

Paul Beere called the special meeting of the Village Board to order at 6:05 p.m. with Gary Beck, Chris Bennett, Ed Chart, Chris Johnson, Bob Lancour and Mike Weinkauff present.

Ed Chart called the special meeting of the Village Hall Building Committee to order at 6:06 p.m. with Greg Beck, Eric Johnson, Russ Kumbier, Bob Lancour and Mike Weinkauff present. Peggy Shumway was absent.

**Village Board and Village Building Committee:**  
**Discuss potential locations for construction of a new Village Hall**

Beere reported on a meeting held with representatives from Racine County on potential acquisition of a parcel of land that is part of Case Eagle Park. Research performed by Racine County determined that Case Eagle Park was initially purchased with grant money that restricted future use of the land. While the use classification can be changed, it is a very lengthy process that involves a trade in acreage of similar land which the Village would have to provide. A minimum two-year time period for this process was mentioned. Racine County is receptive to working with the Village to acquire a site for a new village hall and suggested two other potential locations: land adjacent to the Public Works garage on Academy Road; and Saller Woods (between County Highway W and 36, just north of Vergon Drive).

Committee/ Board discussion was not favorable in terms of pursuing the Case Eagle site due to time considerations, no guarantee that it would be successful, and potential acquisition costs.

In regards to the other potential locations, a majority of both Village Board and Building Committee members stated a priority to locate a new Village Hall in close proximity to its current location so as not to detract from the current downtown area.

There was discussion regarding a decision made at the Village Board's July 12<sup>th</sup> meeting. Village Trustees provided clear direction to Building Committee members that they no longer want the committee to look at remodeling the current municipal building. The original options of locating a new village hall on land adjacent to the fire station or as an addition to the library are to be the primary focus.

Issues affecting both sites were discussed. Fire station concerns were identified as expression by fire company members about getting parked in during high turn-out events, suitable soils, and sewer or septic costs. Library building concerns were identified as the cost of removing the old two-story portion of the building, which is known to require asbestos remediation, and the cost of providing additional space for the library. Additional drawbacks to the library site were identified as how to locate the village hall and parking in such a way so as not to disturb the ball diamond and playground areas of Rochester Commons Park.

The concept of razing the two-story portion of the library building and constructing a new two-story building into the side of the hill on Wade Street was discussed. It was noted that elevations might allow the Village Hall entrance and parking lot to be at Wade Street level, with the second story housing an assembly area that could be on the same level as the library. It was noted that an elevator would likely be required, but that this concept would allow the Village Hall its own unique entrance that is within walking distance from the old location. Greg Beck noted that two-story construction is generally cheaper than constructing everything on one level.

It was noted that some site/ cost analysis was needed to determine which site would be the most economical to build on. There was discussion about what items need consideration when analyzing costs. Items mentioned were: site grading, drainage, soils, water, and sewer or septic costs. It was also noted that concerns and/or needs of the library and fire company also need to be given consideration.

The question arose on whether to propose construction of a Village Hall on the parcel east of the fire station, or the parcel west of the fire station. Concerns about ground-water levels and the cost of sewer or septic on both parcels were specifically mentioned. Consensus of the Board and Committee was that both parcels should be included in the analysis. If the village hall is not built at that location, either parcel may prove to be a good location for a public works garage in the future. Information on the parcels will be put to use.

Bennett moved, 2<sup>nd</sup> by Weinkauff to notify Racine County that the Village has decided against acquisition of land in Case Eagle Park. Motion carried.

Chart moved, 2<sup>nd</sup> by Weinkauff to direct the Village Clerk to solicit the interest of Jim Kempken, James Construction, in a professional service contract to act as a consultant to conduct site/ cost analysis of three potential building sites for the Village Hall utilizing village resources when available, such as the village engineer. Motion carried.

The three potential building sites were defined as:

- A freestanding Village Hall located on the parcel to the east of the fire station;
- A freestanding Village Hall located on the parcel to the west of the fire station; and
- An addition to the north of the library building that includes costs associated with removing the existing two-story portion of the building.

Representatives of both the Fire Company and Library are to be invited to the next meeting of the Building Committee to discuss their concerns and/or any needs they have if the Village Hall is located on their site.

The regular meeting of the Building Committee, scheduled for July 26<sup>th</sup>, was cancelled. The next meeting of the committee will be August 23<sup>rd</sup>.

**Village Board:**

**Request for Reconsideration: July 12 2010 motion to move all public meetings of Village of Rochester boards and committees to the Rochester Public Library.**

Beere and Weinkauff reported on information shared by one of Racine County's attorneys when meeting on the Case Eagle land issue. During discussions, he indicated not all of the County's facilities that host public meetings are fully ADA compliant, and that, while the County has taken the stance of taking efforts to correct those situations, they feel it is an acceptable risk until such time as each location is addressed.

Consensus of the Board was to uphold their previous decision to hold all public meetings of Village of Rochester boards and committees at the Library.

Bennett moved, 2<sup>nd</sup> by Weinkauff to adjourn at 7:11 p.m. Motion carried.

Respectfully submitted,

Betty J. Novy, CMC  
Clerk-Treasurer