024 with responses due January 13th for a three-year contract to manage events at the Muellner Building outside of Senior Center and Curling Club use days and hours. One proposal was received from a company that was awarded the contract but later declined to enter into an agreement. Following that declination staff reached out to multiple vendors that were recommended from other venue operators. We received proposals from Pour Inc., and 41Fork, and are recommending consideration of award to one of the vendors at this time.

City staff evaluated the proposals received and met the owners from each company to discuss their proposal. We were happy with both vendors and feel that both companies would be able to deliver solid results for the City. Our recommendation of award is based on a few key differences that Pour Inc. has that we feel will serve our particular circumstances best. Pour Inc. is a smaller Wauwatosa owned business with both co-owners living in Wauwatosa and their offices have recently moved to Wauwatosa. Pour Inc. does not currently have an exclusive venue so the Muellner Building would have all of their attention. They are also a smaller company which allows them to have lower overhead and thus, allow them to be more flexible for the very unique situation we have with the Curling Club and Senior Center sharing the building. The last unique offering in their proposal includes

events hosted by their organization that would provide offerings to the public to attend. Some examples given by Pour Inc include the potential to host a summer beer & wine garden, movie nights, dry January events, and cocktail competitions, to name a few. These types of events would provide revenue to the City while also expanding opportunities for the public to enjoy events at the Muellner Building.

Pour Inc.'s proposal includes the following revenue splits; room rental fees 85% City/15% Pour Inc., bar revenue 15% City/85% Pour Inc. (Pour Inc. would apply for a liquor license if a contract is approved) and service fees 50% City/50% Pour Inc. Rental rates will be set based on market demands. Pour Inc.'s proposal identifies several future improvements that may be needed to maximize revenue. Staff will work with Pour Inc. to evaluate the feasibility of these improvements through a cost-benefit analysis once actual revenues begin to be realized by the City and utilize the standard budgeting/purchasing policy to implement where beneficial. The total revenue generated from this contract will vary and it will take time for the full revenue potential to be reached given that many large events have planning windows of a year or more.

C. Strategic Plan (Area of Focus)

Priority Area Three: Infrastructure

D. Fiscal Impact

The contract will generate revenue for the City based on revenue shares outlined above. It is anticipated that the City's revenue share may be as much as \$25,000 per month during peak rental season, which will hopefully allow for the creation of the building reserve fund previously discussed with the Committee during approval of the Curling Club lease.

E. Recommendation

Authorize entering into a three-year contract with two optional one-year extensions with Pour Inc. for the management of room rentals at the Muellner Building at Hart Park.



Staff Report

File #: 25-0381

Agenda Date: 3/11/2025

Agenda #: 5.

Consideration of request by Parks and Forestry Superintendent to waive the Request for Proposal process for production and installation of a sign for Firefly Grove Park and approval of a Level Three fund transfer of donated funds to the Firefly Grove Park project budget

Submitted by:

Alex Krutsch - Parks and Forestry Superintendent

Department:

Public Works

A. Issue

Waterstone Bank has expressed interest in sponsoring a monument sign for a new city park being constructed at 116th and Gilbert on the City's west side. Staff is seeking approval to waive the RFP process for production and installation of the sign, and a Level Three fund transfer of donated funds to the park's project budget.

B. Background/Options

The City is currently constructing Firefly Grove Park at the intersection of 116th Street and Gilbert Avenue. Planning for the park began in 2022 with construction expected to occur in several phases over many years. However, with the allocation of ARPA funds, grant funding, partnerships with the Tourism Commission and private business the park project is now fully funded with Firefly Grove Park expected to open in late spring of this year.

As funding was secured and the project scope grew it was realized that an entry sign had not been included in the initial project budget. Staff felt that a proper entry sign would enhance the visitor experience in a very practical way, making the park easy to find, but also by creating a sense of place in the community. With that in mind, and knowing sponsorship would be needed, Innovative Signs was contracted to create a conceptual design and an accompanying project budget that could be shared with potential donors. The concept that was created is included in the agenda packet and the budget for production and installation was estimated at \$50,000. Innovative Signs was chosen based on past successful projects they have completed for the parks department.

I am pleased to share with the Committee that Waterstone Bank has agreed to sponsor the monument sign at Firefly Grove Park at the \$50,000 level. A letter of intent from Waterstone Bank is included in the agenda packet.

At this time staff is seeking approval to waive the RFP process for production and installation of the sign and a level three fund transfer of donated funds to the parks's project budget.

Given Innovative Signs experience with the project as the designer staff feel that Innovative is best positioned to produce and install the sign as it has been represented to Waterstone Bank. In addition, estimated lead time for

the sign is 8 weeks. Allowing staff to enter into contract directly with Innovative Signs allows enough time for the sign to be produced and installed for the opening of the park in late May.

Approval of the level three fund transfer is needed to move donated funds from a revenue account where they will be received to the project's expense account.

C. Strategic Plan (Area of Focus)

Priority Area 5: Quality of Life

D. Fiscal Impact

This project is being fully funded by private donation from Waterstone Bank in the amount of \$50,000. No fiscal impact to the City is anticipated.

E. Recommendation

Staff is recommending approval to waive the RFP process for production and installation of a monument sign at Firefly Grove Park and a level three fund transfer allowing donated funds to be transferred to the park's project budget.

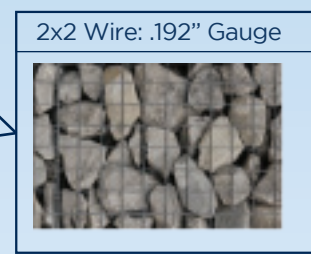
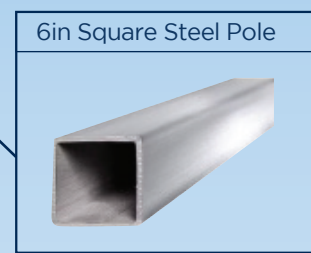
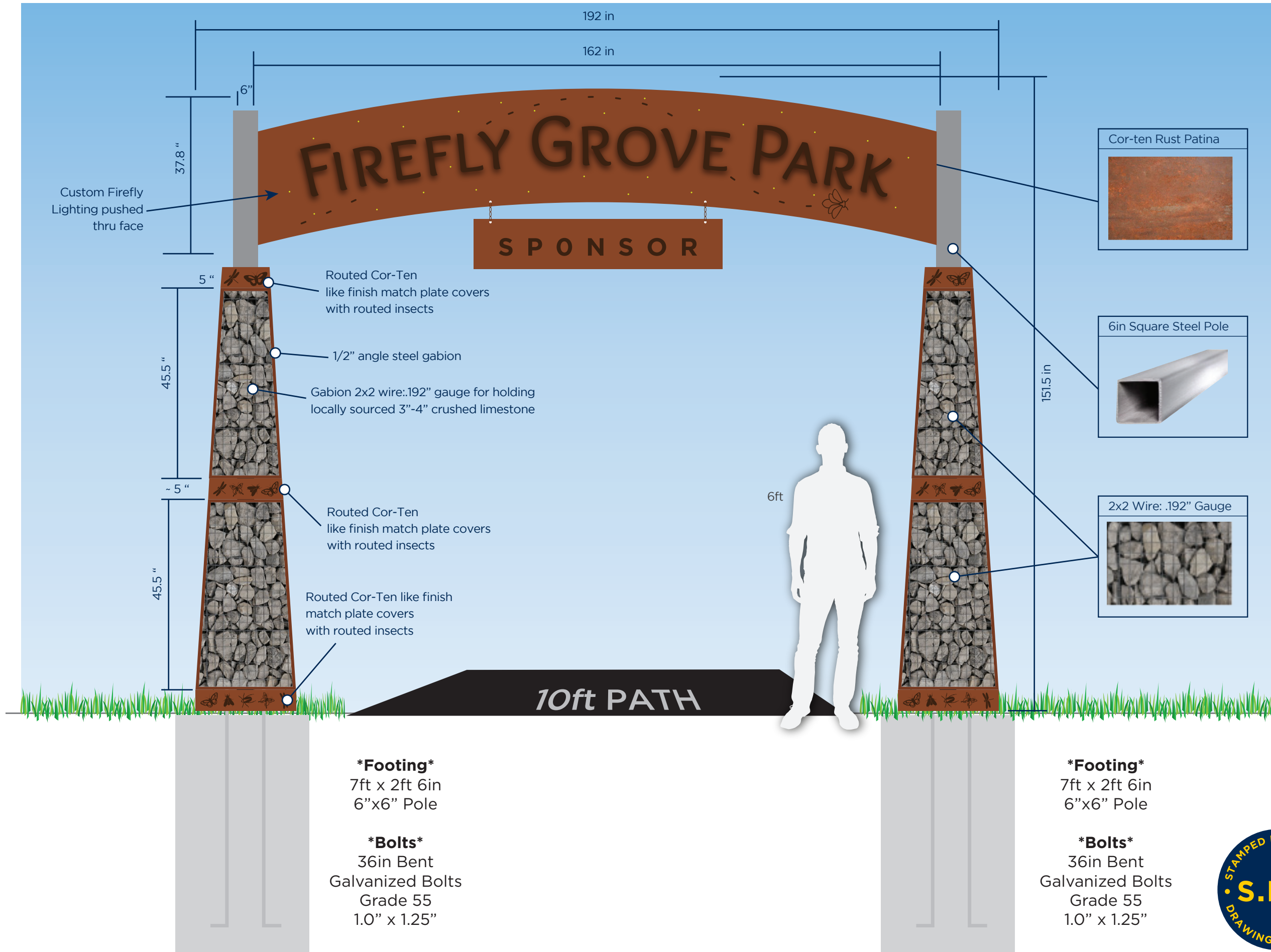
FIREFLY GROVE PARK

116TH & GILBERT WAUWATOSA, WI.



