

City of Sheboygan
2018-04-09

AXGUGA742B6C

CITY OF SHEBOYGAN

AMENDED FINANCE AND PERSONNEL COMMITTEE

APRIL 9, 2018

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

COMMITTEE MEMBERS PRESENT: Chair Mary Lynne Donohue, Vice Chair Jim Bohren, Alderpersons Ron Rindfleisch and Todd Wolf

COMMITTEE MEMBERS EXCUSED: Alderperson Andy Ross

STAFF / OFFICIALS PRESENT: Alderpersons Susan Holzschuh, Henry Nelson, Ryan Sorenson and Rosemarie Trester, City Attorney Charles Adams, City Administrator Darrell Hofland, Chief of Police Christopher Domagalski, Fire Chief Michael Romas, Director of Public Works David Biebel, Finance Director Nancy Buss, Director of Planning and Development Chad Pelishek, Director of Human Resources and Labor Relations Sandy Rohrick, Purchasing Agent Bernie Rammer, Mead Public Library Business Manager Debbie DeAmico, Budget Analyst Carrie Arenz, Managment Intern David DeTroye.

MINUTES

Motion by Alderperson Wolf, seconded by Alderperson Rindfleisch to approve the minutes of March 12, 2019. Motion carried.

ITEMS FOR DISCUSSION & POSSIBLE ACTION

3.1 RO 156 - 17 - 18 / SEPTEMBER 5, 2017 / DOC

3.15: Submitting the Sheboygan Water Utility's budget for 2018.

Finance Director Buss indicated this document has not been filed.

Motion by Alderperson Wolf, seconded by Alderperson Rindfleisch to recommend the Common Council file. Motion carried.

3.2 RES 147 - 17 - 18 / MARCH 5, 2018 / DOC

5.2: Resolution if the Common Council fails to make a decision regarding the Armory by April 16, 2018, the City of Sheboygan shall have a city-wide,

non-binding referendum to decide the future of the Armory.

Attorney Adams discussed details on the possible advisory referendum in August. June 4 would be the final date to approve a potential referendum question for placement on the August primary ballot. Attorney Adams provided details on the proposed multiple choice styled question containing four answer selections. Alderperson Wolf and Rindfleisch indicated decision should remain with the Common Council as they have extensively examined all the proposals.

Motion by Alderperson Wolf, seconded by Alderperson Rindfleisch to recommend the Common Council file. Motion carried.

3.3 RO 328 - 17 - 18 / APRIL 4, 2018 / DOC

3.1: Communication from Harbor Centre Business Improvement District requesting that the City release all funds collected on their behalf and those funds allocated to them for Fiscal 2018.

Finance Director Buss reported the total funds are approximately \$125,000.

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

3.4 RES 164 - 17 - 18 / APRIL 4, 2018 / DOC

4.1: Resolution authorizing executing a lease for the former County Highway Department building at 1211 North 23 rd Street for use by certain City Hall departments during construction at City Hall.

Administrator Hofland provided details on the negotiations with owner regarding the one year lease, followed by monthly leasing at \$5,333.33 per month plus utilities. The city will be the sole tenant of the building. The heating is zoned. The office space of nearly 10,000 square feet will house the following City Hall departments: Office of the Mayor, Office of the City Administrator, Office of the City Attorney, Finance/Purchasing Department, Human Resource Department and Information Technology Department.

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

3.5 RES 171 - 17 - 18 / APRIL 4, 2018 / DOC

7.1: Resolution providing for the sale of General Obligation Promissory Notes and Bond Anticipation Notes for 2018 Capital Projects.

Administrator Hofland reviewed the list of General Obligation Promissory Notes and Note Anticipation Notes for the 2018 capital projects. The majority of the funding is for the SouthPointe Enterprise Campus expansion. The remainder of the project list is consistent with the Capital Improvements Program's 2018 projects.

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

3.6 RES 173 - 17 - 18 / APRIL 4, 2018 / DOC

7.3: Resolution to authorize the demolition of the Sheboygan Armory, a provision to return the site in its entirety to green space, and allowance for further development opportunities that may present in the future.

Alderperson Donohue brought this resolution forward as a result of concerns on the proposals being considered. Alderperson Rindfleisch thinks there are two viable proposals to be considered and disagrees with this resolution.

Motion by Alderperson Donohue, seconded by Alderperson Wolf to recommend the Common Council approve. Motion carried 3 - 1 (Rindfleisch - nay).

3.7 RES 174 - 17 - 18 / APRIL 4, 2018 / DOC

7.4: Resolution approving the terms and conditions of the Contract for Sale of Land for Private Development between the city and Scott Crawford, Inc. for a project on the Armory site which will be a mixed use building comprised of retail / commercial space, market rate and affordable residential apartments.

Representatives from Scott Crawford, Inc. presented an update on their proposal for 122 residential units, both market rate and affordable units, along with 2400 square feet of retail space on the site. Their firm has been reviewing this development project for over two years. The tax incremental financing request was reduced from 15 percent to seven percent of the project total. Alderperson Bohren inquired regarding the funding. Alderperson Trester inquired on the scope of other development projects their firm has completed within the last 10 years.

Motion by Alderperon Bohren, seconded by Alderperson Wolf to recommend the Common Council approve. Motion failed 2 - 2 (Donohue, Rindfleisch - nay).

Motion by Alderperson Rindfleisch, seconded by Alderperson Bohren to refer resolution to the Common Council without a recommendation. Motion carried.

3.8 RES 175 - 17 - 18 / APRIL 4, 2018 / DOC

7.5: Resolution approving the terms and conditions of the Redevelopment Agreement between The Armory Community Project, Inc. and the City for a project involving rehabilitating the Municipal Auditorium and Armory and re-purposing it into a community center.

Representatives from The Armory Community Project, Inc. provided an update on their proposal. The group has completed their articles of incorporation and received their federal employer's identification number. They have continued to verify the project's qualification with the State of Wisconsin Historical Society and explored the possibility that the site could achieve national

historic recognition. The national registry process can take as long as one year. The combined experience of their management team provides 172 years of non-profit experience at the local, regional and national levels. Construction would be managed by a local team. The citizen surveys indicated strong community support for this project. The apartment development to be constructed and managed by the Gorman Company on the west side of the property was discussed. Clarification regarding wording of the reversionary clause was provided by Attorney Adams for the City and Attorney David Gass for The Armory Community Project, Inc.

Motion by Alderperson Rindfleisch, seconded by Alderperson Donohue to recommend the Common Council approve Res. No. 175 - 17 - 18 Developers Agreement with changes to Article 7 of the Developer's version and Article 3, the reversionary clause. Motion failed 2 - 2 (Bohren, Wolf - nay).

Motion by Alderperson Rindfleisch, seconded by Alderperson Bohren to refer resolution to the Common Council without a recommendation. Motion carried.

3.9 RES 176 - 17 - 18 / APRIL 4, 2018 / DOC

7.6: Resolution authorizing the purchase of approximately .83 acres (land and building located on the northern portion of 1211 North 23 rd Street) for future use by the City.

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

ADJOURN - SINE DIE

Motion by Alderperson Wolf, seconded by Alderperson Rindfleisch to adjourn-sine die at 5: 50 p.m. Motion carried.