

**FINANCE COMMITTEE  
FEBRUARY 13, 2017 AT 7:32 P.M.  
LINCOLN CENTER – 1519 WATER STREET**

**PRESENT:** Ald. Phillips, Doxtator, Kneebone, Shorr, and Dugan

**EXCUSED:**

**ALSO**

**PRESENT:** C/T Ladick; City Attorney Beveridge; Clerk Moe; Directors Schrader, Ostrowski, Ald. Slowinski, Morrow, Ryan, Oberstadt, Johnson.

**ITEM #1 – REPLACEMENT OF RESTROOMS AT PFIFFNER PARK.**

Ald. Phillips stated that this was also discussed at the Board of Public Works meeting earlier in the evening.

Ald. Doxtator asked if we should rebid the project.

Director Schrader responded that we have an online bidding process, so the request for bid is distributed statewide. He said that unless we make major changes to the project, we will probably get the same numbers if we rebid it. He noted that we got several bids and they were all fairly close.

Ald. Dugan noted that the restrooms are double the size of the current restrooms, and that the design will also be nicer for curb appeal. She wondered if we could either make it smaller or eliminate the shelter to bring down the cost.

Director Schrader responded that they also added the family/unisex bathroom.

Ald. Doxtator wanted to confirm that the restrooms will be up to spec and ADA compliant.

Director Schrader responded that was correct.

Ald. Dugan asked if the doubling in size is due to meeting the ADA and other requirements.

Director Schrader responded that we are also doubling the number of fixtures and capacity due to the demands of numerous events in the park.

Ald. Phillips asked how many stalls the Mead Park shelter has.

Director Schrader responded that the Mead Park shelter has only 4 stalls total, so is quite a bit smaller.

Ald. Doxtator asked if we could just use the restrooms in the nearby building commonly referred to as the Central Company building.

Director Schrader responded that the large restrooms in the Central Company building have a total of 34 stalls, and that it would require a large amount of staffing to clean them every day.

Ald. Oberstadt stated that these restrooms are very heavily used, and not just on days with events, and that the nearby playground is used a lot, so the shelter will be very useful. She stated that the park board has already looked over and discussed the design quite thoroughly.

Ald. Phillips stated that we should use the design of the Mead Park shelter, since we already have it designed and know what it will cost. He stated that he will not be able to justify spending \$350,000 on a bathroom when we can't afford to fix our streets.

Ald. Kneebone stated that we often take a lot of heat when we go back on a plan or a design and then spend additional money on the redesign. She said that the current restrooms do not meet our needs, and that while you can argue the design you can't really argue the necessity.

Ald. Dugan stated that she is concerned about the cost, and that she is inclined to listen to the advice of experts. She noted that Ald. Phillips was a general contractor, so understands construction and can speak to the design and how that is affecting the costs.

Ald. Phillips stated that you could change the design of the roof and have the exact same functionality, but it is the look that people are concerned about. He said that sometimes you have to give up looks for functionality.

Director Schrader stated that if we want to redesign it, he will have to ask for more money for the redesign.

Ald. Shorr stated that location is important, and that this is not just any old place for the City. It is a highly visible and central place on the waterfront, and we are probably underutilizing the waterfront. He said it makes sense to want to have something nice in a prominent place that is going to last.

Ald. Johnson stated that she agrees that this is an area that should be used more extensively, and that aesthetics and continuity of appearance are important. She also expressed concern regarding handicapped access with the current facility.

Ald. Doxtator asked C/T Ladick to explain the funding sources that could be used to cover the higher than anticipated cost for the project.

C/T Ladick answered that it is unusual for a capital project to go over-budget, as many of our projects come in under-budget. He went through the capital projects from 2016, and found that in total they are under-budget by about \$240,000 so that money could be used to complete the project, but of course there is no shortage of capital needs in the City and other worthy uses for that money.

Motion made by Ald. Doxtator, seconded by Ald. Shorr, to accept the low bid in an amount not to exceed \$372,772.50.

Ayes: Majority                      Nays: Minority                      Motion carried.

**ITEM #2 – APPROVAL OF PAYMENT OF CLAIMS.**

Motion made by Ald. Kneebone, seconded by Ald. Dugan, to approve the payment of claims in the amount of \$634,622.82.

Ayes: All                              Nays: None                              Motion carried.

**ITEM #3 – ADJOURN INTO CLOSED SESSION PURSUANT TO WISCONSIN STATUTES 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 ON THE FOLLOWING: A. NEGOTIATING THE PURCHASE OF PROPERTIES IN TIF DISTRICT 6 (DOWNTOWN TIF DISTRICT)).**

Motion made by Ald. Shorr, seconded by Ald. Doxtator, to adjourn into closed session at 8:01 p.m.

Roll Call: Ayes: Ald. Dugan, Kneebone, Shorr, Doxtator, and Phillips                      Nays: None  
Motion carried.

Adjournment at 8:31 P.M.