

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK
P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

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MINUTES TOWN HALL FEASIBILITY COMMITTEE: JUNE 28, 2007

1. **Call To Order:** The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law. The meeting was called to order by chairman, Fred Radtke, at 3:08 P.M.. in meeting room #4 of the Community Center.
2. **Roll Call:** Fred Radtke, Jack Gardner, Verdelle Mauthe, Leon Anderson, Bernie LaPorte, Tom Martens. Also present were Mary Platner and Todd Wiese.
3. **Approve Agenda:** Motion Anderson seconded Gardner that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Mauthe seconded Gardner that the minutes of the June 28, 2007 special committee meeting be approved as written. Approved.
5. **Discussion of Committee Name:** Motion Mauthe seconded Gardner that the committee name be changed to the Town Hall Feasibility Committee. Approved..
6. **Discussion of Trip to Land O Lakes:** Mr. Gardner thought that there were quite a few similarities between our school and the Land O Lakes town hall. Mr. Anderson liked how they did the work step by step over a period of several years. Ms. Mauthe liked the separate heating and cooling systems that were in each room. Mr. Radtke didn't like all of the pipes that were showing. Although, he added that we have already covered the pipes in the lower level. Mr. Radtke also added that Marlene Bartelt has told him that there is an elevator that someone would donate to us. Mr. Gardner said that we need to be sure that it is ADA approved. Ms. Mauthe noted that the Land O Lakes building seemed to serve the community well.
7. **Demolition Cost for Annex:** Mr. Radtke noted that he thought that we probably would not get any bids if we tried to advertise for them. He suggested that we invite bids from contractors in the area. Mary Platner volunteered to talk to Visner Design & Build to see whom they got to remove the asbestos in the old Catholic Church in Eagle River. Mr. Anderson will talk to Roger Wudi and Jim Harman. Mr. Gardner will contact Charles Vogel and Brad Waldmann. Mr. Radtke will contact contractors in the Minocqua area.
8. **Demolition Cost of Entire Building:** Again, Mr. Radtke thought that the bids should be invited. The same committee members will contact the same contractors as noted in item #7. Mr. Martens noted that if the asbestos is such a problem that the town board feels that we can not use the building until it is removed, it better be as great a problem if the building is demolished and it better be considered in a bid for demolition. The asbestos cannot just be buried in a hole somewhere.
9. **Measure Room Size for Removing Asbestos:** Mr. Radtke noted that the engineer who went

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through the building with Mr. Radtke stated that there probably would be around 40 samples of possible asbestos that would have to be sent in to the State at a cost of \$15 apiece. The measuring of the rooms was tabled until the next meeting.

10. Costs of Building Replacement: Mr. Radtke also thought that the bids for building an entirely new building should be invited. The committee members will once again contact the contractors. It was noted that the town board had gotten quotes of \$1,000,000 for town offices and meeting rooms last year. It was also noted, however, that the project was add the rooms onto the community center.

11. Cost of Remodeling – Red Brick- Annex: The committee members will once again contact the contractors. Mr. Martens noted that they would probably not be able to give a very good figure since we do not have any plans. They would probably be able to give an average cost per square foot for the remodeling.

12. Cost of New Addition to Original Building: Mr. Radtke asked that the addition be tabled until we get the costs for the demolition and remodeling.

13. Order of Remodeling – If Remodeling: Mr. Gardner thought that the first thing that needed to be taken care of was the roof on the 1965 portion of the building. He then thought that the entry way and windows in the 1941 portion needed to be replaced. Mr. Gardner thought that the citizens needed to see that something was being done. Mr. Anderson added that he thought that the leaks in the basement walls needed to be taken care of before the door and windows were replaced. It was also the consensus of the committee that once people saw that the town board was actually going to do something with the building, that there would be people who would donate to the project.

14. Building Usage: It is the consensus of the committee that the building should be used for town purposes. The town could have its offices and meeting rooms in the building. The committee thought that the remainder could be used by the local clubs for storage. The committee felt that the building should not be used for commercial purposes.

15. Types of Grants – How to Find Grants – Senior Center, Historical Society Grants, Handicap Accessibility: Mr. Radtke noted that the Red Brick Restoration, Inc. still maintains that there are grants available for the building. Todd Wiese noted that the town board had looked into grants and found that the town's evaluation was too high. We did not qualify for any of the grants. Mr. Radtke also noted that the Red Brick Restoration, Inc. had grant writers that they would hire.

16. Future Meeting Topics: Mr. Radtke noted that he would like to meet with the Red Brick Restoration, Inc. at the next meeting. We would meet with the Friends of the Red Brick Schoolhouse in the future. We would finally meet with the town board once we have all of the figures.

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17. Citizens Concerns: There were none.

18. Committee Concerns: Mr. Gardner thought that we needed to do something about public relations concerning the Red Brick Schoolhouse/Town Hall. Mr. Anderson noted that St. Germain has always prided itself in being so progressive, but yet, look at the way the corner of Hwy. 70 & Hwy. 155 has looked for very many years.

19. Future Meeting Date: The next committee meeting will be held on Friday, August 17, 2007 at 9:00 A.M. in the Plum Lake Town Hall.

20. Adjournment: Motion Anderson seconded Gardner that the meeting be adjourned. Approved. Meeting adjourned 3:54 P.M.

Town Clerk

Chairman

Member

Member

Member

Member