

COMMITTEE OF THE WHOLE MEETING (Monday, March 14, 2016) Generated by Mary Rajer on Tuesday, March 15, 2016 Members present Rosemarie Trester, Roman Draughon, Todd Wolf, Job Hou-Seye, Mike Damrow, Julie Kath, Bryan Bitters, John Belanger, Jim Bohren, Mary Lynne Donohue, Don Hammond, Joseph Heidemann, Mark Hermann, Susan Lessard, Bill Thiel Meeting called to order at 5: 40 PM

1. OPENING OF MEETING

Action, Procedural:

1.1 Call to Order

Procedural:

1.2 Roll Call

Procedural:

1.3 Pledge of Allegiance

Action:

1.4 Approval of the minutes from November 9, 2015 meeting. APPROVAL OF MINUTES. Motion by John Belanger, second by Susan Lessard.

Final Resolution:

Motion Passes Aye: Rosemarie Trester, Roman Draughon, Todd Wolf, Job Hou-Seye, Mike Damrow, Julie Kath, Bryan Bitters, John Belanger, Jim Bohren, Mary Lynne Donohue, Don Hammond, Joseph Heidemann, Mark Hermann, Susan Lessard, Bill Thiel

Procedural:

1.5 Public Forum on Agenda Items. Jason Peters 1235 Kaufmann Avenue

2. ITEMS FOR DISCUSSION AND POSSIBLE RECOMMENDATION TO THE COMMON COUNCIL

Action, Discussion,

Information:

2.1 Presentation by JJR Smith Group on the finding of the Harbor Centre Marina Wave Mitigation Study and possible recommendation to the Common Council on the selected alternative. Winterization of the harbor's 30 -year old wooden dockage is the main issue. Every winter there is considerable damage done by ice in the harbor. An average of \$60,000 per year is spent on renovations, two years ago \$350,000 in repairs was spent.

Extensive study was done by JJR Smith Group to collect data on winds, water levels and currents, wave heights and directions and icing conditions. Wave information study by the EPA and navigational charts by the EPA and Army Corp of Engineering were also utilized to study the affects of the 2013 dredging of the river. Several possible solutions were offered with the recommended solution being to install de-icer units into the harbor water. Kasco, the manufacturer of the de-icer, recommends 28 units at a cost of \$26,180. The units work by aerating the water to keep ice from forming. JJR Smith Group would recommend installing 50 units at a cost of \$46,750. Other considerations include the cost for installation and removal, storing, electricity and replacements. Move to accept recommendation by JJR Smith and ask staff to put together a budget and scope of work for this project and bring back to the Common Council. Motion by Don Hammond, second by John Belanger.

Final Resolution:

Motion Passes Aye: Rosemarie Trester, Roman Draughon, Todd Wolf, Job Hou-Seye, Mike Damrow, Julie Kath, Bryan Bitters, John Belanger, Jim Bohren, Mary Lynne Donohue, Don Hammond, Joseph Heidemann, Mark Hermann, Susan Lessard, Bill Thiel

Action, Discussion,
Information:

2.2 Presentation by Bray Architects on the City Hall Use Study and possible recommendation to the Common Council. Building Use Committee had met and discussed the future status of City Hall, costs for renovations, an analysis of potential building sites, costs to build new, and/renovating other existing buildings within the downtown business district and recommended that Bray Architects give a presentation to the Common Council on the study document that was presented to their committee. New construction was narrowed down to four sights: 10 th & Wisconsin

- \$7.5 M - \$7.8 M Mead Public Library Northwest - \$7.2 M - \$7.5 M
Parking Lot West of Stefano's Restaurant \$7.2 M - \$7.6 M Lot North of
Stefano's Restaurant - \$7.1 M - \$7.5 M To renovate existing City Hall the
cost would be \$10.5 M - \$11 M. Drawings for the renovation were provided. This
would basically be a total restructure of the interior of the building. The
garage would be torn down and what is the back of the building now would become
the new entrance. Bray would use the marble staircase and preserve the woodwork
as much as possible. Discussion centered on the expense for this plan and the
Council also felt that the space was excessive. Suggestions from Council
members included asking Building Use to consider some existing buildings,
expand scope of area and needs, less than 25,000 sq. ft., have additional
details on selected sites.

To repair City Hall, new roof, new mechanicals, etc. the price would be \$3.9
M. After a lengthy discussion it was decided before the next step could be made
it would be necessary to agree on a budget.

Refer to Strategic Fiscal Planning Committee to determine budget. Motion
by John Belanger, second by Mary Lynne Donohue.

Final Resolution:

Motion Passes Aye: Rosemarie Trester, Roman Draughon, Todd Wolf, Job
Hou-Seye, Mike Damrow, Julie Kath, Bryan Bitters, John Belanger, Jim Bohren,
Mary Lynne Donohue, Don Hammond, Joseph Heidemann, Mark Hermann, Susan Lessard,
Bill Thiel

3. CLOSING OF MEETING

Information:

3.1 NEXT MEETING DATE: TBD

Action:

3.2 ADJOURN. ADJOURNMENT OF MEETING. Motion by Don Hammond, second by
John Belanger.

Final Resolution:

Motion Passes Aye: Rosemarie Trester, Roman Draughon, Todd Wolf, Job
Hou-Seye, Mike Damrow, Julie Kath, Bryan Bitters, John Belanger, Jim Bohren,
Mary Lynne Donohue, Don Hammond, Joseph Heidemann, Mark Hermann, Susan Lessard,
Bill Thiel