

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

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MINUTES SPECIAL TOWN BOARD MEETING: JULY 21, 2005

The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law.

The chairman asked all present to rise to Pledge Allegiance to the Flag.

1. **Roll Call:** Jim Wendt, Ted Ritter, Peggy Nimz, Lee Christensen, Todd Wiese, Tom Martens, Town Clerk came in late.
2. **Approval of Agenda:** Motion Wiese seconded Nimz that the agenda be approved with the action item moved before the informational items. Approved.
3. **Communications:** Mr. Wendt noted that Pat Zatopa of the DNR had informed him that the Stewardship Grant for the bike trail had once again been approved and that once the State Budget is adopted the money would be available. Mr. Wendt also stated that the D.O.T. was asking about what the town had decided about parking along Hwy. 70. The church would not permit any parking. The Northland Pines School District would, however, allow parking on their property.
4. **Action Items (Approve, Disapprove, Table)**
 - 4A. **TREK, LLP Application:** Motion Wiese seconded Ritter that the zoning district boundary for Community and Highway Business follow the property lot line of TREK, LLP. in Section 34, T40N R8E. Approved.
5. **Informational Items For Consideration.**
 - 5A. **Hiawatha Draft Resolution and Set Public Hearing Date:** Mr. Wiese stated that he had received a letter requesting the abandonment of a portion of Hiawatha Avenue from Bruce Weber. Attached to the letter was a petition signed by all of the property owners on Hiawatha Avenue. Also attached was a Notice of Pendency that had been filed with the Vilas County Register of Deeds. Mr. Wiese presented a copy of a proposed resolution for the abandonment of a portion of Hiawatha with a map and legal description attached. A public hearing date must be set for no sooner than 40 days from today's date. The notice needs to be published for three weeks. Pursuant to Wisconsin Statutes 66.1003, the public hearing for the abandonment of a portion of Hiawatha Avenue will be held on Tuesday, August 30, 2005 at 6:00 P.M. in the Red Brick Schoolhouse. The clerk is to notify the property owners on Hiawatha Avenue and the secretary of the Wisconsin Department of Transportation..
 - 5B. **Red Brick Deliberations:** Mr. Wendt asked the town board to present their proposals for the Red Brick Schoolhouse. Mr. Ritter presented a resolution that would move the town office to the Community Center. Red Brick Schoolhouse, Inc. would be given various time-lines until 2008 to meet. Mr. Wiese stated that he thought that an addition should be put on the Community Center to house the town office and meeting rooms. Mr. Christensen wanted there to be a study to determine the cost of updating the building with firm figures. Ms. Nimz would like there to be an engineering study prior to any decisions being made. Ms. Nimz also wanted the town office to remain in the RBSH with storage remaining in the basement. The clerk suggested that a door

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be cut into the back wall of the 1965 addition and that a ramp be built to comply with ADA. A bathroom could be installed in the old janitor's room. Most of the work could be by volunteers. The only cost would be the material.

Mr. Wendt stated that we needed to look towards the future. The front portion of the building is the historical part. The rear is not. He could see keeping the 1941 portion of the building, but not the 1965 portion. Red Brick Schoolhouse, Inc. has not done what they said that they would do. Mr. Wendt also stated that the taxpayers do not want to spend any money on the building. The clerk reminded Mr. Wendt that over 50% of the voters on the referendum voted "yes" to spend from \$100,000 to \$500,000 on the building. Mr. Wendt also stated that there were block grants available for new construction. Mr. Wendt has four sketches of different things that he has in mind.

Mr. Wendt asked for the consensus of the board. Mr. Ritter would like to see the 1965 portion removed, Red Brick Schoolhouse, Inc. keep working, and a new addition put on the Community Center. Mr. Ritter would also like to know what the eligibility requirements are for the grants that Ms. Schoppe stated were available. Mr. Wiese stated that he did not want to displace any of the organizations in town. He would also like to Red Brick Schoolhouse, Inc. a chance to restore the building.

Mr. Wendt asked Ms. Schoppe for a firm list of the grants that they were looking at. Ms. Schoppe said that she would only give the information to Ms. Nimz.

Mr. Ritter added that if Red Brick Schoolhouse Restoration, Inc., should be able to get some grants, and then fail to complete the project, the town would be liable for paying back the grant money that had already been received. Mr. Wendt did not want to open the taxpayers up to that kind of liability. Mr. Wendt came up with the idea of selling the building to Red Brick Schoolhouse Restoration, Inc. for one dollar. Then the liability for paying back the grants would be their responsibility. Mr. Wendt stated that he would check the legality of selling the building with Attorney William O'Connor. Mr. Ritter was against using Mr. O'Connor. Mr. Ritter felt that there were competent attorneys in this area. Mr. Wendt stated that he would check on attorney fees and call a special town board meeting to decide whom to use. The Red Brick Schoolhouse will be on the August agenda as a discussion item.

6. Citizens Concerns:

6A. Fred Radtke: Mr. Radtke asked the town board to take a closer look at the results of the referendum. Mr. Radtke also stated that there was money available through the Senior Citizen Coalition for buildings. The senior citizens would have to be involved in the project, however. Mr. Radtke also asked that once the golf course debt is paid, the town board should look into using that money to lower the mill rate rather than looking for things to spend it on.

6B. Patty Schoppe: Ms. Schoppe stated that she was tired of Mr. Wendt's digs at herself and Marlene Bartelt. Ms. Schoppe stated that Mr. Wendt is constantly slashing them and being rude to them. Ms. Schoppe went on to say that it would be very difficult to plan into the future. She also did not want to raise taxes. Red Brick Schoolhouse Restoration, Inc. had already had an engineering study done by William Kelly. Why does the town want another study? Ms.

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Schoppe would like to replace the entrance and front side windows as soon as possible to improve the appearance of the building from the highway. The only grants that Ms. Schoppe considered were 100% grants. If the restoration project ran into problems, wouldn't the town board want to help? Ms. Schoppe that Red Brick Schoolhouse Restoration, Inc. wants to keep the entire building. She also questioned the legality of the five-member town board being able to make the decision to tear down the building on their own.

6C. Rosalie Sherwin: Ms. Sherwin once again brought up Red Brick Schoolhouse Restoration, Inc.'s accounting of the money that they had collected.

6D. Art Hook: Mr. Hook noted that we need to make the building right for handicapped people. The group that he is working with was formed to raise money to help with the restoration and remodeling. The town needs the rooms and office space. But, his group also needs a commitment from the town.

6E. Barb Zimmerman: Ms. Zimmerman noted that since the town board took over the RBSH in 1997 that very little had been done to maintain the building. That is why it is now in its present condition.

6F. Marlene Bartelt: Ms. Bartelt thanked that town board for talking about the RBSH.

7. Board Concerns:

6A. WPS Check: Ms. Nimz asked the clerk to write a check to WPS for the new security lights. Work will begin when they get the money.

11. **Adjournment:** Motion Nimz seconded Ritter that the meeting be adjourned. Approved. Meeting adjourned 9:48 p.m. The next meeting will be Monday, August 8, 2005.

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor