

Meeting of the St. Germain Red Brick Schoolhouse Planning Committee June
24, 2004

www.townofstgermain.org

Chairperson, Ted Ritter called a regular meeting of the Red Brick Schoolhouse Planning Committee of June 24, 2004 to order at 6:30 pm at the Red Brick Schoolhouse meeting room. **Roll Call:** Ted Ritter x, Linda McConnell x, Andy Anderson abs, Marlene Bartelt x, Roger Weber abs, Patty Schoppe x, Tom Zimmerman x. Quorum was established. Also present were three (3) citizens.

Open Meeting Verification: Posting by Chairman Ted Ritter of the meeting notices have been posted at the following locations: St. Germain Red Brick Schoolhouse Public Notice Board and the St. Germain Community Center Public Notice Board.

Approval of Agenda: Agenda approved with the correction of "Approval of minutes for last THREE meetings." **Motion by Marlene, 2nd** by Linda. Voice vote- unanimous-approved.

Minutes of the past meeting: Meeting of March 31st minutes: **Motion by Marlene, 2nd** by Tom to approve the minutes with corrections as noted. Voice vote- unanimous- passed.

Meeting of April 21st minutes: **Motion by Marlene, 2nd** by Tom to approve as amended- Voice vote- unanimous- passed.

Meeting of June 10th minutes: **Motion by Marlene, 2nd** by Patty to approve as amended. Voice vote- **unanimous- passed.**

Discussion/Action:

IDENTIFY AND PRIORITIZE PLANNING ACTIVITIES:

Ted explained that as of this meeting, **"We can, for the time being, proceed on the basis that the original building will be restored, but not necessarily the addition. It may or may not be. We need to first determine the present and future needs of the community and then keep open minds concerning how to satisfy those needs. We need to present a well thought out plan for the needs of this building and community ... prior to the October budget meeting." we are under the assumption the 1941 building will be restored and preserved. The 1965 addition is not being considered "at this time" and we should just keep an open mind so we can present a well thought out plan for the needs of this building and the community needs.**

~~We need to make plans for the financial needs of upkeep so the town can budget for caring for the building prior to October meeting.~~

Concern is that when we go historical we need to put the bathrooms and the elevator in the 1965 building. Various members spoke up as to why not consider the entire building now. Ted wants us to have a plan in place for at least the maintenance of the entire building. He would like to ask as many groups as possible to see what the community needs are so we can accommodate them.

1. We need to list all the groups in town- Identify who and what they are
2. Look to the future- who are we missing in this our community
3. Find out how many in group
4. How often they meet
5. What are their needs (tables, chairs, kitchen or storage)
6. List of group and contact person

Each member volunteered to call various groups to see how they feel about their meeting needs being met.

Note – this town needs central storage for all town records. Town records are stored in various places. The group discussed how to contact as many of the groups as possible-

Marlene and Patty shared their Top 10 needs to and both showed that hot water needs to be fixed asap- Ted will go to the Town Board to get the maintenance ones into action.

Committee Concerns: We should get a clear title search to the property. There is misinformation out that on who had title for the property in 1997 (School District) and there is a reverter clause on that deed.

Ted said that there are ads for exterior restorations work in the Rhinelander **Daily News**, Vilas Cty **News Review** Trader, and Lakeland Times. **The ads will run for two consecutive weeks. for the Bids that are out for the windows/doors and roof. The bids are out for next two weeks.** One set of **blue prints specs** had been picked up already and there **were** are some concerns **regarding of:**

1. Shingles/shangles
2. Gutters
3. \$5 million umbrella policy being a bit excessive
4. And items concerning the roof vents, concrete sills, and who will empty the storage rooms (town crew)

Ted will address these questions and provide clarification to any other contractors who request copies of specs for bidding.

There is concern about who purchases the windows- ~~we can only use the town tax-free status if the town buys it.~~

Ted states “The concern over who purchases the windows had nothing to do with the town’s tax free status. The concern is that the town would be responsible for any errors in materials that might occur would be the contractor’s responsibility. Regarding the tax-free status, any contractor bidding on the job should recognize that materials are tax exempt on municipal buildings and bid the job accordingly.”

Marlene and Patty were informed by a window contractor that we shouldn’t figure the contractor getting windows, the only way we can get Tax-free status is if WE (as a non-profit or the Town of St Germain) purchase directly from the window company. It takes 4 weeks to get windows after the company does its final measurement. This window company would take final measurements and work with the installers to assure no misfittings.

Patty concern- since everything we do is advisory for the Town Board, and we proceed with their agreement and leadership- so could we have an area on the agenda at the top- of what the Town Board agreed with and at the bottom of the agenda is what we need to ask of the Town Board. That will keep us all updated. We all agreed this would be helpful.

Citizen Concerns: None

Next Meeting: Tuesday July 6th at 6:30 pm

Motion by Patty, 2nd by Marlene to adjourn. Voice vote- unanimous to adjourn: 8:53 pm

Ted Ritter, Chairperson
Marlene Bartelt, Member
Roger Weber, Member
Patty Schoppe, Member/Recorder

Linda McConnell, Vice-Chairperson
Andy Anderson, Member
Tom Zimmerman, Member