



Robert Bauman

4th District Newsletter

Water, Water Everywhere and Not a Drop to Drink

City of Waukesha water request must pass muster under resolution authored by Alderman Bauman



The Great Lakes are the largest concentration of fresh water in the world. It is a tremendous resource that has and will continue to provide Milwaukee citizens and businesses with a nearly inexhaustible supply of fresh water at very reasonable cost.

The value of this resource is not lost on communities that do not have access to Great Lakes water. For this reason, the seven states and two Canadian provinces that border the Great Lakes have entered into the Great Lakes Compact which, among other things, governs the circumstances under which great lakes water can be diverted outside of the Great Lakes basin. The Great Lakes basin is the geographic land area that drains into the Great Lakes.

The City of Waukesha, which lies outside of the Great Lakes Basin, has recently filed an application with the Wisconsin Department of Natural Resources to divert up to 10.5 million gallons of water per day from Lake Michigan to replace their current water supply which is increasingly subject to radiation contamination and diminishing capacity. Basically, growth and development in Waukesha County has led to a shortage of the type of high quality fresh water that Milwaukee citizens and businesses take for granted.

The City of Waukesha would like to purchase Lake Michigan water from the Milwaukee Water Works because of the quality of Milwaukee water and the fact that a connection with Milwaukee would be less costly than a connection with the South Milwaukee or Racine water utilities. Currently, Milwaukee supplies water to several suburban communities but none of these communities lie entirely outside the Great Lakes Basin like the City of Waukesha.

The decision to sell water to the City of Waukesha raises major policy questions since there is no doubt that Milwaukee water would enable the City of Waukesha and surrounding areas to accelerate their development and growth at the expense of Milwaukee.

Milwaukee has lost population and jobs for last 50 years while Waukesha County in general and the City of Waukesha in particular has seen population and job growth. This phenomenon has led to increasing concentrations of poverty in Milwaukee, increased levels of segregation in the metropolitan area, and the "worker-job mismatch" which refers to the situation where large numbers of unemployed or underemployed persons who live in the city cannot access areas of suburban job growth because there is virtually no public transportation connecting Milwaukee neighborhoods and these Waukesha County communities. It could be argued that selling water to the City of Waukesha would be tantamount to Milwaukee providing the nails for its own coffin.

continued on page 3

Congratulations...



Photo by Fran Airing

Alderman Bauman congratulates **Antonio Perez**, the third recipient of the **Frank P. Zeidler Public Service Award**. Alderman Bauman serves on the selection committee and wrote the legislation creating the award which is intended to honor Milwaukee residents whose work best exemplifies the values and vision of former Mayor Frank P. Zeidler, who served from 1948 to 1960.



Thank You!

Alderman Bauman was honored to receive the **2011 Outstanding Public Servant Award** from the **Wisconsin Urban and Rural Transit Association (WURTA)** at their annual meeting on September 27 in Manitowoc, Wisconsin. According to the WURTA press release announcing this award "This award is bestowed on a person demonstrating extraordinary leadership, patience and determination in helping to maintain and expand public transit choices for the citizens of Wisconsin."

The association selected Alderman Bauman for his leadership on transit issues and for his advocacy on behalf of the Milwaukee Streetcar which the Common Council approved for final design on July 26, 2011. The award was presented by the recently retired Managing Director of the Milwaukee County Transit System, Anita Gulotta-Connelly.

Marriott Hotel Changes Approved

On September 19, 2011 the Historic Preservation Commission, on the motion of Alderman Bauman, a commission member, voted unanimously to grant a Certificate of Appropriateness for the construction of a full service, 200-room Marriott Hotel at the southwest corner of Milwaukee St. and Wisconsin Ave.

First proposed in late 2010, the Marriott project generated controversy over the proposed demolition of five 19th century buildings in the East Side Commercial Historic District which was established by a unanimous vote of the Common Council in the late 1980s. The Historic Preservation Commission approved the demolitions, but imposed certain design conditions on the new hotel building. The developers objected to these design conditions and successfully appealed to the Common Council in early 2011.