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com



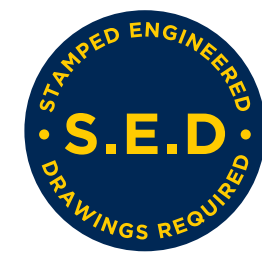


Footing
7ft x 2ft 6in
6"x6" Pole

Bolts
36in Bent
Galvanized Bolts
Grade 55
1.0" x 1.25"

Footing
7ft x 2ft 6in
6"x6" Pole

Bolts
36in Bent
Galvanized Bolts
Grade 55
1.0" x 1.25"



Customer

Wauwatosa Parks & Forestry
Firefly Grove Park Entrance

Date 02/05/2025 **Project Manager** Emerson M.

Order # EST - 14683 **Designer** Brian H.

Sides S/S D/S **Mounting** Match Plates & J-Bolt Mounting Needed

Pole Shape Square **Pole Size** (1) 6" - 6.0" - O.D Wall: Sch. 40

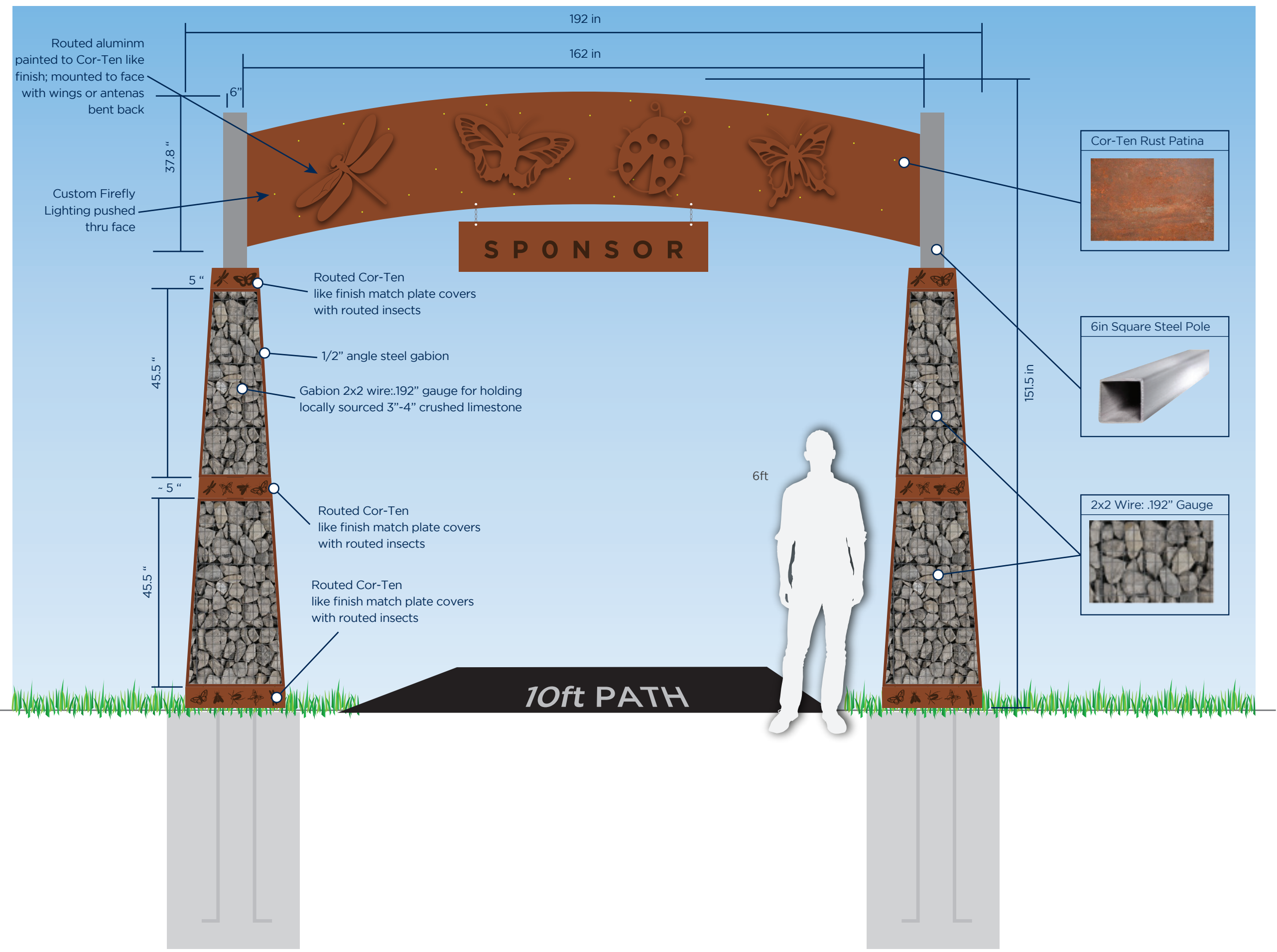
Materials & Specifics

Custom Entryway

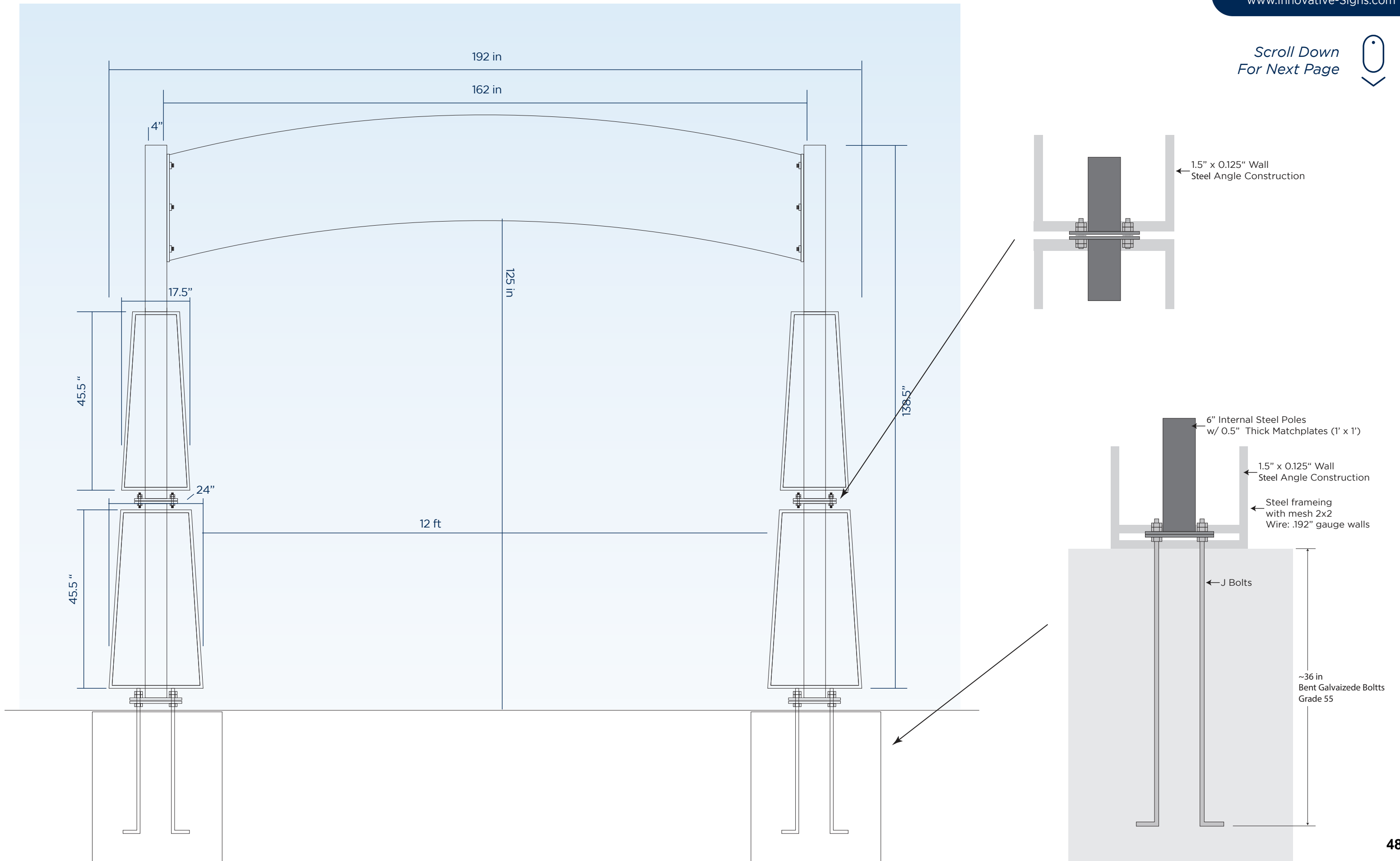
- 6" steel poles
- (4) Gabion cages with 1.5" angle steel framing with mesh walls
- (4) Gabions 2x2 Wire: .192" Gauge framed with Cor-Ten like finished framing
- Plates to cover attachment methods & to hide electrical
- Each cage is attached by match plates

Top:

- **Arch:** 3" deep d/s top cabinet Routed Cor-Ten like finish faces with mounting plates
- **Firefly:** Green LED circle firefly lights pushed thru face
- **Text:** 2" Halo Lit Fabricated Painted Medium Bronze O312 - 3/4" reveal
- **Firefly and Path** - Dimensional painted aluminum pieces(Non-lit)
- **Sponsor panel:** To be Cor-Ten like finished face with laser etched or dimensional logo or copy
- Hang with chain painted to best match faces
- **Back Side:** Non lit bugs, aluminum routed with Cor-Ten like finish with bent wings or antenas.
- **Firefly:** Green LED circle firefly lights pushed thru face



Scroll Down
For Next Page





March 5, 2025

Beth Gleesing
Discover Wauwatosa
7725 W North Avenue
Wauwatosa, WI 53213

Dear Beth,

I am pleased to share that the WaterStone Bank Foundation has approved the sponsorship of the archway sign at Firefly Grove Park at the \$50,000 level. This sponsorship is pending final approval from our Board of Directors on March 25, 2025.

We are excited about this partnership and look forward to working together. Thank you for this opportunity!

Sincerely,



Melissa Sager
Marketing Manager
WaterStone Bank



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0382

Agenda Date: 3/11/2025

Agenda #: 6.

Consideration of request by Development Director for approval of funds and authorization to enter into a Master Planning Agreement between the City of Wauwatosa and Irgens for the Milwaukee County Research Park

MEMORANDUM

To: Financial Affairs Committee

From: Mark Hammond, Development Director

Date: March 6, 2025

Subject: Master Planning Agreement Between the City of Wauwatosa and Irgens – Milwaukee County Research Park

Overview

The Milwaukee County Research Park is a vital economic asset for the City of Wauwatosa. However, in order to maintain its competitiveness, maximize tax base and employment opportunities, minimize vacancies, and better complement surrounding local and regional developments, significant infrastructure improvements and a broader re-imagining of the area are necessary. To address these challenges, the City has proposed a collaborative master planning effort with Irgens, a trusted private development partner with a strong track record of investment in our community.

Partnership with Irgens

City staff initially proposed this potential joint master planning effort to Irgens. This followed a confluence of factors including the vacancy of the GE build and an overall realization of the need for re-imagining of the Research Park. Irgens accepted this opportunity in the spirit of being a good partner to the City, without any upfront commitment from the City regarding future infrastructure funding or financial incentives. Irgens has consistently honored its commitments, contributed positively to the local development landscape, and has a history of working constructively with the City rather than resorting to litigation.

Key Terms of the Agreement

- The City and Irgens will jointly undertake the Master Planning process for the Research Park.
- The effort will be led by Eppstein Uhen Architects (EUA) with The Sigma Group providing infrastructure analysis and recommendations. Both have significant experience within the Research Park.
- The planning will focus on repositioning the Research Park for long-term viability, improving infrastructure, enhancing connectivity, and increasing property diversity.
- The City and Irgens will equally share the cost of the Master Planning process, with a total budget of up to \$150,000 (\$75,000 each). The City portion would come from TID 6.
- The City will pursue amendments to TID 6 to facilitate implementation of the Master Plan and support future infrastructure improvements.

Recommendation

This Agreement represents a strategic investment in the future of the Research Park and the City's economic base. By partnering with Irgens, the City can ensure a well-planned, competitive, and dynamic employment center that maximizes property values and complements broader regional goals. Staff recommends approval of the Master Planning Agreement and the associated cost-sharing commitment.

MASTER PLANNING AGREEMENT

BETWEEN THE CITY OF WAUWATOSA AND IRGENS

This Master Planning Agreement (“Agreement”) is made and entered into as of the last date of signature below, by and between the City of Wauwatosa, a Wisconsin municipal corporation (“City”), and Irgens Partners, LLC, a Wisconsin-based real estate development firm (“Irgens”) (collectively, the “Parties”).

I. Purpose

The purpose of this Agreement is to establish a binding framework for collaboration between the City and Irgens in undertaking the master planning of the Milwaukee County Research Park (“Research Park”). The Parties agree to jointly engage in this effort with the goal of repositioning the Research Park for long-term viability, enhancing economic development, and improving overall connectivity and aesthetics.

II. Scope of Collaboration

1. Master Planning Process

- The City and Irgens shall jointly undertake the Master Planning of the Research Park.
- Irgens shall contract with Eppstein Uhen Architects, Inc. (EUA) to lead the Master Planning process. EUA shall subcontract with The Sigma Group, Inc. to analyze existing roadway, pedestrian and stormwater conditions and provide recommendations for infrastructure improvements.
- Master Planning work will commence in March 2025 and be completed in June 2025.
- The Master Planning shall pursue the following objectives:
 - Reposition the Research Park for long-term viability and property value enhancement.
 - Maximize the tax base and economic development opportunities.
 - Enhance bicycle and pedestrian connections.
 - Implement traffic calming measures.
 - Improve beautification and public spaces.
 - Increase diversification of property types and product availability

2. Cost Sharing and Funding

- The City (through Tax Incremental District No. 6 – "TID 6") and Irgens shall share equally in the costs associated with the Master Planning process.
- The Parties agree to contribute equally to the following expenses:
 - Up to \$150,000 total (or \$75,000 each) for the Master Planning process.
 - City shall pay one-half of the Master Planning costs to Irgens within ten (10) days of request.

