

Office of the Superintendent
SHEBOYGAN AREA SCHOOL DISTRICT
Sheboygan, WI 53081

**BOARD OF EDUCATION
SHEBOYGAN AREA SCHOOL DISTRICT
Sheboygan, Wisconsin
SPECIAL SESSION MINUTES
Tuesday, March 7, 2017**

A Special Session of the Board of Education was held on Tuesday, March 7, 2017, at 6:00 p.m. in the Commons at South High School, 3128 South 12th Street, Sheboygan, WI 53081.

- I. President Reinthaler called the meeting to order at 6:02 p.m.
- II. Board Members Present: Mr. David Gallianetti, Ms. Mary Beth Martin, Ms. Marcia Reinthaler, Mr. Ryan Burg, Ms. Jennifer Pothast, Mr. Larry Samet, Mr. Mark Mancl, Mr. Peter Madden

Dr. Susan Hein was excused.
- III. Moved by Ms. Martin, seconded by Ms. Pothast to approve the agenda as presented. All ayes. Motion carried unanimously.
- IV. President Reinthaler reviewed the Community Input Guidelines and made an amendment to the three minute rule which was to allow speakers four minutes and only one chance to speak at the podium. Ms. Reinthaler informed the Board that if they had an issue or something compelling that needed to be clarified they are to do so during their discussion. She asked for a show of hands of who was in favor and who was not in favor of the sale and it was split.

Mr. Ray Schaefer, 5621 Evergreen Drive, Sheboygan – Mr. Schaefer made reference to Horace Mann Middle School and that the school board's legacy will be a shameful one. The field of dreams has benefited the youth and is more than a piece of land or property. The property has become an obstacle to a greedy organization who wants to build across from its competition.

Mr. Bernie Truday, 2621 North 28th Street, Sheboygan – He has not heard a vision spoken with regards to the Aurora project. His fear is the school board has a more narrow perspective or approach to this which they feel is in the best interest of the school district. It is time for us to look beyond what would appear to be an obvious solution to think about a medical facility on the far south side of Sheboygan.

Ms. Shelley Herman, 2334 West Mark Drive, Sheboygan – She provides subsidized housing for tenants and this is their last opportunity to enjoy independent living. When they moved to the Covenant House they were looking for peace and quiet and a safe neighborhood. Residents enjoy looking at the field of dreams and did not bargain for a construction site. They wonder what will happen to them and it is there hope that the school board will take that into consideration. This would have a huge negative impact on their quality of life.

Mr. Jack Meier, 1636 North 35th Street, Sheboygan – Lives a half block from the field of dreams ad was never notified of the possible build and is opposed to the sale. It is easy for people who do not live in the neighborhood to say build there. As a result there would be increased traffic, noise, and who knows how much lighting there will be in the area. It is unfair for the neighbors to be subjected to that and he does not support the school board selling out their neighborhood for big money.

Rick Greene, 2308 North 35th Street, Sheboygan – Attended the first meeting and at that time asked if a neighborhood impact study would be prepared for their neighborhood homes.

Ms. Pat Laganowski, 2225 North 35th Street, Sheboygan – Why is the District selling the property for \$2.5 million when it was purchased for \$1? Why is the property not worth more? The infrastructure is going to be problematic not to mention the increased traffic. She moved there because there was a field or was going to be a school. Why did Aurora buy the property on the south side of town and she has seen no plan as to what Aurora is doing on the field. It is making many neighbors think about leaving as they will get pennies on the dollar for their houses.

Ms. Susan Sundquist, 2338 West Shelly Court, Sheboygan – The neighborhood is thriving and was chosen by homeowners because of the green space it provides. They have seen increased property values over the years due to homeowners taking care of their properties. People did not buy their homes because they are close to a hospital. They choose a provider because of the quality of care they expect or want. Everyone will still benefit if the hospital is built elsewhere. This decision is not affecting the employees of Aurora who are in support of the sale. Aurora is getting prime land at a fraction of the cost.

Mr. Bob Heck, 1720 Elm Avenue, Sheboygan – He is in favor of the sale as a taxpayer and does not work for Aurora. He finds it difficult to understand why people cannot understand the benefits of selling this property. This sale will help the City to build a hospital. Not all can go to St. Nicholas Hospital. He clarified the total investment from Aurora which is well over \$7 million. The new facilities will add things like lighting, bleachers, etc. which is something the current property does not offer. The taxpayer is not paying anything extra. The school board by making this decision is showing their vision. The Board will be praised for standing up for the majority of taxpayers who support this sale.