However, the developers continued to fine tune the design and in early summer 2011 proposed several design revisions that substantially improved the project. First, instead of demolishing two 19th century buildings on Wisconsin Avenue (the buildings that house Downtown Books), the developers have proposed to save those buildings and restore their facades. Second, the developers reduced the height of the new hotel building which will cause the new building to better match the height of the two historic buildings that will remain on the Westside of Milwaukee St. (the Johnson Bank Building to the north of the new hotel and the McGoech Building to the south of the new hotel). As redesigned, this project will contribute to the quality of the downtown built environment as well as generate needed construction jobs, permanent jobs and tax base.

In late August, the developers closed on the purchase of the real estate required for the new hotel.



Above: View of the Marriott Hotel looking northwest and Wisconsin Ave. facade.

Below: View of the Marriott Hotel facade looking southwest.

Images provided by Kahler Slater, Inc.



Redistricting Brings 4th District Changes

The redistricting process completed earlier this fall by the Common Council will mean new voting wards, polling locations, and district boundaries for aldermanic districts, including the 4th District.

Effective in April 2012:

- The western border of the 4th District will be N. 35th St., adding an area between W. Highland Blvd. and W. Kilbourn Ave. now in the 15th District.
- The northern boundary west of I-43 will be W. Vliet St., with the area north of Vliet becoming part of the 15th District.
- The area bounded by N. Broadway, E. Juneau Ave., N. Farwell Ave. and E. Ogden Ave. will move from the 3rd District to the 4th District.
- All voting wards within the district have been renumbered, and several have had their boundaries altered.

Go to Ald. Bauman's webpage at www.milwaukee.gov/District4 to view a detailed map of the 4th District (effective April 2012).

Go to www.milwaukee.gov/Redistricting for more details about redistricting in the City of Milwaukee.

The Election Commission will have updated ward and polling place information available soon. To reach the commission, please call 286-3491 or go to the webpage at www.milwaukee.gov/election.

Milwaukee's RiverWalk Named a Great Public Space for 2011



The American Planning Association's Great Places in America program recently selected the Milwaukee RiverWalk as a Great Place to help highlight the role of great community planning and the RiverWalk's success in building public-private partnerships.

Construction of the \$35 million pedestrian-only walkway, which has one of the most innovative bridges found anywhere, increased the value of adjoining property by more than \$500 million.

The RiverWalk has been a hub for water cleanup, outdoor activities and tourism. Further plans to continue to develop the area include closing gaps in the RiverWalk and cultivating the Beer Line area.

For more information on Milwaukee's RiverWalk visit:

- **American Planning Association's 2011 Great Places in America**
www.planning.org/greatplaces
- **Department of City Development RiverWalk**
www.milwaukee.gov/riverwalk
- **The Milwaukee RiverWalk Celebrates its 20th Anniversary**
www.jsonline.com/business/130031773.html
- **The Milwaukee RiverWalk Receives National Recognition**
www.jsonline.com/blogs/business/130992368.html



Alderman Bauman joined Mayor Barrett and Council President Hines during a **special ceremony** marking the **20th anniversary of the RiverWalk in 2009**. Alderman Bauman said the RiverWalk has helped spur economic development by bringing a renewed focus on the river as a destination for residents, employees, and visitors alike, and by linking many of the city's major entertainment and recreational sites, creative public art, retail stores, and fine dining establishments. Sculptor John Ready created The Round Ring (pictured) and River Gems (above left).

Water, Water Everywhere and Not a Drop to Drink continued from page 1

On the other hand, the Milwaukee Water Works has excess capacity and could use the additional water sale revenue and the City of Milwaukee is committed to regional cooperation and selling water to the City of Waukesha would promote economic development and growth within Southeastern Wisconsin. However, regional cooperation should be a two-way street: if Milwaukee is expected to assist suburban communities in dealing with their challenges such as a shortage of fresh water, suburban communities should be expected to assist Milwaukee in dealing with its challenges such as poverty.

Anticipating these policy issues, the Common Council adopted a resolution on July 30, 2008 authored by Alderman Bauman (file# 080457) that sets forth the process under which Milwau-

kee will consider water sales to suburban communities and sets forth the minimum requirements of any potential water service agreement.

The first part of the process involves information gathering by various city departments. This data ranges from technical issues such as whether the Water Works has the capacity to provide the water to data on public transportation service and the availability of affordability housing in the suburban community. In particular, Milwaukee's Department of City Development must report on whether the sale of city water to a suburban community will negatively impact Milwaukee's economic development. In addition, the suburban community seeking water must also provide reports on their housing policies, public transportation policies and land use planning.