- This Agreement does not obligate either Party to fund future phases (e.g., engineering, construction, and rezoning), which shall be subject to separate agreements, if necessary.

3. Tax Incremental District (TID) Amendments

- The City shall pursue an amendment to the TID 6 project plan and boundaries to facilitate implementation of the Master Plan and support redevelopment of the Research Park.
- TID 6 funds shall be allocated, as legally permissible, to support planning efforts and potential future infrastructure improvements.

III. Binding Commitments

1. Term and Termination

- This Agreement shall be effective upon execution by both Parties and shall remain in effect until completion of the Master Planning process, unless extended by mutual agreement.
- Either Party may terminate this Agreement only upon mutual written consent or for material breach, subject to a thirty (30) day cure period.

2. Legal Effect and Obligations

- This Agreement is legally binding and commits both Parties to the financial contributions and cooperative efforts outlined herein.
- This Agreement does not obligate either Party to proceed with any future development, construction, or rezoning without a subsequent agreement.

3. Governing Law

- This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

4. Amendments

- No modification of this Agreement shall be valid unless made in writing and signed by both Parties.

IV. Signatures

CITY OF WAUWATOSA

By: _____

Name: _____

Title: _____

Date: _____

IRGENS

By: _____

Name: _____

Title: _____

Date: _____



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

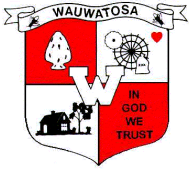
Staff Report

File #: 25-0392

Agenda Date: 3/11/2025

Agenda #: 7.

Consideration of request by Alderperson Meindl for a resolution requesting State authorization for municipal cryptocurrency reserves



ALDERPERSON AGENDA ITEM MEMO

To: Financial Affairs Committee

From: Andrew Meindl

Date: 02/15/2025

Subject: Resolution Requesting State Authorization for Municipal Cryptocurrency Reserves

A. Background/Rationale

Municipalities in Wisconsin currently lack statutory authority to hold cryptocurrency reserves as part of their investment portfolios. The Wisconsin Department of Financial Institutions (DFI) has confirmed that Wisconsin Statute §217.01 does not allow the department to regulate virtual currency, leaving local governments without a clear framework for participation in this growing asset class.

At the same time, the State of Wisconsin Investment Board (SWIB) has invested in Bitcoin exchange-traded funds (ETFs), demonstrating the state's growing engagement with digital assets. Given the potential for long-term financial stability, asset diversification, and increased municipal revenue, it is appropriate to explore legislative changes to allow local governments to responsibly allocate funds into digital assets.

This proposal requests that the Common Council of Wauwatosa adopt a resolution urging the Wisconsin State Legislature to authorize municipalities to create and manage cryptocurrency reserves, subject to appropriate financial safeguards and regulatory oversight.

National and Global Trends in Municipal Crypto Investment

Across the United States, several cities have begun integrating blockchain and cryptocurrency into their financial strategies:

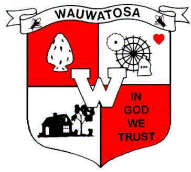
- Miami, Florida launched "Miami Coin," a city-branded cryptocurrency used to fund municipal initiatives.
- Portsmouth, New Hampshire, and Miami Lakes, Florida, now allow residents to pay city fees and taxes using cryptocurrency via payment platforms like PayPal.
- Austin, Texas piloted a blockchain-based record-keeping system to enhance efficiency in public services.

These examples highlight how municipalities can responsibly leverage blockchain technology to improve financial stability, enhance transparency, and modernize government services.

Potential Benefits for Wauwatosa and Wisconsin Municipalities

If authorized by the Wisconsin State Legislature, allowing municipalities to hold cryptocurrency reserves could offer the following advantages:

- Diversification: Provides an alternative hedge against inflation and enhances portfolio resilience.
- Enhanced Liquidity: Digital assets can offer more flexible and liquid investments compared to traditional long-term bonds.
- Increased Revenue Potential: Municipalities may benefit from long-term capital appreciation of digital assets.



ALDERPERSON AGENDA ITEM MEMO

- Support for Public Services: Potential earnings from crypto reserves could be reinvested into community projects, sustainability programs, and infrastructure development.

