

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES SPECIAL TOWN BOARD MEETING: JUNE 14, 2018

1. **Call to Order:** Chairman Tom Christensen called the meeting to order at 6:03 P.M.
2. **Pledge of Allegiance**
3. **Roll Call, Establish A Quorum:** Tom Christensen, Doug Olson, Brian Cooper, Ted Ritter, Jim Swenson, Marion Janssen, Town Treasurer, Tom Martens, Town Clerk. There were also 24 other people in attendance.
4. **Open Meeting Verification:** Mr. Christensen noted that he had posted the meeting agenda at three locations in town on June 11, 2018 before 6:30 P.M.
5. **Approval of the Agenda:** Motion Olson seconded Cooper that the agenda be approved in any order at the discretion of the chairman. By a voice vote: Yes – 5, No – 0. Motion carried.
6. **Citizen's Comments - Citizens are encouraged to share their concerns and ideas with the Board. Please limit your comments to five minutes or less:** There were none.
7. **Discussion /Action Items:**
 - a. **Payment of Bills:** Motion Swenson seconded Olson that general account vouchers 25579 – 25587 & golf course vouchers 15859-15862 be paid along with the following extra bills: Larry Dunst \$125—DJ Independence Day; Allied 100 \$1,496.75—AED for golf course(room tax). By a voice vote: Yes – 5, No – 0. Motion carried
 - b. **Continuing Discussion for the New Community Center/Town Hall Including Remodeling the Present Community Center.:** Melody Hamlin from Funktion Design Studios was present. Ms. Hamlin had prepared a proposal based on the town board's last discussion concerning converting the present community center into a recreation center. Ms. Hamlin noted that the red brick schoolhouse would be removed in its entirety, and the old baseball field would also have to be moved. The recreation center would need a sprinkler system. Bingo could go in the gym area or in the new expo area. There would need to be a firewall separating the recreation center from the new addition. A garage door could be added to either the expo area or the gym area, or both. There would be partition walls in the expo area that would be on tracks. They could be opened to form three smaller rooms. Or, they could either be folded up to the walls, or fit into a designed area. Ms. Hamlin presented two sketches. The proposed building didn't change, but the parking areas did. Alternate plan #1 had angled parking on the east side of the building. Alternate plan #1 moved a new parking lot farther to the west.

Mr. Christensen asked how the people in attendance liked the new plan. Heather Davidson thought there was not enough room for the various clubs. Milt Klingsporn thought that there was no storage for the clubs. Mr. Swenson thought that storage could be added on the west side of the building. Mr. Ritter added that the rooms designated as town meeting rooms could also be used by other organizations. Dennis Dieter asked about a generator. Ms. Hamlin stated that the connections would be there, but a generator would be an additional cost of \$50,000 to \$60,000. Tim Clark asked if the fire protection would still operate if the power was out. Ms. Hamlin stated that it would. Marv Anderson thought that the new plan was laid out appropriately. He also asked if solar power had been considered. Ms. Hamlin said that she will look into it. Mr. Anderson also stated that the town would be building something for the future. Ken Dahnke asked what all of the room was going to be used for and how would it justify the expense. Mr. Christensen said that the board would need to look at the operating costs. Fred Williston from the Lakeland Times asked if a cost analysis had been done. Heather Davidson asked if a survey could be sent out concerning the usage of the building.

Mr. Christensen went to the white board and told the group how the new plan would affect their property taxes. A 20-yr. note at 4.25% would increase the Town of St. Germain portion of a \$100,000 home's property taxes by \$75.05 per year. Currently the town tax levy for debt service is \$536,349. The money is being used to pay down a road improvement loan and the balance of the fire truck loan. If \$100,000 of that amount were to be put towards the new building, the property tax increase for a \$100,000 home would be \$54.99. If \$200,000 were to be put towards the building, the property tax increase would be \$40.27 per year. The turnkey cost of the new proposal is \$6.675 million. The property tax levy for debt service would increase by around

\$510,000, unless some of the current debt service was to be put towards the building as mentioned above. Ms. Hamlin explained that the building itself would cost around \$5,000,000. There would be contingencies of \$180,000 and post contingencies of \$750,000.

Fred Williston asked what would happen if the present town debt was paid off. Mr. Christensen explained that if the current debt was entirely paid off, the new debt service would not increase the property taxes at all. He added that if the town needed road work, or a new patrol truck or a new fire truck, the town would have to borrow to pay for them. Wally Geist thought that with everything that the fire association has done and is doing for the town that the town should borrow, if necessary, for a new fire truck. Mr. Ritter noted that the town might not recommend this building plan at all. The town board is going to have to decide what it is going to do. Mr. Cooper said that before he got on the board, the town board last year was looking at trying to get a building that suited everybody's needs. We are still trying to do that. I would assume that other towns may have just decided to build town offices, your group, your group, your group, go find somewhere else to go. We are not trying to do that. We are trying to accommodate everyone. Mr. Swenson thought that the plan was a better plan.

Marv Anderson asked if the elector meeting for the vote would be in August. Mr. Christensen said that he hoped to have one or two informational meetings prior to the elector meeting.

c. mBank Resolution Concerning Town Credit Cards: Will be placed on a later agenda.

d. Fire Department's Request to cut down trees to make more spaces for the Flee Market: Will be placed on a later agenda.

8. Next Town Board Meeting Date – Regular Town Board Meeting, Monday, July 9, 2018. There will be a special town board meeting on Wednesday, June 20, 2018 at 6:30 P.M. in meeting room #4 of the community center.

9. Adjourn: Motion Olson seconded Cooper that the meeting be adjourned. By a voice vote Yes –5, No – 0. Motion carried. Meeting adjourned 9:00 P.M

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor