

CITY OF DELAFIELD PLAN B COMMITTEE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

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

Absent

Jerry Dunnick
Tim Turnock

Also Present

Tom Hafner, Director Public Works
Jack Edwards, Fire Chief

1. APPROVE MINUTES OF MEETING OF OCTOBER 5, 2007

G. HOLTON MOTIONED TO APPROVE THE MINUTES FROM THE OCTOBER 5, 2007. N. AICHER SECONDED THE MOTION. K. KEMNITZ STATED THAT ON THE LAST PAGE, ITEM B, FIFTH SENTENCE SHOULD READ G. HOLTON AND J. DUNNICK. G. HOLTON AND N. AICHER AGREED WITH THE CORRECTION. ALL WERE IN FAVOR. MOTION CARRIED.

2. CITIZEN COMMENTS ON AGENDA ITEMS

- a. STAFF MEMBERS ARE INVITED AND MAY PARTICIPATE IN DISCUSSIONS

K. Kemnitz stated that this was an informal committee and comments would be taken during the discussion of the items.

3. OLD BUSINESS

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

C. Ramhlow asked if the department heads had anything to add or share. K. Kemnitz clarified that the department heads or citizens could join in the discussion at any time.

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T. Hafner, Public Works Director – Stated that the attendance and participation of department heads was supposed to have been requested from the Plan B Committee only with the thought being that the staff may have had pre-existing notions about the solutions to the space needs issues and Plan B Committee was supposed to have a completely fresh look. The intention was for staff not to participate and possibly introduce old ideas. In regards to the signature page on the recommendation, there were comments on the page such as “staff has participated in throughout the entire process” and from their perspective, that was not entirely accurate. Secondly, there was a statement included that they agreed with the entirety of Plan B’s recommendations which included not only the plans that they had seen, but also the text which they had never seen before which included cost estimates that were outside of their area of expertise. He wanted to be careful in what he was recommending and limit his recommendation to his area of expertise – that which his department needs to function into the future. He would be willing to sign-off that the space needs that his sub-committee has identified and how it functionally flows, etc. is very adequate for the future needs of his department. He was actively involved only in the last 20% of the process, but not the entire process.

K. Kemnitz stated that it was this Committee’s intent to show unity to the community; to have the staff members only agree that the space needs that were looked at allow the staff to serve the citizens of Delafield, not the costs, etc. He wanted the public to know that the staff members have the space allocated, while not being the final space, to serve the needs of the citizens of Delafield. Paragraph 2 was addressed and K. Kemnitz stated that the Plan B Committee was asking staff to sign on that they have enough office space, enough space to store vehicles, to perform maintenance, etc. T. Hafner was confident that Plan B together with staff could craft language addressing the square footage identified by the Plan B Committee, and that it is adequate for individual departments to serve the needs of the City. He was excited with the Plan B recommendations for his department and appreciated all of the work that has been done. K. Kemnitz recommended that simple language be used on the sheet stating that what is in the plans meets the staff’s needs to serve the citizens of Delafield. The Council could then be asked to insert the new form into the recommendation. The following wording was suggested: “I have been actively involved in the review of Plan B’s concepts and drawings. I do agree that the space being recommended for my department very adequately meets foreseeable needs for the services and responsibilities delivered to the citizens of Delafield.” T. Hafner and J. Edwards were agreeable to this statement. C. Rahmlow will put this on top of the title sheet and K. Kemnitz will present this to the Common Council at their next meeting.

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Jack Edwards, Fire Chief – He was in agreement with the comments made by T. Hafner. They met several times with Jim and changed several drawings. The drawings that they have now are adequate and they are excited to move forward. Discussion took place on the sprinkler requirements.

