

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 18, 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, Ted Ritter, Jim Swenson, Brian Cooper, Marion Janssen, town treasurer, Tom Martens, town clerk. There were 22 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 17, 2018 before 6:00 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 Olson seconded Swenson that Cooper's Dam Lake Auto & Cycle be paid \$125.00 for ambulance repair. By a voice vote: Yes – 4, No – 0. Motion carried. Mr. Cooper abstained. Motion Olson seconded Swenson that the following bills also be paid: Chicagoland Turf \$4,163.24—invoice 65544; Paul's Rent All \$340.00—golf course skid steer and trencher rental; Fire Safety USA \$300.00—apparatus maintenance; Margo Rogers \$7,175.42—pro merchandise; North Central Technical College \$125.00—ambulance training Samantha Olsen. By a voice vote: Yes – 5, No – 0. Motion carried.
 - b. **Hometown Bank Resolution for Ambulance Service Deposits:** Motion Cooper seconded Olson to open a bank account at Hometown Bank in Wautoma, WI for ambulance claim deposits. By a voice vote: Yes – 5, No – 0. Motion carried.
 - c. **Golf Course Budget Adjustments:** Mr. Christensen said that he didn't have the information with him and that the golf course budget adjustments would be made at the next meeting.
 - d. **Set Time and Date for Town Board Budget Work Meetings and for Town Budget & Levy Meetings:** The Annual Budget Hearing will be held on Wednesday, November 14, 2018 at 7:00 P.M. in the community center. There will be a town board budget workshop held on Wednesday, October 24, 2018 at 6:00 P.M. in meeting room #4 of the community center.
 - e. **Continuing Discussion Concerning the New Community Center/Town Hall:** Mr. Christensen asked if there were any new comments from the floor. Mike Larrabee thought that there had been a lack of communication prior to the last vote. Wally Geist took exception to that saying that he had published articles from every meeting concerning the building project. Mr. Christensen thought that most of the people didn't know what was going to be done as far as remodeling the community center. Mr. Ritter said that 500 people were at the meeting to vote. The information was out there. Sharon Ingram thought that if the town board tried to have another vote yet this year, a lot of the electors will already have left for the winter. At the last meeting, the board could not find the estimated cost of option #1 which was to renovate both the Red Brick School House and the community center. He said that the estimate was between \$2.2 and \$2.4 million.

Lori Huelskamp stated that the Option III letters that had gone out were misleading. Mr. Christensen said that some of the statements in the letters were false, but that the town board had no control of a group that wanted to send out letters. Jim Grace said that he thought that the vote failed because it was just too much money. Mr. Ritter agreed that it had been too much money. Mr. Ritter also said that a majority were not in favor of keeping the Red Brick School House if it

didn't make sense. He thought that the new proposal should be all new construction. Mr. Ritter also thought that the board should contact the Northland Pines School District and book time for use of the gym. Mr. Christensen said that the board couldn't do that until the community center had been demolished. He also said that it would depend on what the community center gets replaced with. Mr. Ritter added that the town can't provide an indoor recreational area.

Mr. Swenson said that one building would be better than two. He thought that both the Red Brick School House and the community center should be torn down. He also thought that if a person didn't belong to a group that he or she probably didn't know what was going on. Mr. Swenson said that the board can't please everyone. Mr. Cooper said that not everything is going to happen. He didn't know what the right answer is. He added that he didn't grow up here so he has no affection for the Red Brick School House, although he is not cold to them. He didn't think that it was feasible to do it. Mr. Christensen asked what Mr. Cooper meant. Mr. Cooper said he didn't think that it would be fiscally responsible to spend money on it, to remodel it. Mr. Cooper said that if it was brought up to an elector meeting, he didn't think that it would pass. He thought that a new building could have an appearance to resemble the Red Brick School House. Mr. Olson asked if the vault would be in the basement of the Red Brick School House. He also thought that \$2.4 million was not worth it.

Mr. Christensen said that someone had said that the town should spend \$300,000 on the Red Brick School House and then let someone else use it. He also said that the proposed elevator was only for one or two people at a time. Mr. Christensen thought that past boards did nothing about the Red Brick School House because they were not serious about the building. He said that it is not a historical building, but that it was just an old building that was a school. He also thought that the proposal for one half of a basketball court and one half for a meeting room didn't work. The present gym could be fixed, but the building was built as a school, not a community center. He thought that both buildings should be removed. The board doesn't need to go big. The board could look at Option IV, a 15,100 sq. ft. building. It could be reduced even more. Mr. Christensen said that he liked Mr. Ritter's idea of one roofline.

Mr. Swenson asked why the town needed an exercise room. He said that most of the equipment that is there now is a hazard. He thought that the exercise room could be eliminated. Mr. Ritter thought that the walk-in cooler could be left out. The size of the kitchen and the washrooms could be increased. He also thought that there was too much storage. Mr. Ritter asked how the new building in Boulder Junction could be so much cheaper. He thought that the building should be kept more in the shape of a rectangle. Ms. Hamlin said that without the gym, the walls would now all be the same height which would also reduce the cost. Mr. Swenson added that Boulder Junction now wishes that they had made the walkways heated.

Mr. Christensen said that in Option IV, the town bathrooms could be removed, the offices could be made smaller and the storage areas could be moved. Ms. Hamlin said that she would need to go back to the program to see what square footage was needed. Mr. Ritter thought that enough money could be saved by changing the design so that the square footage could be kept. Mr. Ritter wanted the new building to come in at \$4,000,000 or below. Mr. Ritter thought that the maximum square footage for a large room should be 6,000 sq. ft. Ms. Hamlin said that there still would have to be a sprinkler system. Ms. Hamlin will get a quote for the new idea. She thought that she could have a drawing in about two and a half weeks. Mr. Cooper wanted to know if there could be a vote with a maximum cap and an explanation of what was going to be done. Tom Andersen wanted to know what was going to happen if the Northland Pines Elementary School closed. Mr. Christensen said that the school district had no plans to close the school. Ms. Hamlin said that she could have a cost by October 1st. She guessed that it would be \$4,000,000 or a little lower. Mr. Christensen calculated that the new proposal would raise the taxes on a home assessed at \$100,000 by about \$44.86 per year for the next 20 years. Mr. Ritter thought that some people would vote no on everything. Roger Weber thought that the straight line plan now looked like Option II. Mike Larrabee thought that the square footage cost now was acceptable. Diane Dieter thought that a cost of \$3,000,000 might be acceptable, but not \$4,000,000. Lori Huelskamp asked if the elementary school gym would be open on holidays. She also asked if the large room in the new plan would have partitions. Mr. Ritter asked if it would be possible for the town to take over control of the gym in the Northland Pines Elementary School.

Mr. Martens said that he wanted it known that with Option I, the Red Brick School House would be saved; the ball park would be saved; the mothers would still have the gym; and that the cost would be about half of what the town board is now proposing. Ms. Hamlin corrected Mr. Martens by adding that the original cost projection for Option I was just for the building. It didn't include about \$600,000 in soft costs. Kay Schultz asked if the new proposal included a generator.

Sharon Ingram once again was concerned about people already being gone for a vote this fall. The board discussed a possible date for the special elector meeting for another vote. Mr. Cooper asked why the board was concerned about people being gone when only 20 or 30 people show up for the Annual Budget Hearing and special elector meeting where the tax levy is set. He looked up the poll list from November 8, 2016. 1321 people voted, 187 absentee. Also, the November 4, 2014 poll list showed that 1138 people voted, 114 absentee. He said that it appeared that plenty of people were still in town for the November election. He said that he would prefer to proceed with an elector meeting in October 2018.

Motion Ritter seconded Cooper that the town board proceed with the plan to eliminate the existing Red brick School House and community center in their entirety, with a significant reduction in space from the \$6.8 million plan and simplify the design of the building, such that the cost is lowered down to between \$3.5 million and \$4.0 million, turnkey, including demolition, with the special elector meeting for the vote to be held no later than October 30, 2018. By a roll call vote: Mr. Olson – yes; Mr. Swenson – yes; Mr. Cooper – yes; Mr. Ritter – yes; Mr. Christensen – yes. Motion carried.

- 8. Adjourn:** Motion Ritter seconded Cooper that the meeting be adjourned. By a voice vote Yes –5, No – 0. Motion carried. Meeting adjourned 7:53 P.M

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor