

**Special Village Board
February 22, 2016**

President Bradley called the meeting to order at 6:00 p.m. at East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

Board Present: Trustee Prott, Trustee Trentadue, Trustee Wanggaard, Trustee Willing, Trustee Dobbs, Trustee Wishau and President Bradley.

Absent: None

Staff/Others Village Administrator Tom Christensen, Assistant Engineer Tony Bunkelman, Finance Manager Larry Borchert

1. Presentation by the Building Committee of a proposal for a new Village Hall.

A committee was formed made up of Department Heads, Village Administrator, previous Village Administrator Mark Janiuk and Trustee Jim Dobbs to start the process of possibly building a new village hall. Some of the committee members toured some of the newer municipal buildings and were impressed with Rochester's village hall. Steve Wagner and Bill Matthews from Anderson Ashton, Inc. were the architects hired by Rochester and so were contacted to help with Caledonia's new village hall design.

Village Administrator, Tom Christensen explained the need for a new village hall. Currently, the village hall operations are spread across 5 different buildings. None of them are well insulated, have enough space or sufficient for everyday operations. Gorney Park is a building used for long term storage and has flooded a few times. Perimeter drain title requires maintenance to prevent flooding. The current courtroom is insufficient in size and parking. None of the buildings are ADA compliant. East Side Community Center was constructed in the 70's and is the best meeting location the village has. It also serves as a polling place and does not have adequate parking for larger election. The parking lot needs to be replaced. There are water and mold issues throughout. Woodland Park located behind East Side Community Center is not being used, so the idea is to possibly sell the property with the community center building versus having to maintain them. The current village hall has no security or fire suppression. It has mold and moisture issues everywhere. The steps that lead up to the Administrator's office are not standard and people trip on them. The women's bathroom has a slop sink in the middle of it used by the janitor. The water has stained and corroded all the bathroom fixtures and is non drinkable. The village hall office space is surrounded with filing cabinets everywhere. Items with no place to be stored are lying around on top of shelves and tables. There is only one meeting area. There are issues with the roof. The building is poorly insulated and gets very humid in the warm weather. The HVAC is in need of constant maintenance. The electrical outlets are overload and pop circuit breakers. Brown outs have been known to occur as well. The most economical solution is to build a new facility instead of pouring money in a building that can no longer be

fixed in most cases. The committee did some investigations over the last several months and felt that the new building that Rochester put up was a great building at a reasonable cost.

Bill Matthew from Anderson Aston gave some background information on the firm. They showed some of the buildings they designed. Many of their projects have been for churches so they are fully aware of the need to keep costs down and stay within the budgeted amount since the funding comes from contributions, or tax payers in this case. They design buildings with the tax payers in mind. They look at maintenance free, energy efficiency and construction that will last for a long time while still filling the needs. Steve Wager showed the Rochester Village Hall and noted that in 2014 it received a 5 star energy efficient rating. He showed a layout of the new village hall. Access is off a Chester Lane. The property is laid out for future expansions such as for a Police Station. The building will be constructed of three different materials. Keeping in touch with the ruralness of Caledonia was considered. The public lobby will be large enough for people to sit and fill out forms. It will also be fully controlled. The board room will also serve as the courtroom. There is a judge's quarter area that is required. There are two conference rooms, much larger storage areas and public restrooms in the lobby area. Dave Wagner from Ehler's explained how the village would be paying for the new village hall. Currently, the village has a strong finance rating. The village would finance \$3.5 Million over 10 years. Discussion continued regarding using some of the \$800,000 contingency. Dave Wagner felt it shouldn't be used because it would affect the bond rating.

Open House on the current village hall will be held Saturday, February 27 from 11:00 a.m. to 1:00 p.m.

Public Comments

Mark Janiuk former Village Administrator, pointed out the there is only one restroom for men and one for women. The only place to get drinkable water is down the stairs in the breakroom. There is no running water or sink in the breakroom.

Lisa Bell a former employee explained that she has an autoimmune disease and had to leave employment there due to the mold aggravating her disease and felt the village hall is an unsafe place for those that may have health issues.

Jay Warner felt that the maintenance costs of the village buildings would probably far outweigh the project cost of a new village hall.

Dennis Kasten was not crazy about the location of the new village hall. He is worried about the traffic. A traffic study may need to be done.

Marla Wishau asked if all the 5 buildings would be removed. Response: East Side Community Center may be sold. The annex building depends if the police dept. can remove their evidence and find another storage area. The current village hall is still undetermined. It may be used for storage and for the highway department which will remain in their current location.

A question was asked about if there will be enough room for a motorized wheelchair to maneuver around. Response: yes.

Tye Bolman asked if a stop sign at Chester would be installed and what is planned for the rest of the area. Response: The sign would be addressed in the traffic study and the rest of the property will be farmed for now with a possible park in the future.

Cheryl Miller asked the composition of the roof. Response: Metal. She asked if another location was looked at. Response: This is where the population is and the land was cheap.

Melissa Warner would like to see native plants as landscaping and a possible butterfly garden. She questioned the asphalt parking lots.

A resident thought the need for a village hall is necessary but questioned the location.

Ron Coutts said it is about time for a new village hall.

Bob Tryber said the west side of Kmart should be used for the entrance driveway instead of Chestnut Lane. He thought there should be a basement in the new hall.

Ray Shurbel asked if recycled materials will be used in the building. Response: Most construction material now has a percentage of recycled material already.

Nancy Rydquist asked about leed certification.

Dan Walks didn't like the location.

Trustee Jim Dobbs talked about the location. He felt the village hall shouldn't be on a prime piece of land. That should be reserved for development that has a tax base. The land was also purchased cheap and has sewer and water. The price of the building will be monitored closely and if approved, will be at a not to exceed amount.

Charles Miles questioned if the building is big enough. He felt it should be done right the first time and with expansion in mind. Response: There is expansion planned.

Trustee Wanggaard stated that for years there's been a mold problem. He encouraged people to show up for the open house. Ray Leffler, a Developer in Caledonia, stated that he has been in the village hall many times. If you want to be competitive, image matters. He also thought the price tag is a bargain.

Trustee Willing said that he agreed to the land because it was so cheap. He would support looking at alternative options for the entrance.

Discussion continued regarding the tax rate dropping \$1.1 million or .50 per thousand once some of the old debt is paid. By adding the new building debt, it would only drop half as much. Wagner talked about the bond rating and the interest rate of the \$800,000 if kept in the fund balance.

Christensen talked about timeframe and in March the board could authorize signing contracts and spending some funds for soil borings, etc. The board has time before authorizing the full contract, to understand and decide some of the additional costs.

A resident had some concerns about possible lighting issues and sirens if a police station is added. He asked about solar on the roof. Response: They are not always a good pay back.

Trustee Prott asked if the Highway Dept. would eventually move there. Response: No, it is more appropriate for them to stay where they're at with all the trucks and equipment they use. Plus they monitor the yard waste site.

He also questioned if there is enough room for a police station. Response: It's already been laid out and there will be plenty of space if and when that day comes.

Trustee Trentadue thanked the committee.

2. Adjournment

Motion by Trustee Willing to adjourn. Seconded by Trustee Trentadue. Motion carried. Meeting adjourned at 7:46 p.m.

Respectfully submitted,

Karie Torkilsen
Village Clerk