
SPECIAL COMMON COUNCIL MEETING
September 29, 2008

CITY OF ELKHORN
COUNCIL CHAMBERS, 9 S. BROAD ST., ELKHORN, WI 53121

Mayor John Giese called the Common Council to order at 7:00 p.m. in the Council Chambers followed by the Pledge of Allegiance, followed by Roll Call.

ROLL CALL

Present: Mayor John Giese; Aldermen Ronald Dunwiddie, Scott McClory, Gary Payson Sr., Howie Reynolds, Julie Taylor, Charles Van Dyke

Also present: City Administrator Sam Tapson, City Clerk Nancy Jacobson, City Attorney Ward Phillips, Police Chief Joel Christensen

Others present: David Cole, Maureen Mayrand, Elkhorn Independent; Ted Sullivan, Janesville Gazette; Ed Robers, 301 N. Lincoln St.; Richard Howarth, 820 W. Walworth St.; Michael J. Roberts, 204 N. Broad St.; Gene Hoffman, 201 S. Wisconsin St.; Warren Hansen, 7 Ridgway Ct.; Gary Wallem, P.O Box 775; Graham Olson, N4078 Cty. H; John Sabinash, 2105 N. Summit Ave. #307, Milwaukee; Pat Slattery, 236 Winsor St.; Norm Brummel, Elkhorn; Phil Jones, Randall Place; Bill Ghiselli; David Crosby

CONSENT AGENDA

Motion (Van Dyke/Reynolds) to approve the following items on the Consent Agenda: Temporary Class "B"/ "Class B" Retailers License for VIP Inc. Event to be held October 5, 2008; Temporary Bartender License for Linda Cheney for the VIP Event; Temporary Class "B"/ "Class B" Retailers License for Elkhorn Chamber of Commerce Octoberfest Celebration to be held October 18, 2008. Motion carried by the majority present.

POLICE DEPARTMENT BUILDING: COMPARATIVE COST MODELING STUDY

John Shabinash, Zimmerman Architectural Studios, Inc., representative presented the comparative cost modeling of the addition in the Walworth County Government Center versus new construction at Tasch Park. Shabinash provided a brief history of the new construction which began in March 2008 with a 33,000 square foot building at a cost between \$9.3 and \$11.4 million. The new construction plan has been reduced to a 15,000 square foot building at \$4 million as requested by Council. Shabinash provided cost projections for both locations. The first example (1A) was to use both remodel both floors in the downtown location which would total 20,000 square feet. He said the second floor (formerly the Walworth County jail cells) could only be used for storage because of the lack of adequate ceiling space. The Police Department requires 2,000 square feet for storage. The second floor equals 10,000 square feet. The estimated cost would be \$4.77 million. The second example (1B) would use the first floor only and ignore the second floor at an estimated cost of \$3.3 million. The third example (1C) shows remodeling the first floor and an addition to allow for adequate garage space at a cost of \$3.8 million. He presented two examples for a new building at Tasch Park. The first example (2A) was a 15,000 square foot building estimated at \$4 million. The second example (2B) included a medium sized garage resulting in a 16,800 square foot building estimated at \$4.2 million.

Richard Howarth, representing a group of citizens interested in relocating the Police Department downtown in the County Government Center, provided the groups opinion on the use of the downtown building. Howarth said the goal of the City's 2030 Plan is to keep the downtown as the seat of government. The Police Department would move more of the City's government downtown. Tasch Park should remain a park. He referenced the City's agreement on relocating the PD in the Courthouse. He said the agreement requires the County to take care of any hazardous materials at their expense. According to the County the fuel spill has been abated. An amendment to the agreement, Howarth said, states that the remodeling of the jail space would be at the cost of the County. He said the City also has the first right of purchase which means it could be depreciated to "0" dollars in 25 years. He said the County is obligated to plow and cut the grass. The rent would be \$1 per year.

Howarth references the Strang proposal of 2004 which stated that the needs of the Police Department was at the time 7,292 square feet and in 2014 7,600 square feet. He asked that the City revisit the Strang report which said it would cost \$74/sq. ft. to remodel. The group took a tour of the building and was told by Shane Crawford, Deputy County Administrator, that the PD could use the basement for storage, the former second floor courtroom for Municipal Court and the former board room for a squad room. Crawford said it cost \$80 per square foot when the building was remodeled for County offices.

Howarth said the Zimmerman plan is too expensive to remodel. The group's estimate of the cost for remodeling the west end of the County building is \$1,000.

Warren Hansen, engineer working with the group, said that after walking through the building it is a well built structure. He said there is adequate space in the second floor and could be remodeled. The garage space could allow for storage. The County put in a new boiler and equipment designed to heat the entire building. The City would have to connect to the boiler. There are no bearing walls, so the second floor is wide open space with concrete pillars. In his opinion the cost of remodeling would be \$80 to \$90 per square foot.

Michael Roberts stressed the need to keep government downtown. He was concerned that the Tasch Park site would become a municipal campus with City Hall moving out. He disagreed with the idea that it is cheaper to build not for the future. The City should build when there are more houses to spread out the cost. He asked the City to consider the economic cost of the municipal campus downtown.

Gene Hoffman said he was not against the PD. It is a matter of economics.

Gary Wallem said the report presented by Zimmerman is bias for Tasch Park.

Mayor Giese reminded the Council and those present that the present location of the Police Department has gone beyond its usefulness. He said the downtown location will work in some areas a not in others. If it is located at Tasch Park would not take up the entire park. The placement of the PD at Tasch Park would not be any different that where it is presently located. He is also concerned about spending taxpayers' money on a building the City does not own. In his opinion the money could be spent better with a new building. He was not in favor of expanding the west end of the County building and disturbing the land. Chief Christensen said that the Strang study was done to be able to fit into the space allowed in the lower level of the County building.

Mayor Giese told Council that they need to make a decision. It was decided that the second Council meeting in October, Council would decide on location for the PD.

Michael Roberts asked Council to find out the true cost of the two scenarios. City Administrator said it would be difficult to find the true cost without plans.

Alderman McClory responded to Wallem's statement that the Council was biased. McClory said there isn't a bias. He said it has taken too long to make a decision and the Council needs to choose a facility.

ADJOURNMENT

Motion (Van Dyke/McClory) to adjourn at 8:20 p.m. Motion carried by the majority present.

Nancy B. Jacobson
City Clerk