

MINUTES – HULL BUILDING COMMITTEE

December 28, 2009 – 7:00 P.M.

TOWN OF HULL MUNICIPAL BUILDING

4550 WOJCIK MEMORIAL DRIVE, STEVENS POINT, WI 54482

1) Call to order: The meeting of the Hull Building Committee was called to order on, Monday, December 28, 2009 at 7:00 p.m. by Hull Supervisor Co-Chair Dave Pederson at the Hull Municipal Building, 4550 Wojcik Memorial Drive, Stevens Point, WI 54482.

Present: Co-Chair Supervisor David Pederson, Co-Chair Supervisor Melvin Bembenek, Fire Chief Mark Kluck, Assistant Chief Mark Fritsche, citizen member - Lance Reeve, citizen member - Ted Stoltz, Road Crew Foreman Pete Kaminski, Marilynn Kranig, Owner Representative-Todd Grunwaldt, Committee Secretary Patty Amman.

Others Present: Supervisor Dave Wilz, Jackson Case, Cliff Bembenek.

Absent: citizen member - Alan Hucke, Supervisor Robert Brilowski

2) Citizens wishing to address the committee on non-agenda items. Agenda items are for discussion and possible action: NONE.

3) Approval of minutes from prior meetings. Dave Pederson requested a motion for approval of the minutes from July 16, July 29 and Aug. 13, 2009. Ted Stoltz made a motion to approve those 3 sets of minutes, seconded by Marilynn Kranig. Motion passed.

4) Announcements/comments from committee members and citizens. Dave Pederson introduced the newest citizen member, Lance Reeve, as replacement for Ben Stertz. Lance has a background in building energy efficiency which may help give us some needed insights.

5) Presentation of building space needs analysis by Owner Representative.

Pederson- We'll move on to the presentation that Todd has, what his findings have been. He's had an opportunity to talk to the people in this building, the fire department and go over their needs. Then go back and assess those needs in terms of what we've got and what we probably need.

Grunwaldt- This isn't a final presentation. I was trying to get a meeting before Thanksgiving to discuss things that have come up between the time of working with the various departments and getting some direction from the committee as to where we are going. I've got some paperwork here (handouts). What I've done is broken down and condensed all this information that's been put together over the year. Condensed it down into basic information and needs. I condensed it down to space needs issues, space needs study which was the space required. Then I went on to discuss those various departments. Then came up with what is required as far as square footage for each department and then I gave examples of some basic office layouts with the square footage I'm talking about. It's easier to work with the offices and the maintenance.

The fire department will be a bigger issue. I'll pass these out and we can go through them and have an open discussion. I plan to bullet-point these issues and then, if you want to discuss it, feel free to just interject to discuss it.

(The 12 page handout was given to everyone in attendance.)

6) Discussion of presentation.

Grunwaldt- Starting with the Municipal Building, the offices here, their number one priority is security, as you are all probably aware of. These aren't any new issues. 2. The central filing system, we'll go into more detail later. 3. Adequate office space which is lacking. 4. Conference room for 8-10 people. 5. Meeting room for 200 people. 6. A break room.

Maintenance/Parks Issues: 1. More shop area as equipment is getting larger. 2. A wash bay, if you want more explanation, feel free to ask. 3. Inadequate lighting levels. 4. Pit for servicing vehicles. 5. Break room. 6. Storage for signs, barricades, tires. 7. Lack of outlets. 8. No ventilation in welding area. 9. Broken floor around floor drains, also broken drains. 10. Parks lacks storage space.

Fire Department Issues: 1. Safety: Basic traffic flow problems, turn-out gear locations, no room for maneuvering. 2. General lack of maintenance, roof leaks, paint peeling off walls, excessive cracks in floors, etc. 3. No vehicle exhaust system. 4. Electrical systems are not code compliant. I don't think the exhaust systems would be either today. 5. Lack of accessible toilet rooms. 6. No showers. 7. Lack of storage space for records, EMS and gear. 8. Offices not sufficient or secure for file area. 9. Lack of air conditioning. One of the points Mark brought up was the accumulation of the sweating of equipment which causes some rusting.

