

CITY OF DELAFIELD PLAN B COMMITTEE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Noel Aicher
Gerry Holton
Kean Kemnitz
Beth Leonard (Aldersperson)
Gerry Mac Dougall (Aldersperson)
Cate Rahmlow

Absent

Jim Hayne
Jerry Dunnick
Tim Turnock

1. APPROVE MINUTES OF MEETING OF AUGUST 31, 2007

B. LEONARD MOTIONED TO APPROVE THE MINUTES FROM THE AUGUST 31, 2007 MEETING. G. HOLTON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. CITIZEN COMMENTS ON AGENDA ITEMS

K. Kemnitz stated that because the Plan B Committee future is not known, he would be very liberal in allowing participation from the audience during the meeting.

E. McAleer, 3413 Lake Drive – The Library Board was the only department that signed the sign-off sheet that was part of the proposal. The City Administrator and other department heads have not signed off. E. McAleer had a conversation with T. Hafner about this. The reasons for not signing off should be made public and E. McAleer felt that this committee should invite the City Administrator and Department Heads to a future meeting to discuss and possibly come to an agreement.

G. Mac Dougall responded that they did talk to department heads and a letter of departmental support was signed and provided to the Plan B Committee. There is some consensus and agreement with the department heads.

E. McAleer stated that the Department Heads need to be on the same page as the Plan B Committee.

Committee discussion took place and it was stated that the drawings were not design drawings, but were meant to show that there was enough room to satisfy the requirements. K. Kemnitz agreed that it would be nice to have the department heads attend a Plan B meeting. N. Aicher stated that in addition to the Library Board, the Library Department signed off on the document. E. McAleer stated that support from the Department Heads is very valuable. The

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Safety Department is the most critical of all of the issues and needs to be resolved. Everything must be done to get the department heads together to come to a resolution so that the community can see that everyone is on the same page and they believe in what is trying to be done. The Plan B Committee made an invitation to the Department Heads to attend the Plan B Committee meetings. C. Rahmlow suggested taking one of the meetings with the department heads and present what the Plan B recommendation to Common Council is in order to redefine what the Plan B's charter is, the process that was taken, and the recommendation. G. Mac Dougall felt a meeting with the department heads should be done at the Council level with the Plan B Committee being in attendance.

3. OLD BUSINESS

a. ANY ISSUES THAT THE MEMBERS WANT TO REVISIT OR CLARIFY

There is a question in the community pertaining to when the referendum will be held. K. Kemnitz stated that the Plan B Committee recommended that it be held during the February General Election, however, this is a Council decision.

4. NEW BUSINESS

a. DISCUSSION AND ACTION ON ST. JOHN'S NORTHWESTERN/CITY OF DELAFIELD PROPERTY NORTH OF THE BARK RIVER FOR LOCATION OF NEW CITY HALL/LIBRARY FACILITIES.

The new proposal suggests moving the City Hall and Library to the property north of the Bark River, north of Fish Hatchery parking, west of Dopkins Street, and east of the Fish Hatchery itself. The premise being that a new City Hall and Library would be built at this location of which 4,000 sf +/- would be rented by St. John's. K. Kemnitz reviewed the process that this committee took to determine locations and stated that this must be done again.

a) FEASIBILITY

C. Rahmlow did not recall any indication from City Hall that would lead her to believe that City Hall is for sale. There is an assumption by saying this location should be considered instead of the present hall that indicates that the City is willing to sell City Hall. K. Kemnitz is making the following assumptions: that the value of the City Hall would at least meet the additional costs, that the additional costs for St. John's space would be covered by their rent, and that the land is buildable. C. Ramhlow stated that another assumption would be that the Common Council would be willing to sell this property and move over to that property; she

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was not sure if this was true. The Committee felt that this assumption needed to be made.