Regulatory Considerations and Safeguards

To ensure responsible implementation, any legislation permitting municipal crypto reserves should include:

- State oversight through the Wisconsin Department of Financial Institutions (DFI) and Department of Administration (DOA).
- Clear investment guidelines limiting exposure and specifying permissible assets (e.g., regulated crypto ETFs vs. direct holdings).
- Regular reporting requirements to ensure transparency and compliance with municipal finance regulations.

As digital assets become a greater part of institutional portfolios, it is crucial that Wisconsin municipalities have the same investment opportunities as state-level funds like SWIB. By advocating for a legislative framework permitting municipal crypto reserves, Wauwatosa positions itself as a forward-thinking leader in financial innovation.

B. Key Issues for Consideration

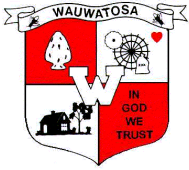
- Regulatory Gaps: Wisconsin law does not currently define how municipalities may invest in cryptocurrencies.
- State Precedent: SWIB's investment in Bitcoin ETFs shows state-level participation, but municipalities currently lack this option.
- Risk Management: The resolution should include provisions for responsible investing, risk mitigation, and guidance from the Wisconsin Department of Administration or DFI.
- Potential Benefits: Cryptocurrency reserves could provide municipalities with an additional investment tool for long-term financial sustainability.
- Legislative Process: The Wisconsin State Legislature would need to pass a bill amending investment statutes or creating new regulations for local governments.

C. Fiscal Impact

None at this time. The resolution itself does not allocate funds but instead seeks state authorization to explore this investment option.

D. Requested Action

The Financial Affairs Committee is requested to approve this resolution and forward it to the Common Council for adoption. If approved, the resolution will be sent to state legislators, the Wisconsin Department of Financial Institutions (DFI), and the Wisconsin Department of Administration (DOA), advocating for legal changes to permit municipal cryptocurrency reserves.



ALDERPERSON AGENDA ITEM MEMO

E. Strategic Plan

Economic Development & Financial Resilience:

Goal: Ensure Wauwatosa is a hub for economic diversity and innovation.

Implementation Tasks:

- Research best practices for promoting and encouraging economic diversity.
- Develop and/or partner with programs supporting economic diversity.
- Support existing small business innovation accelerator programs.

Relevance: By exploring cryptocurrency reserves, Wauwatosa can position itself at the forefront of financial innovation, potentially attracting tech-savvy businesses and investors, thereby diversifying the local economy.

F. Attachments

RESOLUTION NO. [#####]

A RESOLUTION REQUESTING THE WISCONSIN STATE LEGISLATURE TO AUTHORIZE MUNICIPALITIES TO CREATE CRYPTOCURRENCY RESERVES

WHEREAS, municipalities in Wisconsin seek to explore innovative financial strategies to enhance fiscal sustainability and long-term investment planning; and

WHEREAS, cryptocurrency and blockchain technology have emerged as widely accepted financial tools, with institutional investors, including the State of Wisconsin Investment Board (SWIB), participating in Bitcoin exchange-traded funds (ETFs); and

WHEREAS, the Wisconsin Department of Financial Institutions (DFI) has acknowledged that Wisconsin Statute §217.01 does not grant the department authority to regulate virtual currency, leaving local governments without a clear framework for holding digital assets; and

WHEREAS, the absence of statutory guidance prevents municipalities from prudently investing surplus funds in cryptocurrency assets or related instruments, such as regulated cryptocurrency ETFs; and

WHEREAS, allowing municipalities to establish cryptocurrency reserves could provide benefits such as asset diversification, financial resilience, and potential revenue generation while adhering to proper fiscal safeguards; and

WHEREAS, any municipal participation in cryptocurrency investments should be subject to appropriate financial regulations, risk assessment protocols, and oversight by the Wisconsin Department of Administration (DOA) and the Wisconsin Department of Financial Institutions (DFI); and

WHEREAS, municipalities in Wisconsin should have the same investment opportunities as state-level funds, such as SWIB, while maintaining responsible public finance management;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wauwatosa formally urges the Wisconsin State Legislature to pass legislation allowing municipalities to create and manage cryptocurrency reserves as part of their investment portfolios; and



ALDERPERSON AGENDA ITEM MEMO

BE IT FURTHER RESOLVED that such legislation should:

1. Amend state statutes to explicitly permit local governments to invest surplus municipal funds in cryptocurrency assets or regulated crypto investment products (e.g., ETFs).
2. Establish financial safeguards ensuring that risk exposure is limited and managed through diversification and compliance with municipal investment policies.
3. Require that municipalities follow best practices in public fund management, including consultation with the Wisconsin Department of Administration (DOA) and the Department of Financial Institutions (DFI).
4. Allow municipalities to participate in state-level pooled investment funds that may include blockchain-based financial instruments.

BE IT FURTHER RESOLVED those copies of this resolution be transmitted to:

- Governor of the State of Wisconsin
- Wisconsin State Legislature (Senate and Assembly leadership)
- Wisconsin Department of Financial Institutions (DFI)
- Wisconsin Department of Administration (DOA)
- League of Wisconsin Municipalities

Adopted this [date] day of [month], 2025.