Pederson- Is that from the fluctuation in temperatures?

Kluck- Yes, especially when it gets humid in the summer. The tanks will actually sweat and drip a hole in the floor. The airline system gets water in it and is rusting. We're actually putting that rust into the trucks through the air breaks.

Pederson- That system can't be lubricated like an air hose system or air tools?

Kluck- It was built out of donated water pipe, 1 inch.

Fritsche- There could be a filter system on there.

Pederson- But it needs attention.

Grunwaldt- 10. Lack of power cord drops. 11. Non-insulated overhead doors, heavy wood construction. 12. Lack of roofing insulation. 13. Septic system. No one seems to know what it is but I want to comment on that as I've talked to Dave (Pederson) and he seems to know what it is. It's a conventional system.

Pederson- Right.

Grunwaldt- Although I don't know how it is vented. There's not much there for venting. But supposedly it's a conventional system. It's hardly used any so it's never backed up. It must be draining adequately. But how much is it used.

Wilz- What is conventional?

Grunwaldt- A conventional system is when it goes out to a tank then drains out into the drain field.

Wilz- We don't know how big the drain field is.

Pederson- We anticipate, if we were to install showers and things like that, we would need a much bigger system.

Grunwaldt- It would have to be replaced. Then situate where it's going to go. 14. Narrow doors, 12 feet versus 14 feet. We'll talk about that later. 15. Training room too small, ideally a room for 80 persons. 16. Weight room or future weight room. 17. Generator to open overhead doors, some lights and communication. 18. Air compressor. Those are the issues. Let me go on.

Kranig- Can I address--- lets go back to Municipal Building Issues. Is storage part of adequate office space? Because we really lack storage.

Grunwaldt- Yes. We'll adjust that in the next one.

Kranig- Okay.

Grunwaldt- For the municipal building, we're looking at offices for the chairman, town clerk, assessor and an open office concept for treasurer, secretary and 2 staff. Security, I just assigned square footage. It's not for each one of these things that have come up. Security meaning basically a vestibule or waiting area with fireproof glass or whatever it's going to be.

Pederson- A walk up window.

Grunwaldt- Yes. Central filing system / work area, this is the big one. A room that should accommodate all records and file cabinets to include a work table to stand at to review files and a fire proof room. I have diagrams that show what we've been talking about. I drew some of these diagrams to show what kind of space they are looking for. When you go around counting up all the files they have, in the file room, the offices, and the stuff out here and likewise with the fire department, their filing system in not adequate. Mark is keeping records at home. It's becoming a bigger issue for both departments. Conference room to accommodate 8 to 10 persons. I assigned it a square footage. Also a meeting room to accommodate 200 persons. A break room which probably, if they stayed here, would be combined with maintenance. Toilets and miscellaneous. With all of this a new building comes down to 8,200 square feet compared to the 2,100 square feet you currently have in this municipal building.

Pederson- So that 8,200 would include the current 2,100?

Grunwaldt- No. That is just saying this is the space that is needed based upon our meetings and discussions with their department.

Pederson- Oh, okay.

Grunwaldt- I'm just giving you a comparison. That's what the space needs come out to compared to what they currently have.

Wilz- 2,100 square feet from that wall to that wall.

Grunwaldt- Maintenance/Parks: Shop area, now that Pete is here, he can comment on that too. Equipment is getting larger. Maneuverability is an issue. Maintenance: they are looking at two bays, two 25 feet by 70 foot bays would work for them. That comes to 3,500 square feet. Office/Break room: there's currently no break room. Office is too small and tucked under storage mezzanine. Break room to be combined with office staff, office to be relocated within addition or existing shop. A wash bay: currently washing plow trucks outside in winter.

Kaminski- Every plow truck outside.

Grunwaldt- Ideally, if they had an enclosure in which they could wash these trucks, where it's a little warmer, I think it could be done if it were existing as a lean to in the addition, 40 feet wide by 50 feet deep with a total of 2,000 square feet. Cold storage, again, Pete can comment on this: equipment requires protection from the elements. Mowers, plows, snow fence, sand compactor, equipment in current garage behind the fire department. It's just being suggested here that you would be looking at a 60 foot by 80 foot, or something, enclosure to house all that equipment.

