

City of Sheboygan
2018-11-12

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CITY OF SHEBOYGAN

FINANCE AND PERSONNEL COMMITTEE

NOVEMBER 12, 2018

Chair Rindfleisch called the meeting to order at 4: 00 p.m. The Pledge of Allegiance followed.

COMMITTEE MEMBERS PRESENT:

Chair Ron Rindfleisch, Vice Chair Jim Bohren, Alderpersons Mary Lynne Donohue, Trey Mitchell and Todd Wolf

STAFF / OFFICIALS PRESENT:

Alderpersons Ryan Sorenson and Rosemarie Trester, Mayor Mike Vandersteen, City Attorney Chuck Adams, City Administrator Darrell Hofland, Police Chief Chris Domagalski, Fire Chief Mike Romas, Finance Director Marty Halverson, Director of Planning and Development Chad Pelishek, Mead Public Library Business Manager Debbie DeAmico, Budget Analyst Carrie Arenz

PUBLIC PRESENT:

Kevin Anhalt, Diana Dombrowski, Eleanor Jung, Carole Wagner, William Burton, Luan Burton, Steve Berg, Pam Gruber, Peggy Rothe, Jennifer Lehrke, Travis Gross

MINUTES

Motion by Alderperson

Wolf, seconded by Alderperson

Donohue to approve the minutes of November 5, 2018. Motion carried.

ITEMS FOR DISCUSSION & POSSIBLE ACTION

3.1 RO 159 - 18 - 19 / NOVEMBER 05, 2018 / DOC

3.3: Request by the City Administrator for three of the City's days at Blue Harbor Resort for the Wisconsin City/County Management Association Conference.

City Administrator Darrell Hofland confirmed this will be the first opportunity for the City of Sheboygan to host this annual conference of Wisconsin's city and county management professionals.

Motion by Alderperson Bohren, seconded by Alderperson Donohue to recommend the Common Council approve the request. Motion carried.

3.2 RES 116 - 18 - 19 / NOVEMBER 05, 2018 / DOC

4.4: Resolution terminating the current agreement with the Armory Community Project for redevelopment of the former Sheboygan Municipal Armory.

Mayor Mike Vandersteen provided a brief update on the status of the agreement following the extension of the due date from August 23 to October 23, and his request that the Armory Community Project President provide the Committee with an update on their fundraising efforts.

Armory Community Project President, Ms. Jennifer Lehrke identified that the Community Armory Project fundraising efforts have garnered \$650,000. The group hoped for longer time-frame for their fundraising campaign, as they were recently waiting for a number of responses from potential donors. Ms. Lehrke cited a recent poll on the Nextdoor site and the 2018 Community Survey discussing citizen views on the future of the Armory.

Alderperson Wolf discussed historical information on the Armory's usage since the city inherited the property in 1986. Due to the limited number of events hosted at the facility over the years, Alderperson Wolf speculates the Armory venue may experience difficulty sustaining future event business. Alderperson Wolf indicated his reluctance to utilize the city's capital resources for improvements to the Armory, when those same funds could be earmarked for improvements to the city's roads and infrastructure.

Alderperson Bohren agreed with Alderperson Wolf.

Alderperson Donohue asked if the Armory Community Project had any additional funding prospects pending. Ms. Lehrke confirmed all large or significant corporate donation possibilities were exhausted.

Alderperson Trester mentioned that contact she received from her constituents expressed the fact they were not in favor of subsidized housing constructed near the lakeshore. Alderperson Trester indicated the Armory Community Project group should have been granted a longer time frame for their fundraising campaign.

Aldersperson Rindfleisch expressed disappointment in the fact the group was not successful in their fundraising endeavors and appreciated all effort the Armory Community Project group expended on the project.

Motion by Aldersperson Wolf, seconded by Aldersperson Bohren to recommend the Common Council approve. Motion carried.

3.3 RES 117 - 18 - 19 / NOVEMBER 05, 2018 / DOC

4.5: Resolution authorizing City staff to renegotiate the terms and conditions of a contract for the sale of land for private development with Scott Crawford, Inc. at the Sheboygan Municipal Armory.

