

TOWN BOARD MEETING – TOWN OF GRAND CHUTE - 1900 W. GRAND CHUTE BLVD., GRAND CHUTE, WI – OCTOBER 4, 2016

CALL TO ORDER/ROLL CALL

Meeting called to order at 7:01 p.m. by Dave Schowalter, presiding officer.

PRESENT: Dave Schowalter, Jeff Nooyen, Travis Thyssen, Bruce Sherman, Jim Pleuss, and Karen L. Weinschrott, Town Clerk

STAFF: Jim March, Town Administrator; Bob Buckingham, Community Development Director; Tim Bantes, Fire Chief; Julie Wahlen, Finance Director; Greg Peterson, Police Chief; Karen Heyrman, Deputy Director of Public Works; Mike Patza, Town Planner; Mary Baxter, Administration; Carl Sutter, McMahon Associates; Attorney Rossmeissl, Herrling Clark Law Offices

OTHERS: 1 signed attendance

APPROVAL OF AGENDA/ORDER OF THE DAY

Motion (Nooyen/Pleuss) to approve. Motion carried.

SPECIAL PRESENTATIONS

Police and Fire Departments – Citizen Award

Chief Bantes presented a Citizen Lifesaving Award to Brian Shafranski for saving the life of Scott Skinner by performing CPR while waiting for paramedics to arrive.

Mayor Timothy Hanna – Exhibition Center Update

Mayor Hanna provided background of the Exhibition Center dating back to 2006. He explained the Radisson Paper Valley went into receivership in 2012. An investment company ended up with the hotel after it went through the courts. They continued to move forward with plans and negotiated with Outagamie County for acquisition of land for the exhibition site. The feasibility study was updated in 2014, which stated the City of Appleton needed to own the exhibition center and it should be a city project. The hotel was sold to Intercircle in June 2015. In 2015, they visited the municipalities in the Fox Cities in order to come to an intergovernmental agreement on the funding of the facility. They also came to a management agreement with the new owners of the hotel. They closed on the property in November 2015.

Mayor Hanna explained the following items that took place since November 2015:

- RFP's were issued for construction managers, construction management at risk, and architectural services.
- Contracts were awarded in June 2016.
- Miron Construction was chosen for the construction management.
- Zimmerman Architects was chosen for the architectural services.
- The architect used the bluff and took advantage of the park when designing the exhibition center.
- Appleton City Council is set to approve the first bid package to begin construction.

Mayor Hanna played a video that showed the design of the exhibition center.

Mayor Hanna explained concerns with the hotel that included:

- The hotelier is committed to do renovations and was waiting for the plans to come out so they could mirror the renovations with the exhibition center.
- The escalator has been out of commission for quite a while. Parts are not available, it does not meet the current building code, and the escalator needs to be replaced. It would cost about one million dollars to replace.

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- They received a commitment from the hotel that they will begin their renovations no later than January 2017 and will renovate all the rooms and the lobby that will be designed after the exhibition center.
- After the renovations, the hotel will look like it will need to be attached to the exhibition center.
- The hotel might not be a Radisson in the future. The brand Radisson has been sold to a company in China, which will close in a couple weeks. The hotelier is concerned with the quality of the brand and is uncertain if they will remain a Radisson or deflag.

Chairman Schowalter stated he was concerned with the deflagging of the hotel and the ownership of the hotel. The hotel recently had a WMCA conference and received negative feedback on the quality of the hotel. He also recently attended a meeting at the hotel and said the food was not edible. The quality of the hotel has depreciated.

Mayor Hanna responded that they have forwarded these concerns on to the owners and the hotel remains to be one of the best in the area according to Tripadvisor.com.

Supv. Nooyen stated he was concerned with the hotel finding a new brand or being independent and questioned if they owned any hotels that were a Hilton or Marriott.

Mayor Hanna responded that he knew they owned some Crowne Plaza's but was not sure about the other brands of hotels that were owned.

Supv. Nooyen liked the design of the exhibition center, but was concerned that if people do not like the hotel, they will not book the exhibition center in the future.

Supv. Thyssen praised the design of the exhibition center. He stated that he is not only a Town Supervisor but is also a business man. He operates his business, not on talk, but on escrow and guarantees. He only hears talk and does not see any guarantees.

Mayor Hanna stated he was confident because this hotelier owns over 200 other hotels and has done this in other communities. You go with the reputation of a company to know if they will go through with it. He talks to them fairly often and connects them with the architectures and designers. The hotel owners only saw the exhibition center design a month ago. It will take the hotel 90 days to source their materials. They do not have storage for 300 beds and dressers so they have to work with their suppliers.

Supv. Pleuss stated it is difficult to trust the hotel owner based on other meetings he has attended. He asked if the agreement that City of Appleton has with the hotel owner is in writing. He questioned if they are in default of a previous agreement.