Kaminski- Like I was telling him, our plows during the winter sit outside. Our hoses are cracking, the fittings and ends. A 3 foot hose fitting is about \$45 and we are steadily replacing because we have no adequate storage. Cylinders leak because your sleeves dry out. You have to take them in to be serviced. We constantly have to repair stuff because it sits out in the sun.

Grunwaldt- Miscellaneous: remaining issues are all interior and do not require additional room. The new addition area, including the 4,800 square feet for storage, would be 10,300 square feet. The existing 6,300 square feet plus the little storage garage behind the fire station. Fire department: apparatus room, I think you know what all the issues are. I'm just pointing them out because this would go to the public. We are going to have to address these issues so everybody knows about them. I was a little bit surprised to see, after going in there with Mark K. and Mark F., with just the three of us walking around there, how tight everything is. The apparatus equipment and the whole general procedures they have to go through and the little room they have to do it in. It is quite concerning. I can absolutely see the problems. There are problems with the space for people; there are problems with the vehicles, problems getting around the

vehicles. It seems to me that there would be a lot of confusion. There is really no organization to it, correct me if I'm wrong.

Kluck- Nope, there's none.

7) Determine the next step and task assignment in the process the committee will follow to arrive at recommendations for the board.

Grunwaldt- So there are definitely some issues there. I'm looking for recommendations on what to proceed with, but 2,000 square feet maybe would be appropriate. Gear racks to accommodate 40 bunkers at 900 square feet. A truck maintenance wash bay where they wash their own equipment and trucks at 22 feet x 60 feet for a total of 1,320 square feet. A tool room and a mechanical records room. I forget, can you explain the mechanical records room again?

Kluck- That would house the records for all the trucks and house the tool room with all the tools in it, lift jacks, everything you can think of would be housed in that area. I think that would be double the area that is there now.

Pederson- On here that would be combined?

Grunwaldt- No. That's two different rooms.

Kluck- I think we need to look at that (*some more*).

Pederson- I would think you would keep them in proximity to each other.

Kluck- It could be all one room.

Grunwaldt- I don't remember. It seemed to make sense before.

Kluck- There is so much stuff that is stored outside that tool room on the floor right now that should be inside there under lock and key.

Fritsche- That other room there with the tools, we have the file room with the trucks. I think we were looking at a room with the records with a partition in it so that just certain people could get at those files.

Grunwaldt- We may have to look at that again.

Fritsche- Yes.

Grunwaldt- Accessible toilets and showers separate for both men and women. They could be combined into toilet shower rooms. Storage to include: records storage, storage for EMS, and storage for fire department surplus gear. We didn't just choose these numbers. We went through and the fire department went and physically measured things out to see how much room it would

actually take to handle this kind of equipment. With offices, we sat down and I showed them the diagrams. What a 12 foot x 12 foot looks like, a 12 foot x 16 foot, the break room, filing, work area. Kitchen at 100 square feet, laundry room at 50 square feet. A training room at 1,400 square feet. They're currently in about 900 square feet or less, actually it would be less. Probably closer to 700 or 800 square feet, maybe 700 square feet. A conference room, small conference room. Miscellaneous again. Mechanical. An outdoor training area which I didn't realize immediately, but they do their outdoor training exercises year round through the winter and need a substantial area outside to do that.

Kluck- Where this came up from was when Todd was over looking at the fire station. The west end of the building; we use that apron out there to practice quite regularly. On the east side, by the hose tower, we use that apron to do all of our ladder practice, up to the top of the hose tower. Where this number came up, it's not just building area but if you add on to the building and take that training area away, then we lose that option of training out there.

Pederson- You need that open space.

