

PROPERTY AND INSURANCE COMMITTEE MEETING MINUTES NOVEMBER 17, 2015

The meeting was called to order by Committee Chairman John Sonsalla at 6:00 PM. Present at roll call were: John Sonsalla, Felix Perez and Dave Gough. Absent: None. Also present were: Mayor Dave Breunig, Don Osterday, Cindy Corley, Steve Pickett, Bill McDaniel, Doug Lindstrom, Al Hinderman, Dale Wiegel, Steve Messner and Phil Risseuw.

Motion by Gough second by Perez that the meeting notice and agenda were properly posted. Motion carried. Motion by Gough second by Sonsalla to approve the minutes of the previous meeting. Motion carried.

Under new business, Committee members and others present participated in a tour of the leased area on the second floor of the Municipal Building. The area is currently leased by Lafayette County Human Services department, and they have notified the City they will be vacating the premises on or before April 30, 2016. Everyone on the tour then returned to the Council Room to continue with the meeting. Bill Wamsley arrived at the meeting at 6:20 PM.

Discussion was then held concerning the letter received from representatives of Lafayette County, informing the City the County is opting out of their lease agreement effective April 30, 2016. Attorney McDaniel explained the opt out option was included in the original lease agreement between the City and Lafayette County; and no official response is required from City representatives. The vacating of the second floor by Lafayette County raises several questions the City needs answers to, such as the following:

- After Human Services vacates the second floor; will the City Offices and Darlington Day Care continue to use Laf. County's phone, fax and internet services they currently provide?
- When new renters are found, will they be able to use Laf. County's phone, fax and internet services?
- What is a realistic starting date for new renters?
- Doug Lindstrom wants the keys that were issued for the exterior doors of the Municipal Building returned.
- What will be removed during the move, and what will remain when the leased area is vacated.
- Will any improvements be made to the area prior to leasing to a new tenant?

Attorney McDaniel reported he contacted Attorney Russell who sent the notice on behalf of Lafayette County. Attorney Russell suggested City representatives talk with County Board Chairman Jack Sauer about the City's concerns going forward. Attorney Russell agreed to contact Mr. Sauer, and ask him to contact City representatives. Mayor Breunig stated he would make an effort to contact Mr. Sauer. Attorney McDaniel and Dale Wiegel then left the meeting.

Discussion was then held concerning operational plans to find new renters for the second floor of the Municipal Building. Discussion items included the following:

- What type of renter are we looking for, retail operations or office type operations?
- Will the new renters be able to be open evening and weekend hours?
- How much rent will they be required to pay? By square foot?
- Should we advertise for renters, and if so where?

After discussion and consideration, it was the consensus of those present to have a draft advertisement prepared and considered for approval at a future meeting of this committee.

Discussion was then held concerning a request from representatives of Darlington Community Child Care for additional rental space for their day care operations. Bill Wamsley and Steve Messner attended the meeting to present this request and answer questions. The proposal is to expand the day care operations into the current Council Room. Minor changes would need to be made to the room, such as a new doorway and wash sink installed in the Council Room. Bill also stated due to their non-profit status and current proposed changes in minimum wage laws; Darlington Community Child Care would not be able to pay much more rent than they currently pay. After discussion and consideration, it was the consensus of those present to consider this request, and discuss the matter further at a future meeting of this committee.

There being no further business for this meeting, motion by Pereza second by Gough to adjourn the meeting at 7:00 PM. Motion carried.

CITY OF DARLINGTON

Philip A. Risseeuw, Clerk-Treasurer