Mr. Curt Brauer, 2328 Sunflower Avenue, Sheboygan – He is a lifelong resident of Sheboygan and faithful property taxpayer. The assessed value is estimated at \$1.7 million and Aurora has committed additional funds for better athletic facilities. This financial offer only goes to prove Aurora's commitment to the community. This will be the largest construction project in the City. It will generate real family sustaining wages as well as business and construction jobs for the term and beyond – keeping development and local dollars within the area - more health care providers thus spurring more jobs within the City. This will meet the long-term health needs for the community limiting traveling outside of the community to receive certain care.

Mr. Ted Gumieny, W6467 Birch Tree Road, Plymouth – Represents many local unions and supports Aurora's proposal and believes the long-term benefits of this project will stimulate the economy, bring good paying jobs to the community, and provide specialized health care. The new sports fields will further define Sheboygan as a regional destination for tourism. This plan is beneficial to our community and they are committed to supporting the project.

Mr. Robert Bastasic, 2345 North 35th Street, Sheboygan – He is totally opposed to the sale and purchased his home because it is quiet. He already has helicopters flying over his house because of St. Nicholas Hospital and this will just add more noise. He is not against building the hospital but does not want it built on the field of dream site.

Mr. Allan Jante, 5311 Morning Dove Cove, Sheboygan – He does not live near the field of dreams but building on that site would be a big mistake. He does not trust Aurora and any organization that approaches a school board to negotiate sale of land and then demands that negotiations not be disclosed to the public does not get his vote. What happens to the tax base when city blocks are removed for parking lots? Additional provisions need to be added including no additional building, a tax or road fee, and that the sale will not affect Maywood.

Mr. Dane Checolinski, 3217 West Apache Street, Sheboygan – He supports Aurora and the school board for working through this deal and supports the sale. He has heard overwhelming support of the sale. Sheboygan needs to keep and retract the brightest and best. He has interviewed newcomers and what they did not like was the lack of housing, lack of retail, but the top concern was the perception of health care quality which was about their age and where they are hidden in the community. He has seen renderings and is confident they will deliver a jewel in that corridor. Sheboygan will have world class health care with this sale. The funds are about \$140,000 per acre and he is happy to see those funds in the public thrust of the school board. He requests the Board to approve the proposal.

Mr. Steve Cassady, 444 Highland Drive, Kohler – The Kohler Company supports a new hospital replacing their aging medical center. This is a growing and thriving community – safe place, great education, recreation, employment and personal development. In order to maintain we must embrace world class health care. As the County's largest employer, to preserve more families to the Sheboygan County area we must stay on the forefront of medical services. Everyone has a vested interest in these projects and wants what is best for the community.

Mr. Scott Lewandoske, 2201 Erie Avenue, Sheboygan – He has received complaints from his neighbors. They are not opposed to Aurora building somewhere, just not on the field of dreams. The fastest growing parts of the community are on the south side so why not build there? Who pays for the items not covered by Aurora or the school district such as stop signs, sidewalks – these will become taxpayers' expense. He is not in support of the sale.

Ms. Becky Paasch, 1232 Franklin Drive, Cleveland – She felt things were cut and dry in the past and she cannot trust either organization. We are slapping a dollar sign on the forehead of our children. The education in the State has dropped tremendously – great graduation rate but no readiness for college. These are the things we should be looking at rather than selling a property. There should be no north and south side – we are one community. Does not disagree with building a hospital but not on the field of dreams in a residential area.

Ms. Bonnie Schmitz, W766 Garton Road, Sheboygan – She asked if the school board is in the real estate business or kid business? The property was donated by Hummisch and she will not leave any money to the school district because it is just going to be taken away. Compared Acuity's expansion to what Aurora is going to do. On the south side there is better visibility. She is not opposed to building a new hospital, just not on the field of dreams. She asked why another hospital is needed on the north side.

Ms. Lynn Ledvina, 2317 East Mark Drive, Sheboygan – She lives right off of Taylor Drive is in favor of the sale. She had to be transferred to Grafton to have a procedure done and would like to have those services available in Sheboygan. She commented that when St. Nicholas was being built the same complaints occurred.

Mr. Jim Schuessler, 3508 Willow Circle, Sheboygan – Appreciates the hearing and encourages support of the sale of the property to Aurora. He is very satisfied that a great deal of work has been done to look at all the potential sites and that the field of dreams is the best site. The Sheboygan County Economic Development Corporation does not sell a north or south Sheboygan – they sell Sheboygan. There is tremendous growth in the Town of Sheboygan and it makes a lot of sense to cluster medical facilities together. This will make both facilities better. Sheboygan exports a lot of health care because of the perception of our health care. He had surgery done elsewhere because of that Perception. Because of the \$300 million investment we will attract the best surgeons.

