

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES SPECIAL TOWN BOARD MEETING: SEPTEMBER 6, 2018

1. **Call to Order:** Chairman Tom Christensen called the meeting to order at 7:03 P.M.
2. **Pledge of Allegiance**
3. **Roll Call, Establish a Quorum:** Tom Christensen, Doug Olson, Ted Ritter, Jim Swenson, Brian Cooper, Marion Janssen, town treasurer, Tom Martens, town clerk. There were 29 other people in attendance
4. **Open Meeting Verification:** Mr. Christensen noted that he had posted the meeting agenda at three locations in town on September 5, 2018 before 6:00 P.M.
5. **Approval of the Agenda:** Motion Cooper seconded Olson 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:** There were none.
 - b. **Reappoint and set terms for Board of Appeals Members.:** Motion Christensen seconded Cooper that the following appointments are made to the Board of Appeals: Nancy Miller—one year term; Kelly Ryan—two year term; John Vojta –two year term—chairman; Jim Swenson—three year term; Tom Christensen—three year term. By a voice vote: Yes – 5, No – 0. Motion carried
 - c. **Continuing Discussion Concerning the New Community Center/Town Hall:** Mr. Christensen opened the floor for comments. Bob Schell thought that the town should pursue the use of the grade school gym. Mr. Christensen explained that if there was no cost to the school district that Dr. Ritchie said that the town could start using it right away. If there was a cost to the district, he would have to get school board approval. Lynn Upthegrove said that the town doesn't have the infrastructure for an expo center. Heather Davidson thought that the town board should set an amount that it wanted to spend. Mr. Christensen said that the school could be torn down without any increase in taxes. Mr. Martens thought that the town board should contact local contractors to see what it would cost to remodel and renovate the red brick schoolhouse and the community center as they are. Mr. Christensen said that Funktion Design had done that with Option #1.

Doug Kaltenbach said that there was more than one way to repurpose the school. Jack Bourgeois said that Rick Schroeder from Funktion Design specialized in historical renovation. He had gone through the red brick schoolhouse. He would not have recommended Option #3 if he had found problems with the building. Mr. Christensen explained that Funktion Design had come up with a point system. Mr. Christensen added that option 3 & 4 were one point apart; however when you removed the historical value points from option 3, option 4 was the clear winner. Ken Dahnke thought that it was important to show how the school would be used. A man in the center of the room asked if the board was committed to doing something. He also asked why there were not more choices on the ballot. Mr. Christensen said that in hind sight, he wished that he had wanted more options on the ballot.

Mike Larrabee asked if ADA compliance was a necessity for all uses of the building. Mr. Christensen said that it was. Barb Sell said that she would be in favor of keeping the 1941 portion of the school as a museum. Roger Weber said that every town has an historic site. The last historic site in St. Germain is the red brick schoolhouse. Mr. Martens said that when the red brick schoolhouse was built, the only other building in town was the 1924 white clapboard schoolhouse. The business district didn't start until 1950. Amanda Steimke thought that at one time the town

board had voted not to spend any money on the school. Mr. Ritter said that was a motion at a town board meeting and that the town board could change its position. Milt Klingsporn suggested that the front side of the school be kept and that the new building be built behind it. Mr. Ritter said that the town board was on track until the recreational facility was added to the plan. Ms. Kaltenbach thought that the town board should keep the gym, but that the expo center should be made much smaller. She also wanted a water faucet to be placed outside for watering the plants.

Mr. Cooper asked Jack Bourgeois, "If it were up to him, (Jack) what he would do with the buildings? Mr. Bourgeois started reading a proposal that he had prepared. Mr. Cooper interrupted him and asked him again what he wanted to do, keep the RBSH, or take it down; keep the Community Center, or take it down? Mr. Bourgeois explained that is what he was doing. Mr. Cooper asked him a third time if he wanted to keep both buildings, or take them down? Mr. Bourgeois said that he would keep them. Ms. Janssen said that if the foundation is good that the town board should keep the 1941 portion of the school. The board could add on offices and meeting rooms. If the town officials started having office hours, one room could be used as a museum. People could just walk through. There would not have to be someone on duty. Brian Siekierzynski thought that the project could be done in sections, but that it had blossomed into too large a project. He thought that the red brick schoolhouse should be torn down to make room for a more useful building. Mr. Ritter said that the board needed to discuss the building facility among itself. Mr. Christensen explained that the current debt service would be enough to pay for a facility without increasing the property taxes. Jack Bourgeois asked if Options #1, #2, #3, the options which included at least the 1941 portion of the red brick schoolhouse were off of the table. Mr. Christensen said that they were still on the table. All options were possible. .

8. Next Town Board Meeting Date – Regular Town Board Meeting, Monday, September 10, 2018.

There will be a special town board meeting on Tuesday, September 18, 2018 at 6:00 P.M. The town board will discuss the building project at that time without so much input from the public.

9. Adjourn: Motion Ritter seconded Cooper that the meeting be adjourned. By a voice vote Yes –5, No – 0. Motion carried. Meeting adjourned 9:13 P.M

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor