

**TOWN OF WASHINGTON
SPECIAL TOWN BOARD MEETING**

Tuesday, June 7, 2016
Safety Building 7:00 p.m.

DRAFT
SUBJECT TO BOARD APPROVAL

1. Call to Order: Chairman James Hanson called the meeting to order at 7:00 p.m.
2. Roll Call by Town Clerk: Present in addition to Chairman Hanson were Supervisors Kirby Foss, John Rader, Elizabeth Holmes and Randall Sorensen.
3. Joint meeting Town Board and Infrastructure Committee. The main purpose is to decide how to move in regard to the proposed new firehouse/shop building. Other infrastructure issues may be discussed. Action by the Town Board may be taken.

Chairman Hanson brought forward a list of infrastructure issues. John Rader, Chairman of the Infrastructure Committee, stated there was a list of items to address; he noted that the fire/safety building has taken priority. Chairman Hanson stated a different proposal has come forward in the last few weeks. His list is of seven items: the FAST System and wastewater issues; crushing of stone for road gravel; road repairs; the financial obligations the Town may have to reinvigorate Recreation Center endowment; the Community Center building repairs and upgrades, including doors, the kitchen, the bathrooms; the Park system including resolving land issues at Mountain Park and toilet facilities; Red Barn Park and the toilet facilities, and need of more land at the cemetery. He stated cemetery plot sales have increased in the past few years.

John Rader stated the Infrastructure Committee agreed the FAST system needs to be addressed and other items on the list need to be dealt with either by Town meeting vote or through the Board. He stated the safety building is something that needs to come before the Town and has major implications for funding. One of the concerns is the 30,000 gallon cistern under the firehouse which will not hold heavy equipment above it. He stated the Police Department has need for more room; space is a problem for both buildings. He noted the costs of the Keller proposal is 3.5 million, a substantial amount that the Town would need to accept. He commented on other proposals, including the use of the log cabin perhaps for the Police Department. He stated the County Board is discussing perhaps buying an available property for the EMTs which "whittles the size" of the needed building down somewhat. While some are concerned with tearing down existing properties, the "experts" he says state that to do so is more economical. He noted there are many discussions to be had and requested others to bring forward their ideas. He commented as a Committee, the Infrastructure Committee needs to have Board input.

Chairman Hanson stated there would be no way he would sign a contract for the 3.5 million without "resounding" community report.

Infrastructure Committee member Ron Overdahl brought forward a proposal from Scott Sonoc to sell the Town the Island dairy with remodeling to accommodate the fire and police departments. He stated the architectural plans were submitted by Mr. Sonoc and he encouraged the Town Board to examine those. He also brought forth the FAST system issue and the fact that lease on some of the spreading lands expires and Chairman Hanson stated the family does not plan to renew the lease; it expires in December 31st of 2020.

Peter Nehlsen stated the impetus of this meeting was to focus on the needs of the firehouse. He acknowledged the other concerns are important, but he asked that public safety be the focus of this meeting. He requested a "flesh out" of the use of the Island Dairy. Mr. Sonoc stated the idea was to save the building, which is 7,000 square feet on two floors. It was designed to meet a broad possibility of community needs with offices, kitchens and a large meeting hall. Heating and air conditioning units are separate for each floor and are economical systems. When he looked at the proposal for the 3.5 million dollar building, as an architect he stated he saw a "salt storage type building" which does not reflect the prestigious type of building which would acknowledge the integrity of government and Town safety functions.

He did talk with some of the principals regarding needs for a safety building and uses for the Town for meeting space. Previously he had priced out buildings that could be used for a garage for the safety vehicles and felt it could be done for about \$150,000.00; he and his wife would lease the lavender fields where they currently grow their plants for their commercial business. He stated he had \$150,000.00 in the building and would sell it to the Town for that amount to which the cost of the bays would be added. The current fire safety building could be reworked and upgraded for the Town crew, with a total of the two buildings coming, he estimated, to under two million dollars.

Gary Schultz presented a floor plan of the Dairy which added just a few doors, and minor changes to make it workable.

Lou Small discussed the concepts that separated the Fire/Police/EMT group and felt it was not in the best interests of any group to split them up. John Rader stated that was not the plan; that the county needed to be involved with what plans they have for any contributions. He noted there would be approximately \$180,000.00 to put toward any plan. Our county representative, Joel Gunnlaugsson, has told some of the Town supervisors that the County is waiting for the Town to come forward with a proposal. Various implications of County funding were discussed as well as the history of what the County has paid other Towns, villages, toward their projects.

Chairman Hanson asked the Clerk when the Board would need to have a referendum for the November ballot; she stated it needed to be together by August 30th.

John Rader stated he had been in discussion with our internet service, especially focusing on the frequent outages. Frontier stated they would be coming on the 22nd of June to discuss the service with the Board and residents.

Chairman Hanson stated financing of these projects needs to be looked at in further detail. While the banking relationship is "healthy", it needs to be looked at as to how it would be paid. It was mentioned the Town has never done a Bond.

A presentation of the proposed Island Dairy plans was projected on a Smart Board and explained. One of the questions was the reason for not placing the garage closer to the building. Code requirements were part of the reason; visual and architectural integrity was noted. Discussion of moving the trucks and equipment out of the building in an emergency and access to the roads was discussed, as well as public parking. It was noted that the corner this property is on is the "dead center" of the Town.

Police Chief Tyler McGrane stated it would take some time to pull all the needed numbers together to write a referendum and time to present to the County to determine their commitment. Also, he stated the numbers to remodel the existing firehouse for the Town shop need to be included.

Peter Nehlsen made a Motion as a member of the Infrastructure Committee to table the Keller proposal and to focus the Sonoc proposal; second by Committee member Ron Overdahl. Motion carried amongst Infrastructure committee and presented to the Town Board.

Town Board Supervisor Foss made a Motion to table the Keller proposal and to concentrate on the Sonoc proposal; second by Supervisor Rader. Motion carried.

Public Works Director, Jonathan Mann, stated someone needs to hire an engineer to look at the current safety building to make it work for the Town shed needs. He noted there is a lot of structural work to make it function. He stated the costs of upgrading that building need to be included; Scott Sonoc agreed to, at no cost, walk through the building with Jonathan and look at the needs to cost it out. He stated it is always more difficult to rehabilitate an existing building than to build new. Discussion followed re when the County will be passing the bond issue; it was agreed the County will base that issue on identified costs.

Infrastructure Committee member Ted Jorgensen stated he felt all the numbers could be in order in time for the November ballot. John Rader stated someone who is an engineer needs to be hired by the Town Board. Clerk Carpenter asked the Board to think about what it would need to do to ensure the public and contractors are aware of what is being considered. These items need to be addressed for the July Town Board meeting. Scott Sonoc asked what the Board would need in terms of identifying needs and possibly some information on costs. Ron Overdahl suggested the Town attorney be included in Board conversations to determine how to proceed with proposals. He stated the Board has the statute authority to meet in closed sessions to discuss and negotiate real estate and to set up special meetings of the electors.

5. Adjourn: Motion by Randall Sorensen, second by Elizabeth Holmes to adjourn the meeting. Motion carried. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Valerie Carpenter, Clerk/Treasurer

James Hanson, Chairman

Elizabeth Holmes, Supervisor

Randall Sorensen, Supervisor

Kirby Foss, Supervisor

John Rader, Supervisor