

Committee Chairman Ed Chart called the meeting to order at 6:30 p.m. with Greg Beck, Paul Beere, Eric Johnson, Russ Kumbier, Bob Lancour, Mike Weinkauf and Peggy Shumway present.

Sandi Swan, Deputy Clerk-Treasurer, was also present.

Correction or Approval: May 26 & July 19, 2010 minutes

Weinkauf moved, 2nd by Kumbier to approve the minutes of the May 26, 2010 & July 19, 2010 meetings as printed. Motion carried.

Considerations requested by representatives of the Rochester Public Library if Village Hall is located on library site

Mary Stapleton, Library director addressed the Committee. Stapleton provided the following list of considerations they would like the Committee to give attention to if the Village were to decide to build by the library:

- Parking (location and adequate space)
- Playground area (Playground is used and appreciated by parents and children, important to the Village community and Library)
- Removal of old building impacting library storage (there would be none)
- Accommodations of large groups (the library currently has inadequate room for large group meetings. The library programs, fund raising events, civic meetings, scout groups, etc.)
- Accommodation of small groups (ESL students, book clubs, educational purposes [tutoring].)
- How does placement of building impact our need for future expansion
- Building entrance considerations. (Will plans take into consideration a “traffic flow” between library and village hall)

Building site analysis and discussion of possible locations for a village hall on the library site: John Tierney, Village engineer

John Tierney proposed two site analyses. The first being with the proposed Village Hall located to the North of the Library Building facing Wade St. as an addition to the library.

Tierney stated that he spoke to Jon Schattner, Village Zoning Administrator about parking requirements. Schattner informed him that there are two factors that would determine parking requirements; one being the square footage of the building and the other being the assembly room capacity. In both site analyses the requirement would be approximately 31-34 parking spaces needed. Both site proposals had between 35-41 spaces.

Discussion was held about the baseball diamond usage. Chart stated the usage was investigated by Novy and the ball diamonds are used a total of 21 times for league usage per year. Swan added that Mike Borchardt from Waterford Youth Baseball was contacted to see what kind of effect it would have on the league if they were to lose the Rochester Library diamond. Borchardt met with his board and it was determined that it would not be a detriment to the league if they were to lose this diamond.

Johnson stated that it may have limited use but he feels that those games still bring business to the Village of Rochester.

The second site proposed was in the southwest corner of the Village property with the parking lot located in the outfield of the current baseball diamond.

Discussion was held about the pros and cons of each site. Tierney stated that both proposed sites are merely conceptual and that there is plenty of opportunity and room for reconfiguration.

Asbestos Assessment and demolition Proposals/Costs and other considerations: Two-story portion of library building

There were two proposals submitted to the committee. The first proposal was from Balestrieri, with an inspection fee of \$250 and \$25 per PLM Bulk Sample Analysis performed. The second proposal was from Delahey Industries, Inc. with an inspection fee of \$1280.00 and \$16.00 per PLM sample analysis or \$35.00 per PLM point count sample analysis (if necessary).

No one from the committee was confident on how exactly the Village would be charged based on the proposals given. It was the consensus of the committee that more information was needed before a decision could be made.

Weinkauf moved, 2nd by Lancour to table the asbestos proposals until more information on cost could be obtained. Motion carried.

Determine Village Hall site preference on library grounds and determine any additional informational needs

Chart asked each member of the committee to express their site preference of a Village Hall on library grounds:

Paul Beere – Expressed he would like to keep the Village Hall a separate building from the Library.

Eric Johnson – Expressed he would like to keep the Village Hall as close to the library as possible. He thinks with the proper design you can still have the look of separate buildings.

Peggy Shumway – Expressed that in conjunction with the multi-use of both buildings and the meeting room she feels that the Village Hall should be as close to the library as possible.

Greg Beck – Recommends bringing the Village Hall closer to the library and possibly attaching the two buildings with a canopy. He stated that it would still leave most of the green space.

Bob Lancour – Would still like to take a look at the west side of Fire Station. He would like to see cost proposals for both sites.

Russ Kumbier – Stated he would like to see the Village Hall on the library site and would like to see the two buildings combined into one. He feels that it would be the most fiscally responsible option. He doesn't want to see the loss of any green space especially the ball diamond.

Mike Weinkauf - Feels that there is some concern about cost and he feels that there is a lot of cost associated with building up by the library. He feels the issues associated with remodeling the current

building, which is why the Board chose not to do, would also apply to building up by the library i.e. asbestos removal and parking. He feels that those issues would affect the costs tremendously. He feels that the west side of the fire station would be the more fiscally responsible site.

Ed Chart – Expressed he would like to see the Village Hall a separate building from the library on the library site. He stated that he has heard the reason why the Fire Department positioned the building where it is, is because of the soil conditions on the site. He has heard there were soil borings performed on the site but has not been able to obtain the results of those borings. He stated he will continue to research that claim.

Some discussion was then held about the possibility of obtaining land from Racine County west of the Public Works building as another possible building site.

Establish agenda for next meeting

The Committee would like the following items considered for the Building Committee meeting:

- Acquire more information about asbestos proposals.
- Needs analysis to determine possible square footage of building required.
- Inquire about an additional building site adjacent to the Racine County Public Works grounds on Academy Rd.

Kumbier moved, 2nd by Weinkauff to adjourn at 8:22 p.m.

Respectfully submitted,

Sandra J. Swan, WCMC
Deputy Clerk-Treasurer