Grunwaldt- Even if we were to purchase the additional property, it is still going to be an issue and they will lose that training area. This miscellaneous stuff (*on handout list page 4*) I should have just taken off. It just reiterates the stuff in the first part. So looking at additional space adds up to 9,544 square feet. They are currently in about just over 6,000 square feet. The rest of it, whether it is of interest to you or not, we talked about some 12 feet x 12 feet offices. You can see what kind of a desk arrangement you can get in there with some filing, credenza or whatever. A 12 foot x 16 foot office which would be for the chairman, a little larger, and I think Janet's office (*town clerk*). A break room 12 feet x 16 feet, you can see about how many people you can have in there, a very simple design. A conference room seating 8 to 10 persons, 14 feet x 22 feet. We talked about certain amenities in all these rooms too but that's not the issue at this meeting. Then there is the central work station, filing work center. It doesn't have to be this configuration but if you start looking at the number of files, it becomes a pretty big part of their needs.

Pederson- Does this include file space for a number of years as well?

Grunwaldt- They are talking about purging some things as well.

Pederson- Okay.

Grunwaldt- So this will give them adequate (*file space*) plus some extra, plus they would be starting to purge some things. So this should meet their needs, Marilynn, for awhile.

Pederson- Records will continue to be shrunk in our age and electronic abilities.

Grunwaldt- As we go to more electronic (*storage*), yes. You were talking about starting to get rid of some of these records that are old.

Kranig- Things that don't have to be kept and stored. There are some things up there that can be destroyed. There are regulations about how long you have to keep things. That comes down from the state.

Pederson- Some of that may have historical value that could be transferred.

Kranig- Yes.

Bembenek- I have a question on the square footage. You've got 8,200 square feet for the municipal building.

Grunwaldt- Yes.

Bembenek- The 2,100 square feet is not included, it just 8,200 right?

Grunwaldt- Right.

Bembenek- Then on the maintenance, the 10,300 square feet versus the 6,300 square feet?

Pederson- That's the existing.

Bembenek- Then the 9,500 s.f. versus existing 6,080 s.f.?

Grunwaldt- That's in addition.

Bembenek- So these are all additions.

Grunwaldt- Yes.

Bembenek- It comes to about 28,000 s.f.

Grunwaldt- I didn't add it all up but yes.

Bembenek- With the existing, it comes to about 40,000 s.f.

Grunwaldt- You see it's all going to depend upon whether you add on or renovate, or if you're going to build new. That's why I'm hoping to get some recommendations on where to proceed with all this.

Pederson- Just so I'm clear, a total new addition area 9,544 s.f., that would be fire department, total square foot if built new?

Grunwaldt- No. This, again, I needed a little more help with this. I'm not quite sure how to present it. Those numbers I'm quoting here, like the apparatus room, I'm saying adding 2,000 square feet onto what's existing. That existing is not included in that 9,544 square footage.

Bembenek- Right, that's what I thought when I was asking that.

Pederson- So the total we are looking at there is like a.....?

Grunwaldt- Potentially it's 15,000 square feet.

Pederson- Now I understand.

Bembenek- That's why I said, it comes to 40,400 square feet if you add all of the existing.

Wilz- If you took the existing building and said what's short here and then you put square footage to those items.

Grunwaldt- You're going to have to show where you are lacking.

Case- So you are saying for the fire department needs, the total new addition area would be 9,544 square feet, existing 6,080 square feet, all of that space is required for what the fire department needs are.

Grunwaldt- No. I'm not saying that. This is our first meeting and what I did, is the 9,544 s.f., I just added up all the numbers that are on this sheet

Wilz- They're separate issues, aren't they, is what you are saying, separate numbers.

Grunwaldt- You can't compare them.

Wilz- There's no correlation.

Grunwaldt- Right. Until you say, what would it be if it was new, then I could give you a number.

Wilz- It would be configured differently.

Grunwaldt- I don't even know.... if you add on 2,000 s.f. how that's going to work, because the fire department is the most difficult to work with. These areas are pretty easy to work with.

Wilz- Because they're just boxes and squares.

Grunwaldt- The maintenance is pretty much, the office area, sort of. We talked about how they're going to operate during construction. So we've discussed all these issues. I wanted to put things in terms of square feet and where you are lacking in terms of space needs. Now the fire department, again, how does 2,000 square feet add on to the fire department. We talked about that. Even if we were to just start adding on some bays, 3 vehicles deep. How do they get out? Well, it's going to take some more work. But that might be the planning process in the next phase. So what I was hoping to do, and it may not be at this meeting, but soon, to get some direction as to which way we should go. Or recommend going to.

