

## AGENDA

### LONG-RANGE FACILITIES ADVISORY COMMITTEE MEETING

Monona City Hall – Conference Room

5211 Schluter Road, Monona, WI

THURSDAY, AUGUST 23, 2018

6:00 P.M.

- 1) Call to Order.
- 2) Roll Call and Introductions.
- 3) Appearances.
- 4) Approval of Minutes – July 31, 2018
- 5) Unfinished Business
  - i) Review Updated Options and Budgets
    - (1) Convene in Closed Session under Wisconsin Statute section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Discussion of Potential Future Facilities Site / Land Acquisition).
    - (2) Reconvene in Open Session Under Wisconsin Statute Section 19.85(2).
    - (3) Discussion of Community Center/City Hall Options
- 6) New Business.
  - i) Discussion of Recommendation(s) to be Presented to City Council
- 7) Next Meeting Date: TBD
- 8) Next Agenda Items: TBD
- 9) Adjournment.

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LONG-RANGE FACILITIES ADVISORY COMMITTEE  
PUBLIC SESSION MEETING MINUTES  
**July 31, 2018**

The meeting was called to order by Mayor O'Connor at 6:02 PM.

Present: Mayor Mary O'Connor, Chair; Alder Nancy Moore (via phone); Dan Eklof; Connie Miley; Josh Peterson; Kellie Unke; Brian Holmquist; and Brad Keil

Not Present: Robb Kahl and Kathy Thomas

Also Present: City Administrator April Little; Lt. Curt Weigel; and Michael Hacker, Bray Architects.

Appearances. There were no appearances.

Approval of Minutes – Keil made a motion to approve the minutes from June 21, 2018; Seconded by Eklof. Correction on page 3 – “administration stays in central campus” to add as correction. Motion carried.

New Business

- a) Convene in closed session. See closed session minutes to be distributed at 8/23 meeting.
- b) **Reconvene in Open Session Under Wisconsin Statute Section 19.85(2).** Unke; Eklof to open session. Open session resumed at 7:25 PM.

Second phase is looking at city administration, community center and senior center on city campus. This scenario proposes a new community / senior center in two options. Scenario one attempts to keep drive in place, putting parking next to pool. It's about 40,000 square feet in d 23,000 for foot print. The building is more easily stackable. Demolition of apparatus bay; replaced with parking; well must stay at its current location. Parking may need to be tiered or part of building buried because of grade change. 122 parking stalls campus wide; this gives 176 stalls. City hall would have high/low entry points. Garage stalls could be used for storage; some community space on lower level. Demolition could be part of a phasing. It would allow use of current building while new building is under construction (no displacing). Community center is then two stories. Challenges: maximizing parking but not really improving pedestrian experience – much asphalt surrounding building. Driveway is direct access to school (does not slow vehicles travelling to school).

Scenario two – on existing footprint. Less parking (net neutral); would not allow phasing. However, maintains green extension of the park for better pedestrian connections. Access to school is preserved but is indirect (not a thoroughfare). Building is still a backdrop to the pool. Both test fits work.

Eklof – does not feel shared use is strong. Miley – use senior center as a cut through now. Holmquist – could lose some parking in scenario one and create green space but still be ahead with parking. Scenario two is more visible to the public. Moore asked about the potential of

creating a main street configuration for this area, and mixing in more residential (that could be multi-story) and a little retail to generate more tax revenue and increase density. Holmquist: would need to review zoning and comprehensive plan at the Plan Commission level; overlay a CDD. This could be looked at as a separate process, as part of a larger visioning process. Moore suggested looking at less used portions of Winnequah Road, such as moving skate park and tennis courts to relocate community center there as a possibility; private development would be fill in and move park land out further near Maywood. Moving the pool during that planning process is a possibility later.

Holmquist favors moving center, and removing some parking to make it more pedestrian friendly. This process may more closely align with pool planning process, timing wise a few years into the future, and it will allow more broad consideration of the area then. Eklof liked the configuration of the parking. Little mentioned in a very long term using city hall space as a redevelopment space and add on to community center for admin office; city hall would be oversized and have security concerns having an unoccupied lower level. Another possibility is to have retail or like a post office in lower level of city hall. New center does not accommodate vehicle storage. Possibly better attach to current city hall with new building.

- c) Formulate Recommendation to City Council
- d) Finalize Option(s) to be Presented to City Council

**Action Items. Next agenda** – Bray will take the comments and meet with staff to flesh out options further.

2) **Next Meeting Dates.** August 23, 2018 at 6 PM, City Hall Conference Room.

**Adjournment.** Holmquist made a motion to adjourn; Seconded by Peterson. Meeting adjourned at 8:12 PM.

*By April Little, City Administrator*