

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES SPECIAL TOWN BOARD MEETING: JANUARY 15, 2018

1. **Call to Order:** Chairman Tom Christensen called the meeting to order at 5:32 P.M.
2. **Pledge of Allegiance**
3. **Roll Call, Establish A Quorum:** Tom Christensen, Ted Ritter, Jim Swenson, Doug Olson, Tom Martens, Town Clerk, Melody Hamlin and Rick Schroeder from Funktion Design Studios and Tim _____, a mechanical expert brought in by Funktion. John Vojta & Marion Janssen were attending training at the fire department. There also 11 other people in attendance.
4. **Open Meeting Verification:** Mr. Christensen noted that he had posted the meeting agenda at three locations in town on January 13, 2018 before 5:30 P.M.
5. **Approval of the Agenda:** Motion Olson seconded Swenson that the agenda be approved in any order at the discretion of the chairman. By a voice vote: Yes – 4, 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.** Tom Martens said that he would like to make comments when the agenda came to the building project.

7. Discussion /Action Items:

- a. **Payment of Bills:** Mr. Martens stated that he didn't have any new bills.
- b. **Continuing Discussion and update of the Red Brick/Community Center Replacement Project:** Melody Hamlin opened the discussion by noting that depending on what the town board decided to have in the building, the project would cost between \$3.5 million and \$4.0 million. The biggest part of the cost would be the fees, and preliminary work. The actual net cost of the building would be around \$1.8 million. The project would cost more if the town hired a general contractor who would have overhead and other expenses. A sprinkler system would not be necessary if there was a firewall that divided the building into smaller areas.

Tom Martens stated that he had to leave and wanted to make his comments. First of all, he didn't think that it was a good idea to eliminate the gym area. Mr. Martens stated that almost every time that he came into the building, there were either kids or families playing basketball. He thought that there should be a space for basketball, volleyball, pickle ball, or a place to play catch. Secondly, Mr. Martens stated that he thought that there should be a room other than the Prime Timers room for someone to come in to play cards, read, put puzzles together or just to sit and talk with a friend. Finally, Mr. Martens asked that since Mr. Ritter's only complaint about the Red Brick Schoolhouse was concerning the foundation, if the town board would reconsider option #3 if a private group would pay for an experimental dig to see if there actually were any problems with the foundation. Jack Bourgeois asked what the difference in the cost of option #3 and option #4 was, but Mr. Christensen said that the board was past that and didn't answer the question.

Tim _____ opened a discussion concerning the heating system. He stated that there would be three portions of the building. The heating system would need to be the most efficient and the most maintainable. The commercial kitchen would not need air conditioning. There would be airflow with the venting. Natural gas furnaces would be 92 to 94 percent efficient. However, if the units were on the roof, they would drop to around 82% efficient. Mr. Ritter added that he thought that forced air heat would be quicker to heat up. Mr. Christensen asked if the heating controls could be remote control so that the heat could be set from outside of the building. Tim said that was already built in to the costs. Mr. Ritter asked about humidity. Tim noted that usually is not a concern with a commercial building. Tim also noted that a boiler would be 92 to 96 percent efficient. The boilers would heat the water which would pass over heat exchangers to the forced air system. There would be a minimum of two boilers. Different units would pick up different areas. One unit would not control parts of the building affected by both the morning and the afternoon sun.

Ms. Hamlin stated that the lighting would be LED. The plumbing would be to code. There would be an allowance for the fixtures. There would be a well, septic system, a storm water area, and a grease separator. There probably would have to be a holding tank that would need to be pumped

regularly at an additional cost to the town. The building would be facing STH155 with access from School Road. There would be parking in front and in back.

The construction could be done in phases so that the present community center could be used as long as possible. Before the community center is demolished, everything could be moved into the new building. The only issue might be the septic system, but possibly there could be a temporary holding tank installed until the new building is ready. Mr. Christensen asked about having the mechanical room in a basement. Ms. Hamlin stated that there might be room above the kitchen for some of the mechanicals to save room. The total project would take approximately one year. Once the town board finally approves of the rooms, Ms. Hamlin can create a model so that people can see what the building will look like. It will be Northwoods aesthetic. There will be another special town board meeting to continue the discussion on January 29, 2018.

Mr. Christensen asked if the other town board members would want to have the private group do an experimental dig as Mr. Martens had suggested. Mr. Ritter stated that Mr. Martens was wrong. Mr. Ritter was not only concerned about the foundation of the Red Brick Schoolhouse. He was also concerned about what else might be found wrong with the building. He didn't want to have the dig done. The other board members agreed and thought that it would be a step backwards.

8. Next Town Board Meeting Date – Regular Town Board Meeting, February 12, 2018

9. Adjourn: Motion Olson seconded Swenson that the meeting be adjourned. By a voice vote Yes -4, No - 0. Motion carried. Meeting adjourned 7:46 P.M.

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor