



MINUTES OF THE PARKS COMMITTEE

**TUESDAY, MAY 14, 2019, 7:00 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

Ald. Chris Wery, Ald. Jesse Brunette, Ald. Brian Johnson, Ald. Andy Nicholson
Others Present: Dan Ditscheit, James Andersen, Ald. Kathy Lefebvre

B. APPROVAL OF THE AGENDA.

Moved by Ald. Andy Nicholson, seconded by Ald. Jesse Brunette to approve. Motion carried.
Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

C. APPROVAL OF MINUTES.

Moved by Ald. Andy Nicholson, seconded by Ald. Brian Johnson to approve. Motion carried.
Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action on the review of the bids and budget for the Colburn Pool Renovations.

Moved by Ald. Andy Nicholson, seconded by Ald. Jesse Brunette to receive and place on file. Motion carried.

Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

2. Consideration with possible action on the approval of allocating \$170,000 from the existing beach funding for an amendment to the scope of work for Patrick Engineering to complete the engineering associated with the beach, pier and boardwalk project at Bay Beach Amusement Park.

Moved by Ald. Jesse Brunette, seconded by Ald. Andy Nicholson to approve. Motion carried.
Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

3. Consideration with possible action on the request by OnBroadway to allow the sale of alcohol (beer and malt beverages only) and concessions at Leicht Memorial Park on Tuesday nights, June 18 - August 27, during the Levitt Concert Series.

Moved by Ald. Andy Nicholson, seconded by Ald. Jesse Brunette to approve. Motion carried.
Yes- Chris Wery, Andy Nicholson, Jesse Brunette, No- None, Abstain- Brian Johnson

4. Consideration with possible action on the purchase of 1705 East Shore Circle (Parcel 21-439) for the expansion of Bay Beach Amusement Park.

The Committee may convene in closed session pursuant to Sections 19.85(l)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Committee may thereafter reconvene in open session pursuant to Section 19.82(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Andy Nicholson, seconded by Ald. Brian Johnson to open the floor for discussion. Motion carried.

Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

Moved by Ald. Jesse Brunette, seconded by Ald. Andy Nicholson to close floor for discussion. Motion carried.

Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

Moved by Ald. Brian Johnson, seconded by Ald. Jesse Brunette to go into closed session. Motion carried.

Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

Moved by Ald. Brian Johnson, seconded by Ald. Jesse Brunette to return to regular session. Motion carried.

Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

Moved by Ald. Brian Johnson, seconded by Ald. Andy Nicholson to move forward as directed in closed session. Motion carried.

Yes- Chris Wery, Andy Nicholson, Brian Johnson, No- Jesse Brunette, Abstain- None

E. INFORMATIONAL.

I. Director's Report on updates and recent activities of the Parks, Recreation and Forestry Department.

2.

The next Park Committee meeting is scheduled for June 12, 2019.

F. ADJOURNMENT.

Moved by Ald. Brian Johnson, seconded by Ald. Andy Nicholson to adjourn. Motion carried.
Yes- Chris Wery, Andy Nicholson, Jesse Brunette, Brian Johnson, No- None, Abstain- None

VERBATIM MINUTES

- Alderman Johnson, Alderman Nicholson, Alderman Brunette, and Alderman Wery. And can I have an approval of the agenda.
- So moved.
- Second.
- Second.
- Motion by Alderman Nicholson, second by Alderman Brunette. Those in favor?
- [Together] Aye.
- Opposed? Motion carried. C, approval of the minutes.
- So moved.
- Second.
- Motion by Alderman Nicholson, second by Alderman Johnson. Any discussion? Those in favor?

- [Together] Aye.

- Opposed? Motion carried. D, regular business. Number one, consideration with possible action on the review of the bids and budget for the Colburn Pool Renovations.

- [Dan] Since we covered everything at the I and S, I wasn't sure if we were going to split up the conversation. We can just receive and place this on file.

- So moved.

- Motion by Alderman Nicholson.

- Second.

- Second by Alderman Brunette. Discussion? Those in favor?

- [Together] Aye.

- Opposed? Motion carried. Number two, consideration with possible action on the approval of allocating \$170,000.00 from the existing beach funding for an amendment to the scope of work for Patrick Engineering to complete the engineering associated with the beach, pier and boardwalk project at Bay Beach Amusement Park, Director.

- [Dan] All right, so, we've been talking about this project for a while now. So Patrick Engineering has been hired to do all of the engineering associated with getting the permits, and all of the construction drawings associated with the beach, the pier, the boardwalk, and the bathhouse with concession stand. When they were hired, the scope of work really wasn't known, what studies were going to be required by the DNR in order to pull the permits, and get the required permits from the DNR. So we did work through that. Their initial fee was all grant funded, so there was \$250,000.00 in grant funding, so there was no City dollars put into that. So we have spent the \$250,000.00, and what you see before you is kind of what's left to the scope of work to finish the project up. So this kind of goes in very clear detail about what they are going to be required to do in order to get construction ready documents so that we can bid this project out for the fall. Because all of the grant funding has been used, I am requesting that we use a portion of that \$5 million that was set aside in bonding for the Beach project to pay for this additional engineering.

- Alderman Johnson.

- Just to be clear, Dan, is this, this is kind of labeled as an amendment to the agreement, is this where they're kind of exercising phase two?

