

BUILDING USE COMMITTEE MINUTES Tuesday, July 7, 2015 City Hall, 3 rd Fl. Conf.
Rm. 5 pm

Attending:

Ald. Joe

Belanger, Joe Clarke, Ray Haen, David Biebel Guests:

Ald. Julie Kath, Mayor Vandersteen, Ald. Mary Lynn Donohue, Debbie DeAmico

1. OPENING OF MEETING

1.1 Pledge of Allegiance.

2. ITEMS FOR ACTION

2.1 Review City Hall floor plans and programming space needs. J. Belanger - would like a deadline of October for budgetary purposes for this project. However, the last thing we want to do is make a rash decision and don't want to make decision without having as much as information as possible. J. Clarke stated the 1 - 3 years should be looked at closely at the early end would have to deal with before somebody else takes over. R. Haen however time is of the essence, because once money is put into the existing City Hall, the money pit has begun. Currently, City Hall has 4 floors with a grand total of 37,400 sq ft. R. Haen questioned consolidating offices, which will be a bigger issue if this project is due by October. He is also concerned if a programming study was done before building; the number may come up skewed. R. Haen and J. Clarke stated there is not enough of a time frame for a full programming study. For a firm to look at the entire project and decide by October is too challenging and we don't want to rush in. He feels that City staff should be part of and involved in this project. D. Biebel stated if we want to do a programming study, that would have to occur from an outside source, which would not meet the October deadline. However, we should start internally first and report back to the committee the department heads needs. J. Belanger - If we start on City Hall and exceed 50 % of changing things, then new codes come into affect. It is difficult to put funds toward this project to keep everything the same. M.L. Donohue - Questioned if anyone feels remodeling City Hall is a good idea. If not, focus on different alternatives. She also questioned if the current space needs are the best arrangement. J. Clarke stated the historical City Hall, community would want to see this stay as City Hall. D. Biebel - City Hall has features that cannot be replicated with a new building. Given the factors, more conclusive for private contractor to take over and receive credits for renovating historical structures. J. Clarke - Questioned will a developer bring this building back to what it was? We do not want to get stuck with a shell left to crumble. R. Haen stated this situation

is similar to Washington Ave. school, costs were prohibitive and contractor did not get any historical credits. He encouraged members to visit the City Hall in Two Rivers, which has recently been totally renovated. D. Biebel - Mechanical issues are becoming prominent in City Hall; if we do stay, how do we make the building more efficient? Mayor - this is a 2 step process: find out what departments need and how to make a more public access/customer friendly environment. J. Belanger wants to make customer friendly, regardless of what department heads want and to optimize customer experience. If the decision is to stay or build, we need to look at downtown buildings; having a customer service center and have person figure in, if takes months to get handle on that, then decision easier... J. Clarke - Doesn't see how to come out ahead with \$4 million in repairs scheduled within the next few years. R. Haen stated we need the number upfront and need to do space program D. Biebel can give all information needed for a program study, but group discussion is needed on how to operate as a unit moving forward . J. Belanger - time isn't of immediate essence but we need to be in the proactive state. D. Biebel will move forward with a programming study in 6 weeks max for a one stop shop and outreach to developers to gage interest in possible reuse of City Hall.

2.2 Review land availability options.

2.3 Continue discussion regarding City Hall, City Hall Garage, and Fire Station # 1 assessment.

3. SET NEXT MEETING DATE:

Monday, July 27

4. ADJOURN

4.1 Motion to Adjourn