Kranig- Is it more economical to renovate than to build?

Grunwaldt- If you are just looking for price, that's one thing. But we are not talking about price. That's not the purpose of what we're doing.

Pederson- At this point.

Grunwaldt- At this point, no. I think going newer is going to be better. But maybe not for maintenance. The fire department, again, is the biggest issue. Adding on, you're not going to meet all your needs, I don't think by adding on.

Stoltz- I've talked to a lot of people in the Town of Hull in the last 3 months. I talked to them about 2 separate buildings. They said why 2 buildings with break room, bathrooms, etc in both? Why can't you combine it? It'll be cheaper. Instead of having 2 different places. You've got a conference room here and a conference room there. You could have just one conference room.

Kluck- I always thought that would be a good option.

Stoltz- There's a lot of people totally against this. Now especially since they came out with that jail.

Kranig- And the new school referendum.

Stoltz- And the new school referendum.

Pederson- And the economy.

Grunwaldt- We've said all along – either way, it's going to be a tough sell.

Stoltz- I think it would be an easier sell if it was combined. You wouldn't have to have so much building.....so many different things. You have bathrooms here and bathrooms there.

Fritsche- Sort of along those wave lengths on the municipal building, you've got a total of 2,100 square feet, the additions with everything added up it comes to approximately 10,300 square feet to meet the needs. That's adding on to both buildings working with what you've got. Starting new from scratch, along that same wave length, things can be redesigned and rearranged and maybe instead of 10,300 s.f. you'd only need 8,000 s.f..

Grunwaldt- Yes, what I have is 8,200 s.f. for a new office stand alone, if it was combined; 8,200 s.f. is what they need. Could part of this 2,100 s.f. be part of that 8,200 s.f.? Yes it could be if it was renovated. But if it was new, it would be 8,200 s.f.

Pederson- Okay, so that number is pretty right-on then?

Grunwaldt- That one's pretty right-on.

Kluck- But then going with what Ted's talking about, you're looking at cold storage. That building down there could be cold storage. Taking his 8,200 s.f., you wouldn't have to worry about it.

Stoltz- We wouldn't have to buy that land.

Grunwaldt- We talked about "what if" and I had another page to this but I took it out. I didn't want to bring it up. I tried to assign some costs associated with building new and renovation. Pete's happy with what he has if he can add on. You wouldn't have to move and you could utilize this space for additional storage, lunch, office. He still needs his bays. He'd be totally capable of working out of here, if the fire department moves out such that he can use the fire department then for the cold storage (*he needs*), plus maybe putting a roof on. That would work for him, if you were to build a combination fire station / town hall.

Kranig- I think it is very important that this building, if it was going to stay, be utilized and in an economical way. Otherwise, people are going to say we've got a building and what's wrong with it. They walk in here and when you first walk in here, it's okay. It's dated, but you can live with that. But there are so many needs in this building. It's space. If you can find a use for these buildings, rather than building (*new*), then I think that might be an easier sell for a new combined building.

Grunwaldt- When I first walked into this, I thought, walking around with Dave P., we can make this work. But after meeting with everybody 3 times, other things have come up like this big outdoor training area, for example. Your needs, which weren't really apparent before. It does make sense for a new (*building*) and I was against a new facility when I started this. That's why I wanted to get involved. When you look at all the problems, it would make sense to utilize both of these old buildings (*fire department and municipal building*). I think they could both be utilized better. They won't be underutilized. They'll be useful.

Kluck- Who knows, if you can get all the stuff down there, you might have room to lease.

Grunwaldt- Well you wouldn't have to worry about septic. That would be abandoned. You'd pull all the plumbing fixtures out. You wouldn't have to mess with any of the doors or anything.

Kaminski- We'd still have to have power for the doors.

Fritsche- Then the lights.

Kluck- But we wouldn't need 108 lights like there is down there now.

Kaminski- Then there's also the roof that needs to be fixed down there (*at the fire station*). In August or September, when it was leaking, that lower level. Upstairs, right now water lakes up there from the weight of the snow. Everything now is bowed down and when it rains, the

water has got to build up so high before the water comes off the roof. When I was up there, there was a big lake up there. Something has to be done with that roof up there.