- [Dan] It basically is, it's exercising phase two, or finishing up the scope of work, 'cause the original contract, like I said, we weren't sure really what the scope of work was gonna be, what studies were gonna be required, so it really is technically an amendment to it, but you can look at it as though it's phase two of the contract.

- So this was an expected additional agreement to come forward, this isn't something brand new that hit us out of nowhere?

- [Dan] Well I think when we first started the project we were hoping that the project in its entirety would come in at \$250,000.00 or less. But as additional studies were required and time was spent on the project, once we learned more about it as we got into it, we learned that it was gonna exceed the \$250,000.00.

- Is this going to leave us short on the construction end of it?

- [Dan] It should not.

- Okay.

- Any other questions from the Committee?

- I'm good.

- Move to approve.

- Motion by Alderman Brunette to approve.

- Second.

- Second by Alderman Nicholson, all right, any discussion on this? Those in favor?

- [Together] Aye.

- Opposed? Motion carries. Number three, consideration with possible action on the request by OnBroadway to allow the sale of alcohol, beer and malt beverages only, and concessions at Leicht Memorial Park on Tuesday nights, June 18 to August 27, during the Levitt Concert Series.

- [Dan] And I'll have James present this.

- [James] I got an opportunity, actually, I don't know if you guys remembered, but OnBroadway kind of ran a campaign of sorts to vote for this concert to be brought to Green Bay. They got rewarded a grant to bring this concert in, and we're excited about the opportunity to have concerts at Leicht Park again throughout the summer, Tuesday nights.

- It's on Council night.

- It's Council night. I'm just--

- [James] But you can come at 5:30, the first band opens, so you come to the first band, then go to Council, and then finish up the night, so.

- We could have our Councils down there.

- [James] Yeah, like it says here, it's Tuesday nights, June 18th through August 27th. There is one Tuesday where they're gonna skip, that week that tall ships is coming in, they're skipping that week,

but otherwise, just to give you an example of what this looks like, the park will open, the doors open at 5:00 o'clock. At 5:30 the first act will open up, and then they'll have a little gap in there, and the headliner will be from about 7:00 to 8:00 o'clock. So it's not like this is going to be an into the night type thing, everything will be tear down by pretty much 9:00 o'clock at night. And it's got a very family friendly atmosphere, local bands that are also very popular though, so it's not gonna be just any band, it's not open mic night, it's actually legit bands that are coming in that is gonna draw a crowd, but not like an overwhelming type of crowd. You're talking maybe, on a good night when it's nice out, 1,000 people. So they are gonna want to serve alcohol, food, and just have a nice family fun night on Tuesday nights down at Leicht Park.

- So who would be serving the food and alcohol, the businesses on Broadway, or .

- [James] Well the, I'm sure they'll contract with somebody to serve that, I don't know who that will be in particular.

- We would manage it exactly the same way that we manage all of our other events, including Night Market farmers' market, but we have an exclusive relationship with the distributor, and then typically we will work with businesses in the district or food trucks on site.

- Yep.

- Alderman Nicholson?

- I gotta know what kind of beer's gonna be served here. If it's Budweiser or Miller?

- Can I answer that?

- I don't typically--

- I don't drink, so.

- Oh, it isn't, oh definitely, I can't vote for this.

- We work with the local breweries.

- All right, I'll--

- I can work with that.

- Alder Lefebvre?

- I just want to make sure when you do this that you keep 'em from leaving the premises with alcohol.

- Security is on site, we work with the Law and Police Department

- You can do it during Packer games.

- Make sure, right, when you do that, so that, you what?
- You can walk all over the city during a Packer game, what's the difference?
- I know, well that's another issue, that--
- So we do have security in place.
- Yeah, just to make sure.
- I know it's kind of monitored entry system.
- Yeah, 'cause I don't think they should, and when they do the 4th of July downtown, I think it's a zoo, it's terrible.
- Okay, so you're fine with this then?
- [James] I should mention the group heads came in. They met with Special Event Committee for the City. They've gone through all the ordinances, and policies, and liquor licenses, and security plans, it's all been approved.
- Well, it's nice that we got the Jam on Broadway.
- Motion to approve.
- Second.
- Motion by Alderman Nicholson, seconded by Alderman Brunette, those in favor?
- [Together] Aye.
- Opposed? Motion carried.
- Just let the record reflect that I've abstained.
- Number four, consideration with possible action on the purchase of 1705 East Shore Circle, Parcel 21-439, for the expansion of Bay Beach Amusement Park.
- [Dan] All right, so I will kind of hand out some photos of the house that we're referring to. And you have a copy of the map showing where the location is in relation to Bay Beach Amusement Park. I'll just give a very brief summary of--
- [Kathy] Can I have the pictures?
- [Dan] Yes. I'll just give you a very brief summary of what this project is, and then we do have members of the public who probably would like to speak, and then I would recommend that we go into closed session to talk about the price and other things like that, and then we'll open it back up for the motion. So if you take a look at the site plan, which is in your packet. This is the house

directly to the east of Bay Beach Amusement Park. So if you're familiar with the east side train, the original train ride, that was always there. This is the house that's right at the end of the train where it makes the loop coming back to the station. It's in very close proximity to that train track, and then if you look at the map, you'll see that the property directly adjacent to the east of that is owned by the City of Green Bay. So we have owned that property, I've been with the City since 2000, we've owned it every since then, and probably 10, 15 years prior to that. So there has always been that desire to kind of make that connection there. Also that that property was purchased I think for a connection to the Wildlife Sanctuary, so that they could have access to the waterfront if ever they wanted without ever having to enter Bay Beach Amusement Park. So that was the purpose of buying that. What we would use this for is just general park expansion. That's what we're looking towards right now, so we don't have a specific use in mind. We can talk about what potential uses would be, but if the City were to go ahead with the purchase of this property, we would definitely create a conceptual plan of what that space could be utilized for. So at this point, I would just say, let's open it up to the public for comments and questions.

- Move to open the floor.

- Second.

- I just want to mention one thing too, right away.

- All right, Alder Lefebvre, we'll recognize you first, and then we'll open the floor.

- Okay.

- Go ahead.

- Yep, the field next to it, I don't know if Dan realizes, that has to be left open because that is an access, if Steve Grenier was here, he'd probably say wait a minute, that's an access to the dike, all the way down the two miles, it's one of the accesses.

- Easement?

- Yes, it's left open.

- Okay.

- So that they can go in and maintain the dike. And they're gonna have to do it next year because we had damage on the dike, with that storm that we had, the wind. So this year they're going through, and they're taking trees down that either came up or people planted on the dike, they're gonna go through and people put stuff on the dike. So that has to always be left open so that it can be, otherwise it goes all the way down to Dan's. And I don't think they'd be happy having to go to the Dan's, and come all the way back. So there's certain access points to that dike. And actually it is, people could walk in that field to go to the dike. So, it is City, right, City owned, but I don't know if Dan was aware that it has to be left open for the access of the big equipment to come in.

- [Dan] And we can take that into account with them, conceptual .

- Right, I just wanted you to know that. Okay.
- Thank you.
- And then.
- I know there was a motion on the floor for interested parties.
- Motion by Nicholson.
- Second.
- Second by Johnson to open the floor, those in favor?
- [Together] Aye.
- Opposed? Motion carried. If you want to speak, you can either just come up here, it might be easier to hear you, come up and have a seat. Give us your name and address. Yes, just have a seat anywhere.
- Thank you.
- We're not like that. Kneel, no.
- Where's the chalice?
- [Kathy] Go ahead.
- Seth Kollmer, 1737 East Shore Circle. I'm a couple of properties down from the parcel in question. To me, my opinion is, I would express, I am strongly, strongly opposed to the City purchasing this property, and moving the Bay Beach Amusement Park proper closer to the residences along East Shore Circle. We have enough issues already with goers crossing into our yards, coming right down the dike, that is private property, private property up to the water. They can be in the water, but they cannot be up on the land. One of the concerns is the development of this park, this parcel into the park as potential parking. I heard one of the options is possibly to open up our circle and take that walking path and connect it to the parking lot itself. That would increase our traffic down our circle, immense there already, that's already double parking down the lane. It's very difficult to come in and out of driveways the way it is with that amount of parking, making that a thoroughfare would become a major traffic problem for us. We don't have a police presence really in the area. Already, we have enough problems with drugs. We had gun shots the other night. We don't need expansion closer to us. There's already a fence that divides on that parcel, divides their private property from the park, it acts as a very natural barrier. There is a hedge that goes down, again it's a very natural barrier, it keeps people from coming out. To be honest, if we had our choice, we would ask the City to make a gate that went all the way out to the dike to keep people from coming down onto our property, already.
- [Kathy] We made that request a couple of times to have a gate, and we still haven't gotten it.

- Okay.

- Not to mention, with the price of what that property is going to be, just from a City perspective, the amount of money it's going to take to purchase it, I'm going to guess at minimum \$260,000, \$300,000 already, I'm guessing that money could probably be better used for improving existing parks throughout the City already, for small projects, improvements, or even something a little larger.

- [Kathy] And I want to mention that--

- Well, let's do one a time here.

- [Kathy] Okay, okay, let them talk, and then I will.

- Yep, so we were going, anything else Mr. Kollmer, otherwise?

- [Seth] Yes, and then just from an expense point, I just know if they decide to tear the building down, they're going to have to completely remediate it. It's a nice building already. Even if the City decided and said we're going to keep the building and use it for some other purpose, maybe a pavilion, maybe access to the public, maybe we'll use it for offices, there's no guarantee, the City cannot give us a guarantee that the building would never be torn down or used for another purpose in the future anyway. And to tear down that building, it's going to be a complete remediation, probably an additional \$30,000, \$40,000, to tear the building down, remove the basement, backfill, compact, and use it.

- Questions, Alderman Brunette.

- Yes, thank you for coming sir, what was your name again, I was looking at your property on the map.

- [Seth] Seth Kollmer, 1737 East Shore.

- So you're four doors down.

- Yep.

- Right, because of the field.

- Well, four properties down.

- [Seth] Yep, from the existing line.

- So do you think that this would affect your property value in a negative way?

- [Seth] I do, I do. To be honest, the house that's there is one of the more, one of the higher valued homes on the street already to begin with.

- It's a beautiful house.

- [Seth] It is, it's a gorgeous house, extremely well maintained.

- My personal opinion is it's kind of a charming little thing. Growing up and going to Bay Beach, and just knowing the house was always there. Thank you.