Staff Report

File #: 25-0341

Agenda Date: 3/11/2025

Agenda #: 8.

Consideration of approval of a term sheet with the Mandel Company for the Harlow and Hem Development at 7470 Blanchard Street

Submitted by:

John Ruggini and Mark Hammond

Department:

Finance and Development

A. Issue

Previously, the City approved a term sheet with Mandel Group (the “Developer”) in 2022 to construct a mixed-income apartment on several parcels located at 7463 and 7487 Hardwood Avenue and 1330 North Wauwatosa Avenue. The Developer initially proposed to construct a 130-unit apartment consisting of studio, 1, 2, and 3-bedroom units. Changing market conditions and cost issues with that design resulted in a redesign of the development and a renegotiation of the terms. A new term sheet is recommended for approval.

B. Background/Options

Previously, the City approved a term sheet with Mandel Group (the “Developer”) in 2022 to construct a mixed-income apartment on several parcels located at 7463 and 7487 Hardwood Avenue and 1330 North Wauwatosa Avenue. The Developer initially proposed to construct a 130-unit apartment consisting of studio, 1, 2, and 3-bedroom units with 22-units reserved for households with incomes at or below 80% of the area median income (AMI) and 4-units reserved for households with incomes at or below 30% AMI. In return, the City previously agreed to provide a Tax increment district (TID) assistance as follows:

1. Municipal revenue obligation (MRO) note in the maximum principal amount of \$5.59 million to be repaid from 90% of the annually generated tax increment over an anticipated 20-years on a pay-as-you-go basis; and
2. Issuance of tax-exempt bonds to provide \$3.2 million of upfront assistance for construction of 115 public parking stalls.

Unfortunately, the development never commenced, and market conditions changed which negatively impacted the financial feasibility of the development. In 2024, the Developer approached the City with a revised development and an increased TID assistance request. The Developer now proposes to construct a 157-unit market rate apartment consisting of studio, 1, 2, and 3-bedroom units located at 7463 Hardwood Avenue, 7460 Blanchard Street, and 1330 North Wauwatosa Avenue (the “Project”). Instead of having affordable units in the Project, the Developer has proposed to make a \$471,000 contribution to the City’s affordable housing fund. In addition, the Developer would construct and maintain 94 public parking stalls. Construction is proposed to start this spring with an anticipated development cost of approximately \$54 million or \$343,000 per unit.

The public sector financial advisory firm, Ehlers, at the request of the City, conducted a review of the Project, specifically the budget and pro forma based on industry standards for construction, land acquisition, and project costs; as well as to ensure that all development costs, rental revenues, and expenditures have been appropriately accounted for and considered. Based on their review, they conclude that TID assistance as follows is supported for the Project:

1. MRO note in the maximum principal amount of \$3.88 million to be repaid from 75% of the annually generated tax increment less administrative costs over an anticipated 17-years on a pay-as-you-go basis; and
2. Issuance of tax-exempt bonds to provide \$1.5 million of upfront assistance for construction of 94 public parking stalls; and
3. Issuance of taxable bonds to provide \$3 million of upfront assistance to offset a portion of extraordinary costs associated to the Project.

The analysis supporting this conclusion will be provided as a confidential memo from Ehlers as it requires disclosure of proprietary financial information only provided by the Developer under conditions of confidentiality and is the subject of on-going negotiations.

The Project is located within the City's TID #11. In consultation with the City Assessor to determine an estimated market value for the Project, it is projected to generate over \$510,000 of annual tax increment once fully assessed which supports the TID assistance described above and meet the City's requirement of maintaining a 125% debt coverage ratio on all existing TID expenditures as well as the public assistance warranted for the Project.

The Developer will be available in open session to describe the project and Keith Dahl from Ehlers will be available for the closed session discussion.

C. Strategic Plan (Area of Focus)

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D. Fiscal Impact

Based on Ehlers review, the recommended Tax Increment financing for this project can be supported by the increment generated by this project when combined with existing increment within Tax Increment District 11 to ensure a 125% debt coverage ratio as required by City policy.

E. Recommendation

Based on Ehlers review of the Developer's pro forma and under current market conditions, the Project may not reasonably be expected to occur solely through private investment within the near future. The cost associated with development of the Project is only feasible, in part, through public financial assistance from the City. Ehlers concludes and staff concur that an MRO note in the principal amount of \$3,880,000 with an interest rate the lesser of 6.00% or the Developer's actual rate of financing, and payable from 75% of the annually available tax increment less administrative costs over an anticipated term of 17 years, as well as \$4,500,000 of upfront proceeds to offset a portion of the cost associated to the extraordinary costs is supported for the Project.

The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.