Director of Planning and Development Chad Pelishek discussed the terms of the most recent development agreement for the Armory site with Scott Crawford, Inc. The developer is currently exploring another potential development opportunity within the city. However, Director Pelishek will initiate contact following Common Council approval to determine if the firm is interested in the Armory development site. The previously proposed private development contained a mixture of market rate and affordable housing units.

Motion by Aldersperson Donohue, seconded by Aldersperson Wolf to recommend the Common Council approve. Motion carried.

3.4 RES 118 - 18 - 19 / NOVEMBER 05, 2018 / DOC

4.6: Resolution authorizing the Purchasing Agent to prepare and issue a request for bids for the demolition of the Sheboygan Municipal Armory.

Director Pelishek referenced the Armory's historical information attached to the agenda. In June 2017 the Council authorized bids for abatement and demolition for approximately \$355,000 to be funded by the Capital Improvements Program. The majority of lead and asbestos abatement is complete. Aldersperson Sorenson inquired on presenting a future referendum question whether voters support the renovation of the Armory or demolition / redevelopment of the site. City Attorney Chuck Adams confirmed a referendum question could not be discussed at this time as it was not an agenda item for this meeting. Aldersperson Wolf expressed concern that the process needs to continue moving forward.

Motion by Aldersperson Donohue, seconded by Aldersperson Wolf to recommend the Common Council approve. Motion carried.

3.5 RES 119 - 18 - 19 / NOVEMBER 05, 2018 / DOC

4.7: Resolution authorizing a transfer of appropriations in the 2018 Budget for the purpose of establishing appropriation for City Hall renovations utilizing General Fund unreserved fund balance.

Administrator Hofland provided a brief history on the funding for City Hall renovation. The \$10.5 million reconstruction project financing is comprised of \$5.5 million transferred from the General Fund. \$3 million was transferred earlier in 2018. This resolution completes the final transfer of \$2.5 million from the General Fund in 2018.

Motion by Alderperson Donohue, seconded by Alderperson Wolf to recommend the Common Council approve. Motion carried.

3.6 RES 124 - 18 - 19 / NOVEMBER 05, 2018 / DOC

8.3: Resolution authorizing the appropriate City Official to enter into an Intergovernmental Cooperative Agreement with the Sheboygan County for sales tax revenue-sharing for transportation infrastructure maintenance.

Finance Director Marty Halverson discussed the continuation of the agreement with Sheboygan County to obtain a portion of the 0.05 percent of county sales tax. The funds are used to finance street and road repair projects.

Motion by Alderperson Wolf, seconded by Alderperson Donohue to recommend the Common Council approve. Motion carried.

3.7 DIRECT REFERRAL - RES 125 - 18 - 19 / NOVEMBER 12, 2018: Resolution authorizing preliminary action in connection with the prospective Broadway Avenue and Business Drive tax increment financing redevelopment project.

Director Pelishek referenced details of the development proposal for the Van Der Vaart site. The developer is securing financing. In order to proceed, the developer requires documentation confirming their tentative agreement with the city in which the city will provide incentive contributions.

Motion by Alderperson Wolf, seconded by Alderperson Donohue to recommend the Common Council approve. Motion carried.

3.8 DIRECT REFERRAL: RES 126 - 18 - 19 NOVEMBER 12, 2018: Resolution authorizing the appropriate city officials to enter into an agreement between the Department of Natural Resources and the city regarding environmental contamination at 2117 Indiana Avenue.

Director Pelishek provided details on this blighted property containing a former gas station. State statutes confirm the need to have an active agreement with the Department of Natural Resources acknowledging that contamination exists and outlining steps to remediate. Director Pelishek discussed the next steps which include obtaining possession of the property from Sheboygan County, demolishing the building, removing the canopy and obtaining a state grant for removal of the fuel tanks. Future plans for the site include the possible

creation of a green space.

Motion by Alderperson Wolf, seconded by Alderperson Donohue to recommend the Common Council approve. Motion carried.

DATE OF NEXT REGULAR MEETING:

November 26, 2018

ADJOURN

Motion by Alderperson

Wolf, seconded by Alderperson

Mitchell to adjourn at 4: 51 p.m. Motion carried.