4. NEW BUSINESS

a. DISCUSSION AND ACTION ON WRITTEN REPORT TO THE CITY COUNCIL REGARDING FINDINGS ON POSSIBLE RELOCATION OF CITY HALL/LIBRARY TO NORTH OF THE BARK RIVER

Drafts of the document had been emailed to each individual committee member and changes/amendments have been made in the document to reflect the requests. The general questions at the top of the document were separated from the pros and cons of each individual site. After this is presented to the Common Council, it was the request of this committee that it be posted on the City's website. C. Ramhlow suggesting getting clarification on the following questions prior to considering the advantages/disadvantages of either particular site:

- Are voters, residents, and library patrons better or more easily served by relocating City Hall and the Library to the proposed alternate site? All things being equal, which location is better for voters, residents, library patrons and visitors?
- What is a reasonable amount of savings for the taxpayers to realize to offset selling the current City Hall location?
- How does the Delafield Library Board view the location change and by extension, how does the County System view it?
- What meaningful could or should St. John's be bringing to the equation in order to make selling 500 Genesee Street a good idea?
- Would a decision to relocate this building in a primary environmental corridor on landed that is zoned C-1, behind the post office and next to St. John's be likely to create any organized opposition? If the answer to that were yes, then is there likely to be any organized support to offset that?

There was a pro listed in the minutes that was not included in this report and that was that it could be constructed simultaneously with the DPW Safety Campus.

The financial impact on selling 500 Genesee Street property was included on page four of the report. This section reviews financial implications if assumptions were made that the property was sold for \$2 million and that it had a \$5 million minimum total assessment on it, and that whatever the City Hall was sold for would cover all of the costs of improving Exeter Street, building Canal Street, improving Genesee

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Street, the pilings, the 8,000 sf of structure, etc., and what it mean to the individual tax payers. K. Kemnitz stated that everyone knew it would cost more money to build the building at the new alternative site if you could build there. He was assuming that the present City Hall was sold; this would offset the additional costs. It was also assumed that if it was decided to build 4,000 sf and for the City to become landlords, that the rent should cover that cost. This, however, would mean that a larger bond referendum would be needed. The numbers on the financial sheets only dealt with the effects of putting the present City Hall on the tax rolls privately, and what the tax savings would be. C. Ramhlow stated that the general questions presented to the Common Council dealt with whether it was worth moving. The present City Hall and Library are very visible and very easily assessable and there is value to that.

K. Kemnitz discussed the flood plain lines that G. Rademacher of the DNR had provided for the site. She had stated that the new site in the C-1 Bark River primary environmental corridor would be "problematic" in the DNR process. Street/sidewalk improvements and the extension of the downtown district were discussed.

A copy of this report and the previous Plan B Recommendation will be supplied to the library and placed on the website. There should be some sort of effort made to inform the public prior to the referendum of all of the elements that are involved.

The conclusion recommendations for the site alternative (the last page of the document) stated that: "The Plan B Committee used knowledge gained through of five months of exploring resolutions for the City's space needs issues and we relied on existing City ordinances and the Master Plan as our guide to evaluate the general merits, advantages, and disadvantages of the proposed sale and relocation of City Hall. It is our firm conclusion that the proposed relocation of City Hall and the Library to Canal Street on the north bank of the Bark River behind the Post Office, is not in the best interest of City residents and voters. It is also our firm conclusion that the 500 Genesee Street location is superior in visibility and access for important civic amenities such as the Delafield Library, Council Chambers, voting, and other community meeting opportunities. We reaffirm the conclusions and recommendations presented to the Common Council on September 4th and urge the Council to take action to adopt them."

The Committee wanted it to be understood that the job of reviewing the proposed relocation was made easier and was more expedient because of the five months of prior work that had taken place.

It was recommended that the Common Council read all of the material and make the determination as to what is in the best interest of the City.

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N. Aicher suggested a change which will be noted in the report that this includes government offices.

1) MEMBERS SIGNING OF DOCUMENT

G. HOLTON MOTIONED TO ADOPT THIS DOCUMENT CREATED WITH THE FRIENDLY AMENDMENT THAT WAS MADE BY N. AICHER. J. HAYNE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

The Plan B Committee members who were present signed the document.

E. McAleer and the department heads were thanked for their participation.

After this meeting, this committee would be recessed.

b. DISCUSSION AND ACTION OF WHEN AND HOW TO PRESENT FINDINGS TO THE CITY COUNCIL

This will be presented to the Common Council at their next meeting.

c. ADJOURNMENT

J. HAYNE MOTIONED TO HAVE THE COMMITTEE GO INTO RECESS. G. MAC DOUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

J. HAYNE MOTIONED TO ADJOURN FROM THE MEETING. C. RAMHLOW SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 12:30 P.M.

Minutes prepared by:

Accurate Business Communications, Inc.