Ms. Lorraine Greene, 2308 North 25th Street, Sheboygan - Her neighborhood should not have to sacrifice their green space so Aurora can get what they want. Putting a hospital in a residential neighborhood is not right. She raised a number of issues and accusations and commented that Aurora uses its financial strength to get what they want. This situation has caused distrust in the community.

People have located to other communities; there has been name calling, and mocking. She also raised speculation regarding Taylor Drive and extending it.

Mr. Rick Wensauer, 2619 South 19th Street, Sheboygan – This proposal is a win-win for the City. Originally the property was purchased for a school. The fields are not going to be eliminated – simply moved. Two hospitals make competition good. The school district receives \$2.5 million that will not come from the taxpayers.

Mr. Logan Beenan, 1817 South 15th Street, Sheboygan – He previously served on a group who tried to prevent a police station being built at Sheridan Park. It took a great deal of effort to ensure the council that it was a bad idea and they prevailed. He wants the school board members to be very careful before surrendering the park.

Ms. Debbie Desmoulin, 1704 North 35th Street, Sheboygan – Raised concern about the “parks” issue. The school board is not listening to the neighbors of the field of dreams. Mr. Mancl questioned her comment on “incentive” implying that school board members or the superintendent could be getting something in return.

Ms. Renee Rusch, 2301 North 34th Street, Sheboygan – Feels this is a game the school board is playing. She does not want to hear about the four criteria when the property was never for sale. The District has not given anyone else an opportunity to purchase it. She mentioned comments on what we could potentially use the Polar Ware site for and that we may use it for fields or a school. If funds fall short, who is going to pay for it? She hopes that this is an iron clad deal and that they are giving the taxpayers the best for their money. Having an independent contractor determine when the fields are complete should be a priority.

Mr. Richard Rice, Sheboygan – He has always had to do what is in the best interest of the community. Each school board member is to do what is in the best interest of the community and school district. Take a look at all the information/misinformation in totality. The Board is charged with one fate to make a decision in the best interest of the community. He supports the sale of the field of dreams and hopes the Board has the courage to approve the sale.

Ms. Tammy Rabe, Sheboygan – She talked about growth on the north side so it does not make sense to build on the field of dreams site. Should the District want to sell the field of dreams then they should properly sell it and get the best dollar. Proud of the education her daughter is receiving here; however referenced the infrastructure and the poor condition that it is already in. She has done much research and that the Butzen property was not designed for a sports facility.

Mr. Josiah, 1703 Washington Avenue, Sheboygan – The school district does not have control of the roads or the control of the future expansion of Taylor Drive. What they do have control of is selling the property. By selling the property we are doing what is in the best interest of children, fiscally responsible for the taxpayers of the community and providing Sheboygan with a state-of-art medical corridor.

Ms. Carolyn Dell, 5621 Evergreen Drive, Sheboygan – She accused the school board of corruption and handling meetings behind closed doors. She talked about the lawsuit and how it was a hefty cost to the taxpayers. The City of Sheboygan will lose the integrity of Maywood should we push Taylor Drive further. The people of the school district have your back and voted for the referendum. There is no need to go through with this deal.

Ms. Alizee Desmoulin, 1704 North 35th Street, Sheboygan – Provided a lot of misinformation about Aurora and referenced comments and other information that was part of a Better Business Bureau report. It is beyond her comprehension why the District would sell land to a failing company.

Mr. Vince Korbal, 1804 North 29th Street, Sheboygan – Purchased their property because of the incentive that Sheboygan has to offer. They noticed they had two of everything in Sheboygan. When he heard about the Aurora project he wondered the same thing. The only thing he asks for is to carefully look at the fields and to be sure that the grading, etc. is handled appropriately. He is concerned about other added taxes.

Ms. Reinthaler noted there will not be another community input; however, additional questions or comments can be shared with school board members of the Office of the Superintendent.

- V. Mr. Boehlke talked about the purchase agreement and the memo received clarifying changes to the Real Estate Purchase Agreement and Athletic Fields Lease. He also talked about the additional \$25,000 and noted that the school board may want to use that towards the community gardens so the wording was modified to allow for that as an option.

Ms. Martin has concerns about “substantial” and “reasonably” and who would be responsible for making the determination of an agreement would arise. Mr. Boehlke commented that the District and architect would need to come to an agreement. The “reasonable” is in there as both parties need to have a reason for not accepting whether the fields are ready for use. Mr. Samet noted that we enter into this trusting each other but sometimes the perspective can be different. These words leave room for interpretation. He would like “reasonable” and “substantial” removed. He wants the architect and/or District personnel to determine whether the work is completed or not.

- VI. Moved by Mr. Burg, seconded by Ms. Martin to reconvene at 7:55 p.m. All ayes. Motion carried unanimously.



Joseph M. Sheehan, Ph.D.
Superintendent & Secretary of the Board