- Any other questions? Anyone else want to?

- Me.

- Name and address, please.

- [Marc] Marc Olsen, I'm 1721 East Shore Circle, right next to that house, or that property, right between us and next to the house that is closest, or is going to be sold, or the City wants to buy. Again, going along with Seth, I'm totally against this purchase from the City. Having kids, we already worry about the safety of our kids, with all the shady stuff that goes on at Bay Beach in the middle of the night that is not reported. I know some people don't see it, but with us living there, we see it, people walking along our property, just random people. We've had several, at least two for sure, robberies, just of the safety part of this matter. It's just, yeah, with two kids it's just not, it would not be a good choice, I think, for me to agree with this, to sell this property. Again, back in the day when they were building Bay Beach, why did they put the train right next to this house, I mean, it doesn't make sense, you have all that land on the other side, you have all this land on the other side, why not go the other way? I mean, leave this beautiful property there, and some family come and enjoy it, and buy the house and enjoy it, next to Bay Beach, I mean, we go to Bay Beach, my kids and I, my family and I go to Bay Beach a lot, we're right next to it. But again, in the middle of the night with the safety things that go on, it just would be a, in my opinion, wouldn't be a good thing to do.

- Do you mind taking a question?

- [Marc] Yeah.

- Sir, thank you, also, for appearing. Do you feel that if the City purchases this property, and develops it as part of Bay Beach, that that would have a negative impact on your property value?

- [Marc] Absolutely, yeah, absolutely. With the lot between us, I mean, there are no plans. I heard we will have plans, who knows what the plans will be, we don't have them. We hear different scenarios of what could happen with this property, just what Seth said, all these people that park in our street, it's just again, I'm thinking safety issue with my kids, with all these people getting closer to us.

- That's all, thank you sir.

- Any other questions for Mr. Olson?

- And?

- Yes sir.

- Your name and address?

- Randy Westberg, 1815 East Shore Drive, down a little bit further from the property, but still right in the area there. I don't really see this as a fiscally responsible thing to do. One, you're taking a magnificent property off the tax rolls. Two, you talked about aesthetics, and yes, the train goes around there, and look at all the people that look at that house, and say, wow, that's a really neat house, Green Bay is pretty cool. So you're losing not only the property value, the property tax on it, you're also losing the aesthetic value that is a Green Bay image. Besides the fact the safety and other things that go on. But I think the money could be much much better used in other areas, in other parks, or even if, it was talked about that eventually that might be parking lot, Bay Beach already owns a ton of land there that could easily be, parking could be expanded with only the construction costs, and some drainage issues, without having to buy that expensive property. So I just don't see that as a fiscally responsible, or a PR thing for Green Bay, good thing to do.

- Do you mind taking a question?

- Sure.

- Alderman Brunette?

- Thank you, also, for appearing. Now, you live in that neighborhood, but not directly in the vicinity, you said, that.

- Yeah, I'm down a few more houses from that.

- Do you believe that the City purchasing, and developing the land for Bay Beach would impact your property value, and/or those around the property.

- Mine itself, I don't really think so. I think it will affect the safety of my property, and my grandkids walk along there to Bay Beach and to the Wildlife Sanctuary. I think it would affect more in that area than actually property value to me. I think the closer you get to that, the bigger the impact of the property value would be.

- My apologies, your address again?

- 1815 East Shore Drive.

- Okay, thank you. Anybody else here for this item, to advance here in the public?

- Did you have a question for somebody?

- [Dave] No, she can go ahead.

- Okay, Mr. Olson.

- Well, Kathy was pointing to me.

- [Kathy] Yeah, last year there was an incident that happened, there was this car, it was real erratic, remember he, I think he came across the field or something, he was pointing at our house, he was

moving there. We didn't go out because we were afraid, actually. We didn't know what was going on. Marc, you called first, and I called the cops. It was how long before they came?

- It took a long time, seemed like forever. So it was this person who actually had a, possibly a stroke or something. So he came and parked right in my driveway, right in the front part of my driveway, and I was looking, and just, I thought maybe he was just going to turn around. And I just let it be for a while. And it took like 10 minutes, and then I just told my wife, something's not right, should I go check? It was already dark.

- It was late.

- I apologize if I'm cutting in here, but does this have anything to do with whether we should purchase--

- Well, we're talking about the safety.

- [Kathy] Oh yeah, this is amounting to safety, the safety thing too.

- Interesting story, but.

- [Kathy] So that why do we want to bring more park over further to us, this was a safety thing. We were afraid to go out, and take care of it.

- Well, what did that have to do with, Chris?

- It's Park, I'm not sure.

- [Kathy] But it does, with moving.

- All right, thanks.

- And safety. We're talking about people, cars.

- [Kathy] We're talking about safety, I just wanted to bring that up.

- Any other comments or questions? Otherwise, I think we have one more gentleman in the back there.

- Okay, I just wanted to mention too, Randy and Dana, they've lived there, when did you move in?

- '76 or something like that?

