

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

MINUTES SPECIAL TOWN BOARD MEETING: DECEMBER 17, 2008

1. **Call To Order:** The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law. The meeting was called to order at 7:00 P.M.
2. **Roll Call:** Peggy Nimz, Todd Wiese, Fred Radtke, John Vojta, Lee Christensen, Marion Janssen, town treasurer, Tom Martens, town clerk. There were also 14 other people in attendance.
3. **Approval of Agenda:** Motion Radtke seconded Vojta that the agenda be approved in any order at the discretion of the chairman. Approved.
4. **Items for Consideration (Approve, Disapprove, Table):**
 - 4.1 **Ellen Allen (Friends of the Old School) – Recommendation for the Red Brick Schoolhouse:**

Ms. Allen stated that the Friends of the Old School were on a quest to rescue the Red Brick Schoolhouse. She also stated that she thought that the service organizations in town and former students and staff would help to contribute to saving the school.
 - 4.2 **Bruce Weber – Recommendation for the Red Brick Schoolhouse:** Mr. Weber stated that the town had to look down different roads. He thought that there should be a feasibility study to look at whether or not the town should keep all, part or none of the school. Mr. Weber also stated that he would contribute \$500 towards the study if the town or someone else would match the money two to one. He felt that it would take at least \$1,500 to conduct a study. Mr. Weber's offer is good until July 1, 2009. Mr. Weber thought that the town needed to **Rebuild an Environmentally Dynamic Building with Recycling with Innovative Community Kinship.**
 - 4.3 **Bill Neider – Recommendation for the Red Brick Schoolhouse:** Mr. Neider was not present, but had contacted Ms. Nimz. Mr. Neider's suggestion was that the bricks from the Red Brick Schoolhouse should be used as a pathway. Residents and tourists could purchase bricks to have their names engraved on them. Mr. Neider did not state where the pathway would be.
 - 4.4 **Mary Platner – Recommendation for Plan to Move Forward:** Ms. Platner had handed out a feasibility study that had been done by the Town of Boulder Junction for their community center. Ms. Platner stated that Ned Pierce had headed the study. The community could not make a decision. There were too many different opinions. They looked for an outside architectural firm. In Boulder Junction, a survey was sent to all of the service organizations to determine what their needs were. Ms. Platner estimated that it would take from \$10,000 to \$20,000 to do a complete architectural study. She also stated that the town needed a direction and a plan. The town had to look at its needs.
 - 4.5 **Discussion of Referendum Response and Suggestions On How to Move Forward.**
 - (a) **Vote to Maintain the Red Brick Building According to the Standard that are dictated by the town tax payers when electing it's town officials which one is to maintain town property:** Mr. Radtke stated that the town board was not doing its duty by letting the Red Brick Schoolhouse fall into disrepair. He also thought that the town board should not rely on the citizens to provide money to do work that the town board should be doing. Mr. Christensen

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thought that the town board needed to do whatever was necessary to maintain the Red Brick Schoolhouse. It was the obligation of the town board. The town board had already spent taxpayer money to repair the roof and furnace in the 1941 portion of the building. Mr. Vojta thought that there should be a study to see just what had to be done. Mr. Christensen stated that there had already been a study done by structural engineer, William Kelly. He had already given the town guidance. Both Mr. Kelly and State Inspector, Dan Shanahan had stated that the Red Brick Schoolhouse was structurally sound. Mr. Christensen stated that in the last referendum, it was clear that the people didn't want to spend money on anything. The work could be done in stages. Ms. Nimz stated that according to section 60.10(2)(e) of the Wisconsin Statutes, an elector meeting is needed to determine whether or not a building is going to be demolished. Up to now, the electors have not asked for that.

- (b) Fix the Red Brick Roof to Prevent any Further Damage to the Building:** Mr. Radtke stated that if the roof collapses and if there is any asbestos in the roof, all of the contents of the building become contaminated. Mr. Vojta stated that the Northland Pines School District had done a study concerning the asbestos. They had taken care of most of the asbestos. Mr. Radtke stated that the State Inspector had indicated that someone would still have to come in to determine whether or not there was more asbestos or lead paint. Mr. Vojta also asked where the money for a roof would come from since the town board had only allocated \$13,000 in the budget. Mr. Christensen again emphasized the town board needed to maintain town property. Mr. Radtke stated that the town board had no problem coming up with money for other projects. Why was there never any money to maintain the Red Brick Schoolhouse. He also stated that there was money left from the Baird Loan that could be used. Mr. Vojta asked how the town board could justify spending money on the roof when the referendum told the board not to. Mr. Christensen stated that there was a difference in renovating the building and maintaining it. He also stated that it was the board's job to maintain the building. Ms. Nimz stated that she could not vote to spend \$50,000 of taxpayer money to fix the roof.

Motion Christensen seconded Radtke to use the bidding process to fix the red brick roof. By a roll call vote: Radtke – yes; Vojta – no; Wiese – no; Christensen – yes; Nimz – no. Motion failed.

Motion Christensen seconded Radtke that the town board solicits bids to repair the red brick roof. Approved. Mr. Wiese voted against. Mr. Vojta will solicit bids from at least three contractors including those who have already provided bids to Mr. Radtke. The bids should be in before the next town board meeting.

- (c) Recommendation that if a source of money is not found within one year the town board recommends to the electors that the building be demolished at a cost that is realistic when lead paint and asbestos cost are figured in the cost of removal. Probably between \$150,000 and \$200,000:** Mr. Radtke withdrew item 4.5c.

- 4.6 Approve Resolution to Borrow Money From the Wisconsin State Trust Fund for the Purchase of Fire Truck:** Motion Radtke seconded Wiese that resolution SG08-12-1, a resolution authorizing the town board to borrow money to purchase a 2009 fire truck be approved with the grammatical corrections to be made by Mr. Wiese. Approved.

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5. Adjournment: Motion Wiese seconded Christensen that the meeting be adjourned. Approved.
Meeting adjourned 8:07 P.M.

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor