

**Special Village Board Meeting  
June 13, 2018**

Board Present: Trustee Benkowski, Trustee Wanggaard, Trustee Martin, Trustee Wishau and President Dobbs. Trustee Prott, and Trustee Stillman were present via conference calls.

Absent: None

Staff/Others: Village Administrator Tom Christensen, Capital Finance Officer Dave Wagner, Public Works Director Tom Lazano, Highway Department Superintendent Bill Jacoby.

**1. Call the meeting to order**

President Dobbs called the meeting to order at 5:04 p.m., at Village Hall, located at 5043 Chester Lane, Racine, Wisconsin.

**2. Presentation on New Highway Garage by Camosy Construction and Kueny Architects**

Jon Wallencamp of Kueny Architects and Todd Peyron of Camosy Construction were present. Wallencamp presented and explained the layout of the proposed project and what would be reused and what would be changed. They incorporated about 89% of the existing facility in the new footprint; the structural steel was in good condition and they would reuse the structure. This will be a one slab structure. He further explained alternative pricing, and stated that the equipment had been moved to the capital expenditure. The reason the equipment was broken out is so that there won't be a markup of 2.25% for the construction fee. The last Board meeting projected a 3.5 Million Dollar project and that is what is being shown today as well.

**3. Discussion and Possible Action on the New Highway Garage Proposals**

The Board was concerned about the cost. President Dobbs requested that they review the Preliminary GMP Budget line by line. The budget does not show the cost of a sprinkler suppression system, which would cost an additional \$160,000. Camosy Construction had submitted a request to the State of Wisconsin asking to be granted a variance to allow them to construct the structure without the sprinkler suppression system. The variance decision should come back by June 30<sup>th</sup>. If the variance is granted and they wish to add the sprinkler system at a later date, the infrastructure has suspended ceilings that would allow easy installation. Trustee Wanggaard felt the sprinkler suppression system should be incorporated to protect the assets. Trustee Martin wondered if there is a credit given from the insurance company for a sprinkler suppression system and also thought if the equipment was self-insured it would be entirely covered. The current well services the entire site, including the fire and police station. If the suppression sprinkler system is put in, there would need to be a second well added which would cost an additional \$35,000. Christensen stated the existing well has water that is undrinkable, and felt it needed treatment for consumption use. They included in the bid a softening and filtering system for the new building.

Trustee Wanggaard asked about the results of the mold test he requested. Peyron stated there is no evidence of mold, so they did not check on that. Trustee Wanggaard insisted there be a mold test because of the history of water seepage.

There was discussion about how this project will be funded. Trustee Benkowski laid out some possibilities in a handout such as: money remaining in the 2017 Capital Budget after purchase of ambulance (\$215,000) which is an allocated surplus that the Board chose to appropriate from the general fund to the capital project fund. It was specifically identified as the “Highway Garage Project” money when they were initially considering an expansion; estimate for sale of sign shop (\$125,000); non-purchase of new 1-ton truck (\$40,000). This totals to \$380,000.

Dave Wagner introduced the Financial Advisor from PMA. They looked at the existing debt to understand the current position and ran through two scenarios. They showed long term examples and explained the overall debt structure. This project would be partially funded with TID. They are considering increasing the tax levy from \$.80 to \$1.40 over the next four years. This was already going to partially happen because of the TIF and remaining balance debt. The impact of the increase to a home worth \$200,000 taxes would be about \$120 more per year.

There was further discussion regarding funding and the fact that interest rates, construction costs, and materials are only going to increase in the future.

Motion by Trustee Martin to move forward with the new Highway Garage project as described in the Camosy Construction Preliminary GMP Budget sheet that was presented subject to the following: Further review and discussion of the omission of the fire suppression system and the well expansion if a waiver is granted by the State. Postponing the purchase of the 1 ton truck and using the funds from the sale of the sign shop. Seconded by Trustee Wishau.

President Dobbs requested a roll call vote:

Trustee Benkowski – aye	Trustee Prott – aye
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Dobbs – aye
Trustee Martin – aye	

motion carries unanimously.

#### **4. Adjournment**

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Martin. Motion carried unanimously. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Joslyn Hoeffert  
Deputy Village Clerk