- Okay, and you know, I'm right next to Marco and Amy, and we've been there since '72, we've been there a long time. I enjoy the park, I love the park. I go there a lot, ride the rides and everything. And I enjoy the people coming into the park. I think it's a great park. There's plenty of access for people to be up on the dike. And especially now, you know, the Bay, especially if they're going to put the beach in, I mean there's gonna be plenty of access. We don't need this house. And I really say, I find it terrible that you're thinking it, even down the road, think of tearing that house down, that's--

- Okay, and if I could, just for full disclosure, you're at 1731 East Shore Circle?

- [Kathy] Yeah.

- Right in between both of you.

- Correct, yeah.

- Yeah, yeah.

- Okay.

- [Kathy] Mm hm, and there are problems with, yeah, people coming down, and like I said, we requested, I don't know how many times, to have a gate put up. You know that big, they have their wooden fence, and have a gate.

- Yep, we did hear that one before, sorry, did you have anything else, Mr. Olson?

- Yeah, I mean, just going along again with the beach as well. You open that up there, tear that house down, you open it up, you can have, bring all these people closer to our house, I have kids, I don't want people to be, in the middle of the night, it's not gonna be, who's gonna patrol it? Who's going to clean the beach, also, I don't understand, when they make these decisions, they should talk to people who live by the water and know what's going on. Some of these people, they just make decisions, like yeah, let's make a beach. It's not gonna be that easy. Who's gonna keep up the beach, clean, you know.

- Any other comments on, regarding this property?

- And Marco has a dog too, what happens if somebody opens his gate in the back, with the dog, you know?

- All right, so you think more likely--

- [Kathy] I think there's different things, we want to make sure that we're not moving them more.

- It's a full dog, it's a dog.

- It's a big dog.

- Meaning, if it gets out, is he going to bite people?

- No.

- No.

- Okay.

- If they come to our property, he's going to let you know that you're not supposed to be there, you know.

- [Seth] The concern is the movement of the beach closer to us by the purchase of this property would increase neighborhood safety concerns.

- And that's what we've heard overall from everybody. Alderman Johnson.

- So I may have heard some discussion about, again, like people that might come and open gates, or more people are going to come down the beach. Are these things that this property currently has to endure? Are we seeing these people come to this property, the way that we're expecting them to come to your properties if this property were purchased?

- We do see some of that now, with people coming from Bay Beach, all the way down to my house. And I live, the Sanctuary entrance is here, I'm like two houses down. People come all the way down on the dike now. So there is not masses, but enough that you are a little concerned over the property safety and whatnot, who's casing and pointing out the houses.

- [Seth] And there's been crimes of opportunity. My house was broken into a couple of years ago. The police officer that investigated determined that it was probably an adolescent that had come down from Bay Beach. We found a bag sack lunch that was left behind. They had just come through a window, it was just they had wandered, all the gates were opened, they just wandered down. The big thing is that the current property has a natural barrier. It has a fence, it has a hedgerow, a narrow path, a hedgerow, a pond. It creates this natural barrier that, the only real access is coming through up on the top of the dike, and that's where people access. If you make it where now it's an open field, it just eliminates that barrier. It makes it easier or more susceptible for people to wander down.

- So, hypothetically, and of course we're gonna have to discuss this yet, but if the City were to purchase this, and committed to creating some type of fencing barrier, on the end of the property, for which we already own, would that help ease some concerns?

- [Seth] I think it would help ease, from the Park Department's point of view, however, I think this needs to be a more holistic discussion with the City as a whole, with the Police Department, we need to understand the plan for it. We would want probably to be, honestly, we would want to come in with that the home would remain. We wouldn't really want it to be torn down. We need to be put into the loop, is there a greater plan here for the rest of our properties? Is there going to be an effort to start purchasing more of ours, which we don't want to sell or leave. I guess we like the status quo, and we're hoping to keep it that way.

- [Marc] And when you say there's a fencing, where would this fence be, right next to the property next to me?

- Well, I guess I don't know, I'm just trying to get a sense of, if there, again, I too, want to understand what the intentions are for the purchase of this property. I'm just trying to understand that. It seems to me at least that what is appreciated about it right now is that this property acts as a buffer. And so what I'm trying to do is get a sense of, if in fact this purchase is in the best interest of the City, which I don't know yet. Could that buffer be replaced in another way that would help satisfy the needs of

the neighborhood. So again, a lot of unanswered questions, but that's essentially what I'm trying to determine from you, is if you felt that that would alleviate some of those concerns.

- [Kathy] I think Marco, you, if they did, you would want it on Joe and Donna's property.

- [Marc] Right, and that's why I asked.

- [Kathy] On the east side, not the field.

- [Marc] That's why I asked, when you're talking about a barrier and a fence, would that be on the other side of their property, or are you gonna come, since the property's gonna be owned by the City, and the lot next to me, and their lot, between us, is also owned by the City, would the fence be right next to me, or would you put the fence next to it.

- Yeah, I think we're probably getting into decisions--

- [Marco] So what I'm thinking is I wouldn't want a big fence right next to my house.

- It's become a bit more of a round table, and I'm gonna just take a little bit more control here if we can. Does anybody have any more questions for anyone? Okay, I think there's another gentleman at the back who wanted to speak perhaps.

- Sure.

- If I could just get your name and address.

