

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 26, 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 5:05 P.M. in meeting room #4 of the Community Center.
2. **Roll Call:** Fred Radtke, Jack Gardner, Verdelle Mauthe, Leon Anderson, Tom Martens. Bernie LaPorte and Ellen Allen were also in attendance.
3. **Approve Agenda:** Motion Gardner seconded Anderson that the agenda be approved as posted. Approved.
4. **Introduce Members of the Committee:** Mr. Radtke had each member of the committee introduce themselves. Mr. Radtke also noted that Bernie LaPorte would like to be on the committee, but would need town board approval.
5. **Future Name of Committee:** Mr. Radtke asked each committee member to think of a new name for the committee. The name change will be on the agenda for the next meeting.
6. **Talk Over Mission/Purpose of the Committee:** Mr. Gardner handed out a letter that he had written back in 2002 when the town board held a public hearing concerning the Red Brick Schoolhouse and had asked for public comments. Mr. Gardner also noted that he had worked on the golf course committee. There had been very many people against the building of the golf course. Mr. Gardner felt that holding special town meetings did not work. They just turned out to be shouting matches. He also stated that he felt that it worked better to meet either one on one or in small groups with the people whom we know are against saving and remodeling the Red Brick Schoolhouse. Mr. Radtke stated that he felt that referendums were also a bad idea. The town has already held so many referendums that the people are tired of having them.
7. **Visit the Red Brick Building Inside and Outside:** The committee toured the building. Radtke noted that the roof on the 1965 portion of the building needed to be replaced with a hip roof. The soffit and fascia were also rotten. All of the windows needed to be replaced. Mr. Radtke also noted low spots in the ground. There is a water problem in the basement. He stated that he felt that pitching the ground away from the building probably would not solve the problem. The brick along the base of the 1941 portion of the building has deteriorated. It is worse in the places where there is blacktop. There will probably need to be a new septic system.

The floor tile in the 1941 portion may have asbestos. Mr. Gardner felt that it was probably asphalt tile. The old bathrooms would probably become storerooms. There may be lead paint on the basement walls. The ceiling tiles in the basement need to be replaced. The old univent heaters would be replaced. The walls in the basement were put up after the addition was built. They could be removed or configured in any way. The walls between the classrooms in the

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addition

also appear not to be bearing walls. They could be removed and replaced with folding walls to make a large meeting room. The lighting is very poor. The wiring and phone lines would have to be updated.

- 8. Review Finding of Visit:** Mr. Martens handed out pictures from an old school in Wadsworth, Illinois. It is very similar to our school. They used an elevator that is on the outside of the building. It goes up to a deck that leads into the rear of the building. Bernie LaPorte stated that he felt that there was an awful lot of work that needed to be done. He also stated that almost everyone that he has talked to has said that the building should be torn down. Mr. Anderson noted that he felt that some people feel that way because there has been no action for so long that they are tired of even hearing about the Red Brick Schoolhouse.
- 9. Review Asbestos Report by Northwoods Environmental Industries, Inc.:** Mr. Radtke reported that he had met with an inspector from Northwoods Environmental Industries, Inc. The company does inspections for the State of Wisconsin. Mr. Radtke was told that there could possibly be asbestos in the floor tiles, floor tile mastic, bathroom tile grout, basement ceilings, and in the blackboards and bulletin boards. Mr. Radtke was also told that if the floor tiles are covered, that when the time comes to replace the covering, that covering becomes part of the old asbestos flooring and it all has to be removed. The inspector felt that it would probably take 40 samples at \$15 per sample to cover everything.

Mr. Martens stated that he had emailed the State Department of Commerce, Division of Buildings and Safety. He was told that asbestos is handled by the Health Department. He called the Health Department and was told that Mark Wallen from St. Germain is the areas State Health Inspector. Mr. Martens felt that before we spend money on samples, we should have Mr. Wallen come in and tell us what he thinks should be done.
- 10. Review AHERA Report:** Mr. Radtke had been told that Rod Ingram had given a State AHERA report to the town chairman concerning the asbestos abatement program that had been conducted by the Northland Pines School District. Brian Sherren, town chairman, at that time, does not remember the report. Mr. Martens stated that he cannot find in the town records. Mr. Radtke will try to find a copy with the State of Wisconsin.
- 11. Review Possible Building Usage:** It was the consensus of the committee that the building should not be used for commercial purposes. It should be used for town offices and meeting rooms.
- 12. Committee Member Future Focus:** Mr. Radtke suggested that the committee visit the Land O Lakes town hall. It was also an old school that they remodeled.
- 13. Propose Future Meeting Agendas:** Mr. Radtke noted that he would like the committee members to suggest things for the agendas. He said that he was open to suggestions.

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- 14. Citizens Concerns:** Ellen Allen stated that she was happy to see that the committee was starting to take some action concerning the Red Brick Schoolhouse. She also stated that her group, The Friends of the Red Brick Schoolhouse, was mainly concerned about making the building ADA compliant. She also stated that she felt that her group could raise money as soon as there was a commitment from the town board. She had an estimate for replacing the bathrooms for \$50,000. Bill Edwards would donate part of the material and/or labor.
- 15. Committee Concerns:** Mr. Gardner thought that the committee needed to come up with a 20-year plan with uses and projections for the building.
- 16. Future Meeting Date:** The next regular committee meeting will be on Monday, July 16, 2007 at 3:00 P.M. in meeting room #4 of the community center. There will be a special meeting to visit the Land O Lakes town hall on Thursday, June 28, 2007 at 8:00 A.M. The committee will meet at the community center.
- 17. Adjournment:** Mr. Radtke adjourned the meeting at 6:55 P.M

Town Clerk

Chairman

Member

Member

Member

Member