

CITY OF DELAFIELD PLAN B COMMITTEE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Noel Aicher
Jerry Dunnick
Gerry Holton
Kean Kemnitz
Beth Leonard (Aldersperson)
Gerry Mac Dougall (Aldersperson)
Cate Rahmlow
Tim Turnock

Absent

Jim Hayne

1. APPROVE MINUTES OF MEETING OF JUNE 29, 2007

This item will be put on the agenda for the next meeting.

2. CITIZEN COMMENTS ON AGENDA ITEMS

Ed McAleer, 3413 Lake Drive – He thought that the last meeting was good and that progress was being made. He spoke regarding the parallel studies for the library. Something still needs to be found for the administrative offices. For meetings he suggested using the Fish Hatchery with some upgrading being done on the building. The site could be used for administrative offices by using land adjacent to the Fish Hatchery to build a complimentary building.

3. OLD BUSINESS

A. ANY ISSUES THAT THE MEMBERS FEEL APPROPRIATE TO BRING UP FROM LAST MEETING.

No discussion took place.

4. NEW BUSINESS

A. DRAFT WORK GROUPS: WILL INCLUDE COST DISCUSSIONS

(1) LIBRARY. CATE RAHMLOW AND NOEL AICHER

- a) DISCUSS LIBRARY PLANS WITH MEMBERS OF THE LIBRARY BOARD. A QUORUM OF LIBRARY BOARD MEMBERS MAY BE IN ATTENDANCE

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The members of the Library Board were introduced by the President of the Library Board, Jeff Krickhahn. It was noted that there was a quorum of the Library Board in attendance. Present were: Jeff Krickhahn, Char Hall, Dick Niels, Dick Reul, and Robin Flory.

J. Krickhahn thanked the Plan B Committee for their work. He stated that the letter they received was very good, but that they opposed the statement under Fact 2 which read "the Library Board and Staff have refused to accept less square footage and desire 20,000 square feet." The current library board only has two members that were on the board at the time of the initial referendum which requested the 28,000 sf library. He reviewed the options that they have reviewed over the past several years. He stated that everyone was now on the same track – the Library Board has never firmly said that it was all or nothing. They would like to work with the community. He specifically thanked K. Rahmlow for taking the time to meet with the Library Board. He read from the Library Board minutes which stated: "The Board agreed on a Resolution to accept Plan B Committee's support of approximately 10,000 sf dedicated library space with 7,000 sf build-out as outlined in Exhibit A from the document dated June 28, 2007. This Resolution passed unanimously." Everyone was very pleased upon hearing this. J. Krickhahn stated that the 10,000 sf is a good start. He stated that their website will be cleaned up to reflect this. K. Kemnitz stated that the goal of the Plan B Committee was to reduce each referendum question to no more than two 8.5 x 11 sheets – one narrative; one floor plan. The heads of each department would be asked to sign off on their department along with each member of the Plan B Committee before it goes to the Council. J. Krickhahn was in agreement and stated that everyone needed to be behind this 100%. K. Kemnitz expressed hope that the Friends of the Library would be able to raise funds for "niceties" that could be added once comfortable quarters for the library were obtained. A complete cost figure is needed. If the downtown campus is used, one of the costs would be for relocation and rental facilities while this building is being renovated. If the library could help determine these costs, it would be most helpful. The library board was asked if they had concerns if the library was a "stand alone referendum". J. Krickhahn stated that this could be discussed at the next Library Board meeting. Discussion took place on the variables that were taking place with the possible joint venture with St. John's. J. Krickhahn stated

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that the 10,000 sf building was the best way for the Library Board to go. Discussion took place on the possible referendum questions. G. Mac Dougall stated that getting involved with St. John's did not change this Committee's charter. This Committee needs to solve a problem. At some point in time the parallel course for the library will need to be decided upon. At that point in time, the options can be reviewed. K. Kemnitz stated that this Committee needs to concentrate on the downtown campus for the library. The three questions will be submitted to the Council as soon as possible and it will be up to them to decide how to proceed. K. Kemnitz stated that it was a great relief to know that the Library Board unanimously voted to support the concepts that the Plan B Committee has come up with.

K. Kemnitz stated that three estimates would be done and brought back to the committee for the construction portion of the project for discussion. After this takes place, the Committee will start working on the language, etc. While the estimating is taking place, the Committee should continue working on the costs for furnishings, communication equipment, etc. (what can be used and what needs to be purchased). R. Flory stated that the department heads felt that 12-15% of the cost of the building would be appropriate for the cost of the furnishings and that a consultant may need to be retained to assist in this process.

T. Turnock stated that as positive as the Plan B Committee was tonight, it is a fact that two out of three citizens do not use the Library and may not be positive about this. He asked if the Library Board had any thoughts on how to convince these people to give a positive vote on the referendum. B. Leonard stated that in her district the households did not have many school age children. J. Krickhahn felt that at the meeting in District One gave him the feeling of a general consensus that was positive if a prudent library plan was developed. K. Kemnitz discussed strategies to market the plan. The Library Board will put forth their best effort. M. Gardner stated that the library is not just for children; it is a community thing and marketing should reflect this.