- Dave Charles, I'm here on behalf of the Friends from Bay Beach. Some of us have met in the past. I hope you've all had a chance to see your new ferris wheel. We hope to have it open in two to three weeks if all goes well, so, it's going along. Anyway, several years ago, back when Donnie Kramer was Parks Director, and we put the 25 year plan together for the park, and the entire renovation program was put together, we spent some time looking at the vacant lot, which is there currently, and that house which they're talking about acquiring right now. And Donnie had a good relationship with the people and had expressed interest to them that should it ever become available and they're moving, we would like to acquire it. And they've always said, whenever they're ready to go, they would give Bay Beach a very good deal. And we thought it important for a number of reasons. One is we want to create a bigger buffer, between the neighborhood and the park. And the second thing, for some family that would move in there, that hasn't been used to the park and everything there, there could be some blow back on the park. A new family moves in, oo, we want the lights off, we don't want people around, you know, because they're new. So it's better for us to A, acquire the property. B, create a bigger buffer. Work out obviously something with the fence, or whatever you talked about, that's Dan's job, and he's gonna take care of that. You know, there's all this confusion, right. Can you walk across the property, can everybody go up and down the dike, is it really not public property. You've seen three different views tonight. That has to be dealt with, but that's, the opportunity we have is this only comes up once every 40 or 50 years. And our ability to acquire this property, there was some concern about financing. Just so you understand, no City money will go to this project. Bay Beach will pay for this purchase out of its revenue and its funding, or funds that are raised. So there's no issue with, did they take it from somebody else and use it to do this, the Parks, it stands on its own, it pays its own bills, and creates opportunities to make this acquisition, so, I just

hope everybody gives this a serious thought. It's not gonna happen very often that we're gonna be able to do this. It's a great opportunity. They've offered us a wonderful below-market price on it. What'll be done with, you know, again, that's an issue for the future and the Parks Department. I'm pretty sure they're not gonna put a ferris wheel down there. It is a beautiful piece of property, and the view of the bay, which is what we're working on, should be protected and used there, but let people use it, 'cause it's a gorgeous place. Anyway, I just wanted to say from our standpoint, we're supporting the Parks Department anyway necessary to help them acquire this property. And they're gonna have lots of funds available, so it's not a funding issue at all this year. Thank you.

- Any questions for Mr. Charles?

- I do not have any questions.

- Anybody else have any comments for the Committee.

- [Marc] It concerns me that the talk about not, right now, the talk about not building something there, and down the road, it turns out that they put up something, a big ride right next to my house, so it does concern me. This is not convincing me. They put the train right next to the neighbor's house right now. It's what, 20 feet away from their property line. What makes it say that they're not going to come back and say we're going to build this giant whatever right next to your house? If it's being thought, or if it's proposed or if it's being put on the line or put on paper, or what exactly what they're gonna do, and stay with it, we can look at it. But right now, just to hear words, and just by the mouth, and just say we're not going to build, it just concerns me a lot.

- Question, Alderman Brunette.

- No question, I'd just like to make a motion to close the floor.

- Motion to close the floor.

- Second.

- Second by Alderman Nicholson. Those in favor?

- [Together] Aye.

- Opposed? Motion carried. So the Committee's going to discuss it a little bit right now, and have a little debate.

- Did you want to vote on closing the floor?

- [Kathy] Yes, go ahead.

- Those in favor, do we want to, if I could close the floor, that'd be great.

- [Kathy] Yeah, I really oppose it because of that beautiful property, and I just, you don't need any more front beach and view of the bay to sit and watch it. You know, for years, and I got 'em to finally take the Phragmites down, we had Phragmites, if you sat up on that dike, you couldn't see over the

Phragmites. They didn't value the bay. Now all of sudden, oh, we gotta have a view of the bay. Well, so I really oppose it, not just because I live there, but I support the neighbors too. I think this is, I don't care where the money comes from, I think it's a waste of money that you have. And you have all that property on the west side, and you have plans for it. Comes from them, or from the City, why don't you finish your plans there first before you consider buying another piece of property and doing something with that. Well, we've talked about Colburn Pool, same thing. Finish the projects that you have on plan to do before you start something new again. And I think it's waste, no matter where the money comes from, its a waste. And I'll get more people in the neighborhood just opposing this. We'll come to City Council, and we'll all just talk and talk, because that is, that you would even consider tearing that house down.

- Thank you, thank you Alder Lefebvre. Alderman Johnson.

- Dan, just a couple of questions for you. Do we have any specific plans after, if the City were to acquire this, do we have any specific plans to do something with the house or the property?

- [Dan] We don't have a conceptual plan on hand right now.

- So if we were to purchase the property, it would remain vacant until such a plan were developed?

- [Dan] Yes, it would remain vacant for the short term until we developed a plan and secured funding to develop it.

- Okay.

- [Dan] Into whatever that ends up being.

- And then so knowing that there's no conceptual plan, I mean it just, is it plausible for us to purchase a property and put in a clause that basically says we won't build something here?

- [Dan] I don't know--

- I just want to know if it's an option, I'm not saying it's the right thing to do.

- [Dan] It's one of those things that I'd have to defer to the Law Department. The question is would you want to put that restriction on it or not, you know, plans could change 20 years from now. I guess it's tough to say at this point whether or not you'd want to put that restriction on it, but it's something that we could consider.

- And could we make a commitment to, again, if we were to buy it, could we make a commitment to the construction of some type of a barrier as a contingency of that purchase?