Mayor Hanna explained that if they default on the agreement then he has to find a new management company for the exhibition center. The hotel was waiting for plans before starting renovations to make sure the décor and construction matched the exhibition center. He should have put that they need to begin improvement "X" number of days after the design has been received. It will take some time after the exhibition center opens to get business. The hotel agreed to absorb the operating loss during the beginning stages. He does not believe they would receive those same terms on a new agreement with another management company.

Supv. Pleuss questioned if the renovations for January 2017 was in a written agreement or if it was verbal.

Mayor Hanna stated it was a verbal agreement. The Exhibition Center Advisory Committee asked the hotel for a written schedule by the end of November.

Supv. Pleuss asked when they would have an updated management agreement since they did not start renovations on time.

Mayor Hanna stated the management agreement was 30 pages long and they were not going to update the

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management agreement for one sentence. Both parties are continuing as if the management agreement is still in place. They will receive something in writing by the end of November, but it will not be an escrow account or a surety bond.

PUBLIC INPUT – There was no public input.

CONSENT AGENDA

Approval of Regular Meeting minutes – September 20, 2016

Licensing: *(applications on file in the clerk's office)(License Committee recommends approval)*

Operator Licenses:

Applications to expire: 2018 dated 9/23/16

Liquor Licenses:

Change of Agent, Kwik Trip #359, 650 W. Northland Avenue, appoints Todd J. Richardson.

Change of Agent, The Bar of Appleton, 2435 W. Nordale Drive, appoints Brock J. Frye.

Special Event Permits:

Appleton Baseball Club, wedding fireworks on 12/31/16. CONDITIONS: No fireworks display may begin after 10:00 p.m.; Display to comply with NFPA 1123 standards.

Accept petition from residents regarding heavy traffic and speeding from 409 W. Seneca Drive to 650 W. Seneca Drive.

Motion (Thyssen/Sherman) to approve the consent agenda.

Supv. Nooyen wanted to make note that the petition was accepted but no discussion or action was taken on the petition.

Motion carried.

FINANCIAL REPORTS

Approval of Voucher List – October 4, 2016

\$296,582.49 (90694-90730); Payroll \$270,153.78 ACH \$291,997.39

Motion (Thyssen/Sherman) to approve the voucher list. Motion carried.

UNFINISHED BUSINESS

Approve Appleton West Baseball Club's Master Plan for Carter Woods Park.

Deputy Dir. Heyrman explained the Appleton West Baseball Club would like the Town Board to approve the master plan of the park so they can begin fundraising efforts. They would like to make Carter Woods the home of the Appleton West Baseball Club. They would sponsor four age levels to help transition into high school baseball and would like to host four tournaments a year. The improvements are shown over a three-year period and would be dependent on fundraising efforts. Staff recommendation is to approve the master plan for Carter Woods Park.

Motion (Thyssen/Sherman) to approve.

Supv. Sherman stated they are only approving the plan at this time.

Motion carried.

Approve the concept of donor recognition proposed by Appleton West Baseball Club with recognition plaque

approved at the discretion of the Park Commission.

Motion (Thyssen/Sherman) to approve.

Supv. Thyssen explained that there would be a smaller space dedicated for a plaque to recognize those that made donations for the park. The Parks Commission voted unanimously to pass the recognition plaque. They are not asking for large banners.

Supv. Sherman stated that he assumed the club would want something like Bergstrom Field at Carter Woods Park. He would like some clauses with the naming rights and would like the Town Board to approve any name.

Motion (Thyssen/Sherman) to suspend the rules and allow the Baseball Club representative to address the Board. Motion carried.

Patrick Collar, Appleton West Baseball Club, stated that they do not want to get into naming rights. They would like to go to a donor and be able to thank them with a plaque or a board. They do not want to name a field after a donor. According to the club's bylaws, they do not affiliate with alcohol, bars, or tobacco.

Supv. Nooyen stated that the plaque should say "Appleton West Baseball Club Thanks" and not the Town of Grand Chute.

Patrick Collar stated they would work with the Park Commission on the sign.

Motion carried.

NEW BUSINESS

Approval of an amendment to RVT's geotechnical contract with WisDOT for project 4657-625-00 on Spencer Street for rock cores.

Motion (Thyssen/Sherman) to approve. Motion carried.

ADJOURNMENT

Motion (Nooyen/Sherman) to adjourn. Motion carried.

Meeting adjourned at 8:07 p.m.

These minutes were taken at a regular meeting held on October 4, 2016 and entered in this record book, October 5, 2016 by:

Karen L. Weinschrott, Town Clerk
Town of Grand Chute
APPROVED: October 18, 2016