Once all this data is assembled the Common Council will decide whether selling water to the suburban community is in the best interests of Milwaukee.

The second portion of the resolution provides that the suburban community must agree to a non-compete provision which prohibits the suburban community from luring Milwaukee businesses and an "economic compensation provision" that represents a payment to Milwaukee, in addition to the standard water rates, that reflects the opportunity cost to Milwaukee from the sale of water to the suburban community.

This is a very important issue and Alderman Bauman is interested in your thoughts on whether Milwaukee should sell fresh water to the City of Waukesha, and if so, on what terms.

District Developments

Alderman Bauman: Boost Investment in City Infrastructure

The City of Milwaukee should be tackling projects that will improve the core infrastructure of the city while providing valuable work for hungry contractors and small businesses, Alderman Bauman said.

Alderman Bauman, chair of the Common Council's Public Works Committee, said the current "recession environment" provides a prime opportunity to infuse money into the local economy by awarding contracts for infrastructure projects. He said he will be introducing a budget amendment to significantly increase 2012 capital spending to repair streets, sidewalks and alleys, and to preserve vacant and abandoned foreclosed homes.

"We have a favorable borrowing environment because of low interest rates, and in addition we have hungry contractors who will be offering reasonable bids that mean overall lower costs to the city," said Alderman Bauman.

"This work needs to be done, it will have a much needed positive effect on our economy, there is no better time than now to perform this work, and quite frankly we do not want to be forced into a situation like Detroit where they have abandoned alleys because of the massive cost of deferred maintenance," he said.

According to the 2011 "Comparative Revenue and Expenditure Report" issued by Comptroller W. Martin "Wally" Morics, the city's five-year average replacement cycle for alleys is 328 years, and the same replacement cycle for local streets is more than 115 years (down from 163 years just a few short years ago).

FREE Landlord Training

For future training dates call 286-2954 or to learn more about the program and view a class schedule go to: www.milwaukee.gov/landlordtraining

Norris Park Transformation Complete



For many decades, the city owned Norris Park, located at 19th and Kilbourn Ave., was the playground for the Wells Junior High School. After the school closed and was converted into the Milwaukee Rescue Mission in the early 1980s, Norris Park fell into disuse and became severely blighted and crime ridden.

In 2004 Norris Park was identified as a catalytic project in the Near West Side Comprehensive Land Use plan and efforts were undertaken to raise funds for a major overhaul. However, given tight city budgets, public funds were not available to make necessary upgrades. Then in 2008 Alderman Bauman initiated discussions with Marquette University regarding possible involvement by the university in upgrading, operating and maintaining the park. These discussions culminated in a 25-year lease agreement that was approved by the Common Council in January 2010. Under the lease, Marquette agreed to invest over \$400,000 in park improvements which included new lighting, new trees and landscaping, a new grass play field (in place of asphalt), a renovated field house, and security equipment. In addition Marquette agreed to undertake all operations and maintenance of the park for the term of the lease.

On September, 20, 2011, Alderman Bauman joined officials and students from Marquette University to dedicate the reopening of Norris Park. The park is now available for university club and intramural sports and community events. Alderman Bauman noted that Norris Park has been transformed from a blighted dead zone into an attractive neighborhood amenity as a result of a partnership between the city and Marquette University.



Public Transportation Review Board solicits citizen views on public transportation service

Alderman Bauman co-sponsored legislation this Spring creating the Public Transportation Review Board. This body is charged with reviewing and recommending improvements to various modes of public transportation including taxi cabs, airport shuttle services, para-transit services, and intercity, regional and local bus and rail service. The eleven-member board is comprised of representatives from the taxi cab industry, downtown business interests, the Milwaukee County Transit System, the disabled community and transit users. Alderman Bauman represents the Common Council on the Board and is also the chairman.

The Board meets on the second Friday of the month at 9:00 a.m. in Room 301B of City Hall. Meetings are open to the public. Alderman Bauman encourages citizens who have concerns about or suggestions to improve the various modes of public transportation operating in Milwaukee to contact his office or the Board's staff assistant, Joanna Polanco, at 286-2366.



Above: The reconstruction of the Wisconsin Ave. and Juneau Ave. bridges is requiring commuters to find new ways of getting to and from destinations in and around downtown. The photos show demolition work on the Juneau Ave. bridge.