- [Dan] I don't have a problem at all putting some sort of a physical barrier in between, or adjacent to that house, in between the park property and that house. What that is, we can work with the owner on it, as far as whether it's a fence, or landscape, or a combination, but I would think that that's an acceptable solution.

- Okay, then the person with the last question here, the person with the comments that Alder Lefebvre made about the piece of property that was currently under City ownership and the access to the dike, I guess, could you maybe share more information about your knowledge of that site, is there an easement on that, does that need to be made clear, what do we know about that piece of property.

- [Dan] I don't have a lot of knowledge about that, so I'll have to talk to Steve, and then I can answer those questions at the Council if it comes up.

- Okay, I think it'll be important that whatever decision the Committee makes we'll likely debate this at Council. I do think it's important that that information be available.

- [Dan] Sure.

- Alderman Brunette, and we'll come back to you.

- Yeah, okay.

- For me it's sort of a two part situation. The first part is I'm assuming the seller of the property, we'll probably discuss the price in closed session, obviously, but they're probably at the point where they want to sell, so they need to have an answer, yes or no, are we interested. The second part of that is if the purchase is completed, and at such point the Parks Department, in coordination with the Friends of Bay Beach, decide what will be there, what will be put there, how it will be developed, will that then be public, will that be open to public discussion so that neighbors could oppose whatever plan at that time. Does the Parks Department and Friends of Bay Beach have to go through the public planning process, just like any other parcel throughout the city?

- [Dan] I don't think that the Parks is required to do that, but we try to do that in a lot of circumstances, in most circumstances. So with the Master Plan for Bay Beach, that was a public process. Now in particular, in the Master Plan, it doesn't discuss these two parcels in that Master Plan, but I don't have a problem getting public input on it, and then making an informed decision on that.

- For a lot of planning issues, don't we notice, property owners within 200 feet, for example, the Colburn Park, if we were going to make some improvement there?

- [Dan] We do not do that for the Parks Department.

- Because we're a government entity, that we don't have to do that?

- [Dan] We are not mandated by ordinance to notify adjacent property owners like Public Works would do for road projects, 'cause that affects ingress and egress from their driveways, et cetera, we're not required to do that for the parks. We do a lot of projects in the parks. If they're large projects, we usually do go to the neighborhood association and discuss it with them, to get input on those particular parks. But we're not required to by ordinance or by code to do so.

- So with Colburn Park, back when Mr. Wery here was going through the Resch Aquatic Center, and at one time the Park was going to be, were you at the Parks Department at that time?

- [Dan] Yes, I was.

- That, wasn't that what Resch was going to go at Colburn, the neighbors were very concerned because of the cutting down of the trees, the traffic flow in and out. What process was the information shared then, was it just public information, was it a mailer, how did people know what was--

- [Dan] In that instance, I'd have to kind of refresh my memory, but I know we did have public input meetings in regards to Resch Park, and what to do with it, whether to save it, whether to remove it, and so those discussions did happen at this, same thing they did at Colburn. But they don't happen for every single development in Parks.

- Right, so I guess the main issue that I'm getting at, and I'm facing this within my own district, is how do we notify the public and how do we allow people who are most affected by changes to their neighborhood, changes to the properties within their neighborhood, how it will affect them and what right do we give them to address a government body like this. So I guess my concern is, and this is why the urgency, perhaps is right here, is that if we approve this purchase, what I'm hearing is that Parks can basically, not that you would, that Parks could basically do whatever they want, public be damned. And again, that's just my thought, I'm just saying--

- Well, just at least put a communication, and we can address that at some other meeting, and make that an ordinance.

- [Dan] I will say to that--

- We're discussing property.

- [Dan] Oftentimes we do bring concepts, park concepts, to the Park Committee, for review and discussion, and we've done that many times. So we can do that in this location also, to discuss the concept of what it would be in the future.

- And it could be, you could make it a requirement of the parcel?

- [Dan] If that's what you want to do.

- I apologize for using the D word. Just so you know.

- Any other questions for staff right now?

- Do you want to go into closed session?

- Are we beginning to negotiate the price here.

- [Kathy] Okay, yep, I have one more little thing to bring up.

- Alder Lefebvre.

- [Kathy] Dan was in front, I'm sorry, I met with Dan the other day, and he mentioned some different options that you may be looking for the property, one was moving the offices from Bay Beach into the house, and a R and B, which we would definitely oppose. The other three are tear downs, volleyball, picnic area, and parking on it. The parking, and this doesn't work, because taking the sidewalk between the park and over to the Sanctuary entrance, you must make that a road for access into the property. The reason the road was cul-de-sac, many years ago, was because it went through the park, and you had cars going through it. You don't want cars going through that park. You're gonna have people coming up that road, and they're gonna zoop right into that, you know, so you're gonna have problems with kids and people moving, 'cause you're going right through kind of the middle of the park, that's why the road was cul-de-sac, years ago, is because of the problem with traffic going through the middle of the park. So these concepts are, no.

- Okay, anything else, Alder Lefebvre, before we go into--

- [Kathy] No.

- Okay, I'll entertain a motion to go into closed session. And then we'll discuss it, we'll come out again, so.

- You can wait if you want, out in the hall.

- Oh, okay, thank you.

- Who'd like to make the motion.

- I would make that motion, but I don't have the language in front of me, can I borrow your pad?

- Motion by Alder Johnson.

- Oh, yeah, go ahead.

- Second by Alder Brunette?

- Yes, for discussion though?

- Okay, under discussion.

- Is it to discuss the price tag, is that the main reason why we're going.

- Yes, that's the main reason, is the purchase.

- Charles would be part of that, wouldn't he? Nope, okay.

- So I guess I would second it.

- Those in favor?

- [Together] Aye.

- Opposed, motion carried. Why don't you read it.
- The Committee may convene in closed session pursuant to Sections 19.85, subsection subsection , which is , Wisconsin Statutes, for purposes of deliberating or negotiating the sale of public properties, the investing of public funds, or conducting other specified public business, as necessary for competitive or bargaining reasons. The Committee may thereafter reconvene in open session pursuant to 19.82, subsection Wisconsin Statutes to report the results of the closed session and consider the balance of the agenda.
- All in favor?
- [Together] Aye.
- Opposed?
- No.
- Motion carries, we'll go to closed session, three, one.
- I just want, before we go and discuss--
- Let's buy two more properties.
- Are we in closed session?
- We're off, in closed session.
- We're in closed right now, right. Okay, Kathy, did you?
- What.
- What did you just say?
- [Kathy] No, I just--
- She just told them it was a three to one vote again.
- Kathy, you're out of order.
- [Kathy] I'm sorry, I shouldn't have.
- No, that is not.
- That's really illegal, Kathy, you could get in big trouble with the law.
- [Kathy] Yeah, I did the wrong thing, I do apologize, I did.

- This has to come up, do you do this in other closed sessions?
- [Kathy] No, no I don't, I'm sorry.
- So three to--
- [Andy] How do we know that?
- All right, I'm just warning you, what you do in closed session is closed session for a reason.
- [Kathy] You gotta be careful, yeah..
- All right.
- [Kathy] I'm sorry.
- All right, we're back in open session, and what are the Committee's wishes?
- I move that--
- Sorry, we just need a motion to go back into open session.
- You made the motion.
- I move to go back into open session.
- Second.
- Second, Alder Brunette, those in favor?
- [Together] Aye.
- I make a motion that we move forward as directed in closed session.
- [Andy] Second.
- There is a motion by Alderman Johnson, a second by Alderman Nicholson to move forward as discussed in closed session. Do we need more detail about that, or .
- I would leave it like that. I think there was enough said tonight.
- Any discussion from the Committee? All right, those in favor?
- [Together] Aye.
- Opposed?
- No.

- All right, the motion carried three to one. This will go to council--

- Motion to adjourn.

- Well, we'll let Alder, first, this goes to Council next week, Tuesday, it's at 6:00 o'clock, Council Chambers. So whatever we do here can be debated there. All right, thanks. Is that the last item?

- [Dan] Yes, just Director's Report.

- Oh, Director's Report.

- [Dan] I just have a few points here to discuss with you. All right, so Prairie Barn over at Baird Park Greenway, that's scheduled to be on May 16th, if you want to be involved with that, just let us know, or if you want more information, just let us know too. It's pretty exciting. We have applied for two DNR stewardship grants. One was for to help fund construction costs for a pedestrian bridge at Baird Creek, and then the other one was to help fund the Beach Pier and Boardwalk Construction Project, so we'll keep you informed if the DNR grants either one of those. East River Optimist, the parking lot and walkways, that will be under construction soon, along with the Red Smith Shelter Project, both will be starting in the next few weeks. Over at Bay Beach, we did hold the Golden Memories Ball, that was held last Friday, that was a big success. We've been doing that for about five, six years now. It's really a great event, and it was successful again this year. The park officially opened two weekends ago, and we've had great weather and great turnout there, so we're pretty happy with Bay Beach so far. And then on May 16th, from 5:00 to 6:30, we do have a Parks Perks Summer Kickoff Party, at Joannes Park, so it's just an event to kind of kick off our summer park programming schedule, so if you can make it to that event, that would be great.

- What is the expected opening for the new ferris wheel?

- [Dan] I don't have an exact time on it, but it will be in a couple of weeks, and we will put out a press release giving out that information shortly.

- Late May, or early June ish?

- [Dan] We'll let you know.

- Before our next Council meeting? I mean that's about the third week in June, or are you still.

- [Dan] We'll let you know.

- If it's ready.

- [Dan] It's a couple of weeks out.

- If it's done in time, I would like, and we talked about this before, having our Committee meeting out there, I think it would be a really neat thing.

- [Dan] Okay.

- We can get a little tour, and see what's going on.
- [Dan] We'll keep that in mind.
- It'd be nice.
- Yeah.
- All right, motion to adjourn was made by--
- Motion to adjourn.
- By Alderman Nicholson.
- Second.
- Those in favor?
- [Together] Aye.
- Opposed? Motion carried, we're adjourned.
- Thank you.
- [Kathy] And again, I apologize, I got upset, just listening to the neighbors, I'm sorry. That's why, I just got upset.
- Well, maybe you'd want to talk with the district attorney, Kathy.
- I know.
- Because you broke the law. And there's witnesses, and, you've got to watch your mouth.
- [Kathy] I know, I know. Watch my temper, watch my temper. I just got really upset, I apologize guys, I shouldn't have--
- At least it wasn't like some massive negotiation.