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(2) LAND ACQUISITION OF LEASES. GERRY MAC DOUGALL

a) UPDATE ON PROGRESS OF ADDITIONAL LAND

This is moving ahead. B. Hyde, General Manager of Del-Hart, D. Landwehr, Chairman of Del-Hart, and T. Hafner from the City of Delafield looked at the site. The site will be surveyed by Yaggy-Colby. A bubble diagram will be developed to layout some of the required buildings and to determine if and how much grading needs to be done. The land will be appraised in order to develop a lease cost for a period of 75 years. Once these tasks have been completed, another presentation will take place. Everything has been positive up to this point in time. K. Kemnitz explained that this land would be used for cold storage for the City of Delafield's DPW and for the brush pile. G. Mac Dougall explained that Del-Hart is similar to a corporation of which Delafield owns one-half of the stock. It is run by a board of directors which the City of Delafield must work with. B. Leonard stated that G. Mac Dougall did an excellent job making his presentation at the Del-Hart meeting and that it was very well received by the Del-Hart Commissioners.

(3) DPW STUDY. GERRY HOLTON AND TIM TURNOCK

Square footage costs are being gathered. It is hoped to have these figures by next week. An email from the City Attorney, Mark Sewell, stating his opinion on the legality of the third-third-third formula, was distributed to the committee members. It was the opinion of Attorney Sewell that the third-third-third formula could be done and was legal. Johnson and Block will provide their opinion on this as well. K. Kemnitz stated that this meant that the City would build the entire DPW, but funding would come back from the storm sewer, sewer, and water utilities. The City will bond and build the facility, but payments would be made to the City by the utilities (it would not be paid for by the taxpayers).

(4) SAFETY CAMPUS. BETH LEONARD AND JIM HAYNE

B. Leonard stated that they would be having more meetings next week with the departments and the architect to go over the floor plans, finalize space, and calculate the square foot cost.

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- (5) DOWNTOWN CAMPUS. JERRY DUNNICK AND KEAN KEMNITZ
- a) HOW TO FACILITATE TEMPORARY OCCUPANCY OF CITY GOVERNMENT AND LIBRARY DURING CONSTRUCTION AND COST OF SAME.

Work is taking place and more information will be provided at the next meeting. Discussion took place on the need for temporary locations, especially for the library.

- B. PRINCIPLES OF ARCH DESIGN MAY BE IN ATTENDANCE, DEPENDING ON HOW FAR THE STUDY GROUPS GOT IN THEIR PROCEDURES TO ANSWER QUESTIONS OR EXPLAIN IN MORE DETAIL THEIR PROGRESS.

No discussion took place.

- C. GENERAL DISCUSSION WITH COMMITTEE MEMBERS REGARDING THEIR WISHES OR IDEAS ON ADDITIONAL DIRECTIONS. REVIEW OF INITIAL BUDGET NUMBERS FOR REFERENDUM.

- (1) DISCUSSION OF TIMELINE FOR THE COMMITTEE TO COMPLETE ITS TASK AND PASS ON RECOMMENDATION TO THE CITY COUNCIL AND HOW THIS MAY OR MAY NOT AFFECT THE CITY'S BUDGET PROCESS.

B. Leonard stated that the biggest factor for completing her section was dealing with various vacation schedules. It was thought that the Safety Campus and the DPW could be complete in approximately two weeks. The downtown campus needs work and the sign-off of the library; it was anticipated that this could be complete in one month. Once the plans are complete, the cost estimates would take approximately ten days. The target date for the entire project is mid-August or the third Monday of August. K. Ramhlow requested that a timeline be given to the Library Board.

- (2) AS THERE ARE NO REGULAR ELECTIONS SCHEDULED IN CALENDAR YEAR 2007, DISCUSS LIKELY BEST TIMING FOR A SPACE NEEDS PUBLIC REFERENDUM. IN CALENDAR YEAR 2008 THERE ARE REGULAR ELECTIONS SCHEDULED FOR FEBRUARY, APRIL, SEPTEMBER AND NOVEMBER.

K. Kemnitz stated that a special election costs approximately \$5,000. G. Mac Dougall stated that the cost of the election should not be a consideration because this is a much bigger job. However, if it is the only thing on the ballot, it was questioned whether there would be a good turnout. K. Kemnitz would like it

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to be the Plan B Committee's recommendation that the Council get this moving as quickly as possible. It was stated that the Presidential Primary will take place in February.

Discussion took place on the amount of work that has taken place by the consultants compared to what was originally agreed upon. If more resources are needed, K. Kemnitz will make a request to the Common Council.

- D. NEXT MEETING WILL BE FRIDAY, JULY 13TH AT 11:00 A.M. IN CITY COUNCIL CHAMBER. A QUORUM AT THE LIBRARY BOARD MAY BE IN ATTENDANCE.

The next meeting will take place on July 13, 2007 at 11:00 a.m.

- E. ADJOURNMENT

B. LEONARD MOTIONED TO ADJOURN FROM THE MEETING. K. RAMHLOW SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:31 P.M.

Minutes Prepared By:

Accurate Business Communications, Inc.