Below: Legislation initiated by Alderman Bauman and approved by the Common Council converted Wells St. from one-way to two-way traffic between N. Prospect Ave. and N. 6th St., as well as the same for N. 2nd St. between W. Michigan St. and Wells. The conversion is allowing better traffic flow downtown during the closure of the bridges.



Downtown Bridge Projects Benefit from Federal Stimulus Funds

Work has commenced on two major bridge projects in downtown Milwaukee. The Juneau Ave. bridge will be demolished and replaced with a new lift bridge. The work is scheduled for completion in November 2012. The Wisconsin Ave. bridge is being rebuilt. The work is scheduled for completion in August 2012. The total cost of the projects is \$30.5 million.

Both projects have been on the city's capital projects wish list for many years due to the deteriorated condition of the bridges because of age and the effects of road salt. However, the city was unable to move forward because of city budget constraints. Nevertheless, expensive emergency repairs have been required in recent years just to keep the bridges safe and operable.

This situation changed when the city received a \$21.5 million grant to perform these projects from the U.S. Department of Transportation under the American Recovery & Reinvestment Act (ARRA) – the federal stimulus bill. With stimulus money funding most of the project, the city share was reduced from approximately \$28.2 million to \$6.65 million.

Alderman Bauman is acutely aware of the importance of these bridges to downtown businesses, residents and visitors. He has asked the Department of Public Works to undertake a variety of mitigation measures in an effort to minimize the adverse impact of these projects including the conversion of Wells St. (from 6th St. to Prospect Ave.) to two-way operation to provide a detour route around the Wisconsin Ave. bridge construction site and the appointment of a project coordinator who will serve as a point person to work with businesses and residents to provide information and deal with project impacts.

Project management will also be crucial given recent experience with work delays on other downtown bridges. This time Alderman Bauman insisted that the city include in the construction contracts substantial late penalties as well as bonuses for early completion. Given these incentives, Alderman Bauman hopes both projects are completed ahead of schedule.

Moderne in Milwaukee



This photo of **The Moderne** construction was taken during the late summer. In addition to a loan from the City of Milwaukee, The Moderne's developer received financing from the AFL-CIO's Housing Investment Trust (backed by a federal loan guarantee), which dedicates union pension money to projects nationwide, for the 30-story apartment and condo building at W. Juneau Ave. and N. Old World Third St. The project is putting at least 300 union builders to work.



Rendering of completed building looking north down Old World Third St.

IMPACT ★

2-1-1 TM

Get Connected. Get Answers.

United Way of Greater Milwaukee & Milwaukee County

Simply call 211 to get help with life

From a cell phone, dial (414) 773-0211 or
from a pay phone, dial (866) 211-3380.

Helpful Tips

Winter Garbage & Recycling Collection

Garbage and recycling collection schedules will change in the winter due to the management of snow and ice by city crews. **Schedule changes will begin December 5th.** Residents must clear snow and ice to provide access to carts.

If you have curbside collection: Carts will be retrieved from yards during winter months. Extra items must still be placed curbside for pickup.

If you have alley collection: Carts will continue to be serviced at the alley line.

NOTE: There is a \$50 charge for collection of trash piles larger than one cubic yard (roughly the same size of an easy chair).



No Garbage or Recycling Collection on City Holidays

It should be noted that no garbage or recycling will be collected on the following days this calendar year:

- Thanksgiving – Thursday & Friday – November 24 & 25, 2011
- Christmas Eve & Day – Friday & Monday – December 23 & 26, 2011
- New Years Eve & Day – Friday & Monday – December 30, 2011 & January 2, 2012
- Martin Luther King, Jr. Day – Monday – January 16, 2012



Need Assistance or Have a Question?

Efficient delivery of the hundreds of services provided by city government is only a phone call or a computer click away – in the NEW, full-color “Call for Action” telephone directory. The popular directory is arranged alphabetically by specific problems and topics, and also includes helpful web addresses and additional information about community attractions.

Remember that in addition to contacting Alderman Bauman’s office for help with your concerns, there is one number – **286-CITY (2489)** – that can put you in touch with the

right department for any questions or concerns about city services.

To save postage and staff costs, please download or print your own copy of the new Call for Action booklet by going to Alderman Bauman’s webpage at www.milwaukee.gov/district4. If you need to have a copy mailed to your home, please e-mail a request to lkrajn@milwaukee.gov.

One Call That’s All: 286-CITY (2489)

That one number can connect you with 21 departments, 8,800 employees and 100s of city services, ranging from building permits to parking permission to library hours to garbage pickups.

Residents will still call 911 for emergencies but can use the new number for any other city-related calls. Of course you can always call my office at 286-2886.

Carbon Monoxide Detectors Required

A state law that went into effect on February 1, 2011 requires all single and two-family homes to have CO or carbon monoxide detectors. The life-saving detectors work like smoke alarms, alerting occupants to dangerously high levels of carbon monoxide. Newly constructed homes will require detectors that are directly wired to the home’s electrical service; owners of existing homes may use battery-powered, stand-alone detectors.

The new law also includes a similar requirement for multifamily dwellings as well as any public building that is used for sleeping or lodging purposes.

Carbon monoxide is a gas that can be emitted from poorly functioning or poorly vented furnaces or other gas-powered home appliances. In Milwaukee, all too often outdoor appliances (heaters, grills, etc. that burn fossil fuels) are used indoors by people to heat their homes when their utilities have been shut off, creating the danger of carbon monoxide poisoning.

But carbon monoxide leaks can also be found emitting from worn or damaged furnace ventilation pipes. Other sources of elevated CO in homes include clogged chimneys and gas kitchen stoves that are used as a source of heat.

State health officials recommend that the detectors be installed on every level of a home and near sleeping areas. Detectors should be placed as high as possible because carbon monoxide tends to rise when it escapes.

The Milwaukee Fire Department responded to 164 confirmed incidents of elevated levels of carbon monoxide in 2010, according to department data. In 2009, the latest year for which such statistics are available, hospital emergency rooms in Wisconsin treated 480 patients for CO poisoning, according to the state health department.

According to data from by the U.S. Consumer Product Safety Commission released in September 2009, between 2004 and 2006, carbon monoxide poisoning deaths in the United States resulting from heating systems and gas water heaters averaged 54 a year.

Carbon monoxide alarms, some of which come with smoke detectors, are relatively inexpensive.

Milwaukee's New Single Sort Recycling Program

RECYCLE FOR GOOD!

NOW IT'S EVEN BETTER!

Have questions?
Call (414) 286-CITY (2489)
www.MilwaukeeRecycles.com

With MORE Recycling Materials Accepted!

- > All plastics numbered
- > Aluminum containers, foil & pans
- > Bulky #2 plastics (ex. 5-gallon buckets)
- > Cardboard & paperboard
- > Cartons
- > Glass bottles & jars
- > Metal pots & pans
- > Mixed paper & junk mail
- > Newspapers, magazines & catalogs
- > Phone books
- > Steel cans & empty aerosol cans

NEWLY ACCEPTED ITEMS IN BLUE

The city's new single sort recycling program is now in effect. Single sort recycling is a system that allows all recyclables to be mixed together in the recycling cart or bin. It means that only one sort is necessary – separating all the recyclables from trash. **Papers and containers no longer need to be kept separate.** Special equipment will be used to separate them once they reach a recycling facility.

However, it does NOT mean that garbage and recyclables may be mixed together.

Important points for Milwaukee residents:

- New items are added to the list of accepted materials (see graphic above)
- Single sort offers increased convenience for residents
- Single sort brings increased revenue to the city
- Single sort allows the use of the same type of truck to collect either garbage or recycling on a given day, meaning the city can serve residents more efficiently.
- Cart dividers will be removed from carts throughout the city. This will be a gradual process, and the dividers will be recycled.
- This change supports the goal of reaching 40% diversion from landfill by 2020

Unacceptable Materials:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Mirrors and window or auto glass • Ceramics, porcelain, china, & drinking glasses • Glass cookware/bake ware • Household items (toasters, microwaves, etc.) • Styrofoam or foam packaging material • Needles & Sharps, other medical waste • Plastic bottles that contained motor oil or antifreeze • Food soiled paper (clean pizza boxes are accepted) | <ul style="list-style-type: none"> • Light bulbs • Unmarked plastics • Plastic bag & film • Coat hangers • Batteries • Tissue & paper towels • Trash |
|---|---|

Preparation Guidelines:

- Food & beverage containers must be emptied and rinsed
- Flatten cardboard boxes
- Place extra recyclables next to cart
- Shredded paper must be placed either in clear plastic bags (tied off) or in paper bags (rolled and stapled shut)

What to do with Electronics Items?

Wisconsin state law changed a year ago to ban TVs, computers, and many other electronics items from landfills, and it applies not just to businesses, but to everybody.

Since July 1, 2010, the Department of Public Works Self Help Centers have accepted for recycling (at no charge) all of these items that fall under the law.



For more information, go to:
www.milwaukee.gov/Electronics

SmartEnergyPays.com

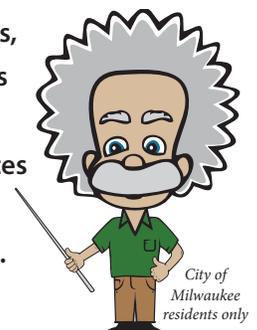
(877) 399-1203

Me²

Milwaukee Energy Efficiency
Smart energy pays.

An energy efficient home is comfortable and cost saving.

Affordable loans, trusted partners and trained Energy Advocates can help you make it happen.



Contact an Energy Advocate today to make Smart Energy Pay!



Use your phone to scan the QR
(Quick Response) Code and link to
more updated info on my website!

Or go to: www.milwaukee.gov/district4



Trick or Treat Schedule

Once again, the City of Milwaukee will sponsor a city-wide Trick-or-Treat event and residents and ghouls alike should know that this year's schedule is Sunday, October 30, 2011 from 1:00 p.m. to 4:00 p.m.

Winter Parking Rules in Place Dec. 1-March 1

Although winter weather in Milwaukee sometimes lasts into April, the city's winter parking regulations are in effect from Dec. 1 to March 1.

The most important thing motorists can do to avoid problems is to carefully read the parking signs on their block. It is the responsibility of anyone parking a vehicle to read and understand posted city parking regulations. If you need parking information, please call the city's parking enforcement desk at 286-8350, or visit www.milwaukee.gov/parkingregulations for details.

The single biggest problem during major snowstorms is parked and abandoned cars. The plows try to get as close to the curb as they can but those "snowbirds" get in the way and prevent them from completing the job. Alderman Bauman asks that you move your vehicles

City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202

PRSR STD
US POSTAGE
PAID
MILWAUKEE, WI
PERMIT NO 4678

Me² Milwaukee's Bright Idea

Milwaukee Energy Efficiency
Smart energy pays.

Me², Milwaukee Energy Efficiency, is a program sponsored by the Office of Environmental Sustainability and the Department of Energy to **help home and business owners make energy efficiency improvements to their property**, such as insulation, air sealing, lighting and new heating, cooling and ventilation equipment.

The homeowner program offers Energy Consultants who use high-tech tools to perform a customized assessment on your home that identifies air leaks and other opportunities to improve your home energy performance, make your home more comfortable and save you money. This comprehensive assessment costs only \$100, but if you complete recommended work, Me² rebates your \$100. Then, select a participating Me² contractor to make the necessary improvements to save energy and make your home more comfortable. And Me² provides helpful Energy Advocates to answer your questions and assist you every step of the way.

The Me² program provides a wide variety of **incentives and financing options** to make home upgrades easy and affordable. Our partnership with Summit Credit Union offers affordable loans that do not require equity in your home and for a limited time, you may earn up to **\$1,000 in bonus cash if you make recommended upgrades!**

What's more, the program **also helps to fund preliminary work that may be required**, like electrical work or asbestos abatement before efficiencies like new insulation can be added. Me² can help with this process as well, **offering up to \$1,000 to defray those costs.**

To learn more or to schedule your home energy assessment, visit our website at www.smartenergypays.com or call (877) 399-1203. You can also go to www.milwaukee.gov/sustainability to learn about other useful energy programs that the city's Office of Environmental Sustainability offers!

Passavant Senior Center



Alderman Bauman joined Mayor Barrett, Wisconsin Housing and Economic Development Authority Executive Director Wyman Winston and others during the **dedication ceremony** for the new \$9.6 million **William A. Passavant Senior Apartments**, 2195 W. State St. The project, developed by the Commonwealth Companies, included the **historic rehabilitation of portions of the former Sinai Samaritan Hospital** into 43 one-bedroom and eight two-bedroom units for seniors age 55 and above. The project included using energy conservation and energy efficiency systems to lower monthly expenses and to conserve resources.