Advantages to the St. John's location:

- The present City Hall would be put on the tax roll
- Staff would not be discomfited by a double move, thus less interruption in the day-to-day business
- Good pedestrian connections (pedestrian-friendly)
- Extension of the downtown area further north
- Expanded relationship with St. John's
- Could bring more people to the Wisconsin Veteran's Memorial Riverwalk
- Allows the City to build Canal Street further down the river
- Brush and weeds would not come back to the area; landscaping of the area would be attractive
- Could be constructed simultaneously with the Safety Campus
- Utilization of St. John's students for community service activities
- Tranquil setting

Discussion took place on usage of the section that St. John's would lease. The St. John's documents would be kept only for the use of St. John's. This would be a special collection area for St. John's only.

Cons to the St. John's location:

- The Master Plan calls for the City Hall to be located in the downtown corridor and would require a change to the City's Master Plan
- Would require a zoning change (is presently zoned C-1)
- Loss of synergy
- Parking
 - 120 spaces of the 159 required are on the south side of the river across the VMR bridge
 - Loss of municipal parking lot
 - Loss of a visitor parking space for the City's expanding commerce ability for people to park and the space that the City has for community gatherings
- Precedent setting (consequences) of putting a building in C-1 zoning
- Less visibility of site and less accessible to the public
- Loss of downtown campus
- Ease of accessibility
- Safety – children and elderly going to remote campus

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- Timeline – could take much longer to build a facility due to the many problems with the land (Laura Schult, 935 Bahr Road). The City does not have a lot of time! The present City Hall is in a proven location.
- K. Kemnitz had the drawing reviewed by a water quality management specialist who stated that “this is a very problematic site”.
- C. Ramhlow questioned the possible tax savings to trade the location that the City has now for City Hall for the location that is being proposed.
- Tax savings are not substantial – K. Kemnitz discussed how real estate taxes would be affected considering the new site, additional signage, etc.
- Loss of historical location and destination
- Possible loss of library support
- Possible opposition from environmental groups
- Possible opposition from those concerned about the loss of the soccer fields

G. MacDougall stated that these pros and cons have been researched and learned through the previous studies. The general consensus from the Committee was that they were interested in keeping the City Hall and Library at its present location because it makes sense based on previous studies.

It was asked that at the next Council meeting that a vote be taken as to whether they want to change the location of the City Hall/Library.

M. DeYoe would like to see this group form a list with the pro’s and con’s in a document format with good reasons behind it to present to the Council so that they can make a decision. As part of the Council’s due diligence they need Plan B to provide this information to them. This document would provide the Plan B’s unbiased reasons for a recommendation.

K. Kemnitz asked how things like the 62-page lease get done without the Council knowing about it. M. DeYoe was not able to answer that question because no council members were involved. B. Leonard felt that the Council has concerns about this.

It was the consensus of the Committee to develop a document listing today’s discussion today based on all of the research done within the last five months to be reviewed by all members of the Plan B Committee for future submission to the Common Council. All members of the Plan B Committee would sign this document.

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- b. STUDY GROUP ASSIGNMENTS FOR ADDITIONAL REVIEW FOLLOWING BASIC DISCUSSION.

K. Kemnitz and G. Mac Dougall will not be part of these study groups in order that they could participate in further discussions with St. John's if necessary.

N. Aicher will work with the library board, librarian, etc. as necessary, to get more input.

B. Leonard and C. Ramhlow will compile a listing of pro's and con's from written suggestions from committee members and will prepare a position short statement. This statement would be provided to the Council approximately two weeks prior to their November 5, 2007 meeting.

G. Holton and J. Dunnick will explore and confirm how this would affect individual residents from a tax perspective.

C. Ramhlow wanted to make sure that no additional alternatives would be presented for the Plan B Committee to scrutinize unless the Common Council approves it.

5. NEXT MEETING

The next meeting was scheduled for Friday, October 12th (if study group is prepared) at 11:00 a.m. at the City Council Chamber.

6. ADJOURNMENT

C. RAMHLOW MOTIONED TO ADJOURN FROM THE MEETING. G. HOLTON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 1:20 P.M.

Minutes prepared by:

Accurate Business Communications, Inc.