

Committee Chairman Ed Chart called the meeting to order at 7:00 p.m. with Greg Beck, Paul Beere, Eric Johnson, Russ Kumbier, Bob Lancour, Mike Weinkauf and Peggy Shumway present.

Betty Novy, Clerk-Treasurer; and John Tierney, Village Engineer, were also present.

Correction or Approval: August 23, 2010 minutes

Weinkauf moved, 2nd by Kumbier to approve the minutes of the August 23, 2010 meetings as printed. Motion carried.

Chairperson report on Village Board directive in regards to primary building site analysis

Chart reported on a clear directive issued by the Village Board at its September 13th meeting. A vote was taken and passed to establish the library as the primary site for construction of a new village hall. Chart stated the library site is to be the focus of future considerations by the committee.

Determine building site preference on library grounds

John Tierney presented three site sketches of possible building locations for a village hall on the library site as follows:

Sketch 1 showed the village hall as an addition to the north of the library building. A parking lot with 29 spaces was shown to the east of the library. If the village hall is built with an exposed lower level that faces Wade Street, additional parking may be located on the lower level adjacent to Wade Street. The sewer lateral could be shared with the existing library, or a secondary lateral could be installed as a Wade Street connection.

Sketch 2 showed the village hall located to the west of the library building with a shared parking lot in between. This location allows creation of a parking lot that meets minimum parking space requirements (per the zoning code, 40 parking spaces are required, two of which must be handicap accessible).

Sketch 3 also showed the village hall located to the west of the library, but further west to take advantage of the slope for an exposed lower level. This location also allows creation of a parking lot that meets minimum space requirements. A walking path is also shown from the western parking lot that currently serves the ball diamond and community garden area.

Discussion followed regarding considerations specific to each location as follows:

Sketch 1. It is assumed a well separate from the library would not be needed. However, the building materials used and assembly hall size could require installation of a sprinkler system. In that case, the water system would need to be upgraded. Chart recalled addressing the sprinkler system requirement with previous consideration of the Pro-Health Care building. He stated a variance was possible if the assembly hall was under a certain capacity and there were adequate exits. Most likely, the building could be designed so that a sprinkler system is not required.

On the topic of fire suppression, Novy reported a previous conversation with the Town of Spring Prairie clerk regarding their proposed town hall. The clerk from Spring Prairie had indicated fire proof storage

was required to gain state approval of their building plan. That will likely become part of the village hall building design.

The primary drawback identified to Sketch 1 was parking. However, two-story construction would allow mechanicals and storage space to be placed in the basement, which is considered to be less expensive than constructing those spaces at ground level. A comment was made that even lower cost construction is preferred for public works storage, such as a pole barn. Tierney suggested, if this location is chosen, that existing utilities be buried. He noted the village hall has the potential of being used as an emergency operations center and this would reduce the likelihood of power outages.

Beck noted this location will restrict an architect by tapping everything into an existing building. Topography was also discussed. A ten foot basement will still leave good pitch to the street.

Sketch 2. Several suggestions were made to improve the configuration, such as flipping the building and parking lot around or moving the building back and placing parking in the front.

Sketch 3. Overall, committee members did not like Sketch 3 as they felt it placed the building too far from the library.

Weinkauf moved, 2nd by Kumbier to site the new village hall fronting on Wade Street, built between the library and Wade Street, with an all-weather walk through between the buildings. Votes were: Ed Chart: Aye; Paul Beere: Aye; Eric Johnson: Aye; Russ Kumbier: Aye; Bob Lancour: Aye; Mike Weinkauf: Aye; Peggy Shumway: Aye; Greg Beck; Naye. Motion passed.

Determine building design, bidding, and construction process: Architect (lump sum bidding) vs. Architect-Construction Manager (construction management process).

Novy reported information received at the April 27th meeting regarding the different bidding processes. Consensus of the committee was to poll other municipalities on their building experiences, ask for recommendations on either process and what they paid architects to design their buildings.

Weinkauf moved, 2nd by Lancour to table this item for more information. Motion carried.

Establish agenda for next meeting.

The Committee would like the following items considered at the next meeting:

- Asbestos assessment findings for the two story portion of the library building.
- Additional demolition proposals for the two story portion of the library building.
- Inquire whether there is any reclamation or salvage value to the two-story portion of the library building.

Lancour moved, 2nd by Kumbier to adjourn at 7:55 p.m.

Respectfully submitted,

Betty J. Novy, CMC, CMTW
Clerk-Treasurer