

# TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

[www.townofstgermain.org](http://www.townofstgermain.org)

## MINUTES SPECIAL TOWN BOARD MEETING: MARCH 7, 2019

1. **Call to Order:** Chairman Tom Christensen called the meeting to order at 6:00 P.M.
2. **Pledge of Allegiance**
3. **Roll Call, Establish a Quorum:** Tom Christensen, Doug Olson, Ted Ritter, Jim Swenson, Brian Cooper, Tom Martens, town clerk, Marion Janssen, Town Treasurer. There was also 26 other people in attendance. Melody Hamlin from Funktion Design was also in attendance.
4. **Open Meeting Verification:** Mr. Christensen noted that he had posted the meeting agenda at three locations in town on March 6, 2019 before 5:30 P.M.
5. **Citizen's Comments – Citizens are encouraged to share their concerns and ideas with the Board. Please limit your comments to five minutes or less:** Wally Geist thought that the fire department should be plowed first. He also said that the closed session notice was wrong. It should have stated that the town board was considering the purchase of the Whitetail Inn rather than a golf course clubhouse. He also stated that the town could not match the service of the current owners. Mr. Christensen noted that the wording of the notice had been suggested by town Attorney Steve Garbowicz. Barb Sell asked why the town board was interested in the Whitetail Inn. Mr. Christensen stated that the board could not respond to questions during the citizens' comments portion of the agenda. John Vojta wanted to know what the town board's plan was for shoveling the fire department and other town building roofs. He was also concerned about the ice buildup on the fire department. Mr. Christensen told Mr. Vojta that he would respond to him later.
6. **Discussion /Action Items:**
  - a. **Payment of Bills:** Motion Cooper seconded Olson to pay the following bills: Timber Restaurants \$1,500.00—April pro shop rent; Tim Gebhardt \$12.02—reim. WRS deduction error; Quill Corp. \$77.98—treasurer & room tax envelopes & ink cartridges.
  - b. **Continuing discussion concerning the Red Brick Schoolhouse – Update from Funktion Concerning Option D:** Melody from Funktion Design handed out drawings of the proposed upper level and lower level plans for the Red Brick Schoolhouse with the changes that had been discussed at the last meeting. She also handed out a site plan. Milt Klingsporn asked about the elevator. Ms. Hamlin stated that, per code, it was a full-sized elevator that would hold 2500# or about 8 people. Brian Siekierzynski asked about asbestos in the building. Ms. Hamlin said that there may be asbestos in the floor adhesive in the 1941 basement floor. Mr. Christensen stated that the board had decided that it should be removed rather than just be covered over. Ms. Hamlin added that other asbestos had been abated by the school district. Roger Weber asked what was going to be done with the community center. Mr. Christensen stated that nothing would be done now, but that the things that needed to be done could be done one at a time so that it would not take elector approval. Tim Gebhardt asked how large the building was. Ms. Hamlin stated that with the new addition for the elevator, it was about 11,500 sq. ft. John Vojta stated that with Red Brick Schoolhouse and the community center, the total square footage was greater than the original program called for. He also added that if the vote to remodel the school failed, the town board needed other options or to demolish the school. Bob Schell asked if Ms. Hamlin had an estimate of operating costs. Ms. Hamlin said that she did not. Mr. Schell also asked what the ballot would be at an elector meeting. Mr. Vojta added that anything could come up from the floor at that meeting. Mr. Christensen stated that since the vote would be at a special elector meeting the agenda would be set and nothing else could come up from the floor. The ballot would be to go ahead with the project or not. Ms. Hamlin said that if approved, it would take approximately four months to begin construction and another six to seven months to complete construction. If the town board chose to hire a construction manager, that manager would coordinate bids and qualified local contractors would be able to bid on the project.

Ms. Hamlin also handed out her Opinion of Probably Construction Costs. The total construction cost which includes demolition, site development/utilities, foundation, substructure, superstructure, doors and windows, interior construction, interior finishes, finish carpentry, toilet room accessories, elevator, mechanical-plumbing, mechanical-HVAC, electrical and furnishings is \$1,766,240. Ms. Hamlin also included \$529,871.86 is design and post construction contingencies. There are also \$338,000 in soft costs which include \$150,000 for construction management. The total project cost is estimated to be \$2,634,111. In addition Ms. Hamlin suggested \$65,000 in upgrades for a generator and folding partitions. All of Ms. Hamlin's handouts can be found on the town website, [www.townofstgermain.org](http://www.townofstgermain.org). No action was taken.

- c. Approve Bartender Licenses:** Motion Swenson seconded Olson that bartender licenses be issued to Harlan Baertschy and Chance Homman. By a voice vote: Yes – 5, No – 0. Motion carried unanimously. Both are working at Krist Oil.
- d. Discuss when to plow Town Roads, Fire Department, Community Center and Hydrants:** Tim Ebert said that the crew makes three of four passes in front of the fire department doors so that the equipment can get out and the parking area on the south side so the responders have a place to park. He thought that it was more important to get the town roads plowed than to plow the entire area by the fire department. Fire Chief Tim Gebhardt said that it took four to five days after the last snowstorm for the fire department to be completely plowed. By that time, the snow is packed down so that it leaves deep ruts as the snow starts to melt in the spring. Mr. Christensen stated that he agreed with Mr. Ebert that the town roads needed to be safe. John Vojta stated that the fire department was plowed first when he was on the town board. Mr. Christensen added that the last snowstorm had been an extreme case. Wally Geist said that he responded to a call and he could barely get into the fire department. A sheriff deputy brought a patient to the fire department. Mr. Geist was the only person to respond until other responders could get to the fire department. Mr. Ritter said that the town board needed to anticipate so that the situation doesn't happen again. Ms. Janssen stated that the town has an emergency preparedness plan but that the town board has not looked at it in several years. The plan would include a list of vendors who would supply equipment during an emergency. Tim Ebert said that the town needs a third patrol truck. The loader does not push the snow back off of the road since it moves so slowly. Nathan Gebhardt thought that the town should purchase a wing plow for the loader. Mr. Ebert asked that the town board members ride along with one of the plow trucks. During the last storm, there was such a white out on Lost Lake Drive North that Mr. Ebert drove completely off of the roadway onto the snowmobile trail. John Vojta stated that he would help out plowing by the fire department with his truck, but that he didn't want to be doing it all of the time. No action was taken.
- e. Closed Session – Adjourn to closed session in accordance with Section 19.85 (1) (e) of the Wisconsin Statutes to discuss the Purchase of a Golf Course Clubhouse:**  
**(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:** Motion Christensen seconded Cooper that the meeting be adjourned into closed session at 7:59 P.M. By a roll call vote: Olson – yes; Swenson – yes; Cooper-yes; Ritter – yes; Christensen – yes. Motion carried unanimously. Golf Pro Margo Rogers Anderson, town treasurer Marion Janssen and town clerk Tom Martens were also in attendance.

Motion Cooper seconded Olson that the meeting be reconvened into open session at 9:08 P.M. By a voice vote: Yes – 5, No – 0. Motion carried unanimously.

**7. Next Town Board Meeting Date – Regular Town Board Meeting, Monday, March 11, 2019.**

**8. Adjourn:** Mr. Christensen adjourned the meeting at 9:09 P.M.

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Town Clerk

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Chairman

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Supervisor

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Supervisor

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Supervisor

Supervisor