Grunwaldt- That would probably be easy to do. There's foam on there, tapered foam, to get the water back out of there, when it's being re-roofed. That's not a big deal. But some of the issues seem to be coming from the flashing from high low areas too.

Pederson- If it's cold storage, you're probably not going to have the melting that you have now with escaping heat.

Grunwaldt- So the building can be utilized. I didn't go into any detail about how this building could be utilized, offices and such. It would be a shame to tear anything out. The toilets are there; convert something into a break room. It's not really going to cost you any more. It's here, for maintenance and parks.

Stoltz- Could you make that bigger and use that for the fire department? Put showers in there and everything? The septic is right out the door here. You don't have to put another septic in, just make it bigger.

Grunwaldt- You're talking about combining all 3, everything?

Stoltz- Yes. I noticed this last year when we had been to Almond, everything was combined. The break room was theirs, theirs, and theirs (*all 3 departments*). The bathrooms were theirs, theirs and theirs. Everything was combined. I think that would be a way of Putting in 2 bathrooms and 2 conference rooms, I just can't see it. I was totally against one building too, but when I saw the problem with people, they all agreed on one big building.

Fritsche- From the flip side of the coin on that, you've got this building; you've got the old fire department for cold storage. Now you've got 3 buildings to maintain instead of 2. If you put everything together in one brand new building, fire, municipal building and that there, making one of them for cold storage.

Kranig- What are you suggesting we do with this building? Demolish it?

Stoltz- No. I think you'd utilize it in the new building some way.

Grunwaldt- What you're basically saying is add on to this building.

Stoltz- Exactly. That's my opinion.

Pederson- Lance, in your experience, with planning for energy efficiency for buildings, when you're looking at a situation like this where we would be adding on, is it easier to work in the new energy efficiency stuff? Well, I suppose building new would be much easier. Is that difficult?

Reeve- Looking at the existing buildings, you can definitely make some advancements. The new would have a lot of advantages. I would go along with the idea of bringing everything together. What we've done from a home stand point; we have a passive solar system, basically using the sun for heating up the south side of the property. We're using all solar for heating our water. You talked about 1 break room, 1 shower facility. You don't have those multiple sites so it would make a lot more sense. It would get pretty costly if you put in 2 of everything and try to gain any energy efficiency. New building construction, it would take awhile to run numbers, but you could probably show that there would be much greater pay back in regards to energy efficiency.

Pederson- Because of the construction?

Reeve- Because of the construction.

Kluck- What was the outcome of the girding when the wall bowed out?

Pederson- They're designed to flex and it went back after the snow.

Kluck- So that's what you consider normal? There's no structural problems?

Pederson- No. It's structurally sound.

Kluck- Okay.

Pederson- When they put the partition in, they maintained too low of a clearance in that wall so that when it did flex, it showed.

Reeve- If I could add one other thing. Just looking through here, security was listed several times. One of the other things, as part of my career, is working with security sites. I think, from an office stand point, when you're talking about records, storage, protection of people, security is very important. Especially in today's environment. Electronic access control has significant advantages. Some of these deduction systems you can put in are the same thing, if you have one building, with these systems; you have a huge cost savings. With all these systems you can put in, with security systems, you can generally expect about 10-15% of the cost each year to maintain, whether its hours, upgrading the system, especially electronic control systems. It would make a lot more sense with one building.

Kranig- Going back to what Ted said about 1 conference room that I have to disagree with. Sometimes you both have meetings going on at the same time so you would definitely need 2 conference rooms.

Stoltz- You definitely have to work together.

Pederson- Yes. Those are things you have to sort out.

Kranig- It's so hard to schedule.

Bembenek- I was going to mention, in Almond, didn't they only have 1 conference room too?

Stoltz- One conference room. The kitchen in the back. That's all they had.

Pederson- Yes. It was kind of a community meeting room as well. Like Stockton too.

Stoltz- Yes.

Kluck- I don't recall a separate conference room. It was just a large meeting room.

Bembenek- Right.

Pederson- Stockton has a smaller conference room.

Stoltz- I could see a smaller conference room. I'm talking about the big one.

Reeve- Could you go with a larger conference room with a divider?

Stoltz- That's what I was just going to say. Why don't you divide it? You can get divider curtains that they put in there.

Bembenek- You divide it if you need it. Otherwise use the one big room.

Stoltz- The cost of 1 conference room with a divider in it would be cheaper than 2.

Kranig- That would work.

Stoltz- And it slides out.

Bembenek- Then you can use it for 2 meetings or for 1 big one.

Kluck- I think that would be fine.

Bembenek- That's a thought.

Stoltz- Because we've got to sell this to the people and it's going to be hard.

Kranig- My personal opinion about this is we shouldn't even attempt to get this on the April ballot with that jail and other, wait until at least September. I know it would be nice to get going on this earlier.

Stoltz- Let's get that other stuff out of the way.

Kranig- How long can the school referendum come back?

Kluck- Every 3 years.

Kranig- Are they going to come in November or April?

Wilz- They might.

Kranig- They're on for the next one.

Bembenek- They're dropping so much.....

Wilz- It's been in referendum for the last 12 years.

Bembenek- If we didn't have it in April, it would be what, in the fall, I think?

Kluck- Well, you can have a town referendum anytime.

Pederson- We're probably getting ahead of ourselves in talking about the referendum. We need to make sure we know what we need, what we're looking for and what we want people to vote on to make a decision on before we can even talk about scheduling (*a referendum*).

Grunwaldt- Don't you think, Dave, we've got to make a decision on which way we're going to go?

Pederson- I think so.

Grunwaldt- I think that's what we're trying to achieve here.

Kluck- I recall comments from John Holdridge on being able to rent out the facility.

Pederson- I think this committee came up with (*end of tape, lost part of sentence*), you've got to have a way of securing the office away from the meeting room.

Kranig- Couldn't this room be used as a rental facility?

Pederson- Yes. Other towns rent them for wedding receptions, and they allow non-profits to use the space at no charge but they do charge private individuals.

Grunwaldt- But I think we were talking about, which I had heard John bring up, was a new meeting room and put a kitchen in that. Then, if you want to divide it with a curtain wall, that's not a problem. There's expense with it. Then through a design, that could be made secure. Work on security issues just the way the building is laid out. Regardless, you're going to get a new room for 200 people or whatever. You're not going to be adding it on to this space. More than likely, you'll be getting a new room, whether you're adding on to this building, or separate.

Pederson- I think the reality is that we're not going to look at tearing this building to the ground and building a new one, or building new and demolishing this building. I think we've got to utilize what we've got here which means adding on one way or another or maybe 3 ways.

Cliff Bembenek- I've talked to a lot of people and I'm probably the oldest Town Hull resident here, living here. I think if you want to make this thing pass through a referendum, then utilize the buildings that you have here. Add on to them and forget about renting and all this other stuff because then you'd have to have more insurance. And you're going to try to tell the people you're going to rent this space out? I think it'll never fly.

Pederson- I'll check on the insurance issue. That raises a good point.

Cliff Bembenek- You start renting out and the people of the Town of Hull will say: "What are they doing? Are they going into the business of renting space out or are we building for the Town of Hull and their needs?"

Pederson- I think one of the arguments when we discussed this a year or more ago was that there are places available, although the Starlight is gone, but there are places available.

Wilz- You don't want to get in a situation like that.

Grunwaldt- You know a prime example would be the Village of Biron. I was in their facility a number of years ago and they were replacing the community center and we had a large room. We got the same wall you're talking about. A dividing, acoustical wall and a small commercial kitchen.

Kluck- You're going to have to make the flow work. You might have voting the same nights we have meetings, we always clash now. The idea is to get away from that.

Stoltz- You can always move the meeting can't you? It's not set in gold that you need to have it that day. You know a long time ahead when voting is going to be. It's on a certain date. Move your meeting a little bit.

Pederson- Plan for that.

Stoltz- I do that all the time.

Case- *(Too far away from microphone so couldn't hear clearly on tape, but something regarding fire department access to the road, being too close to a corner depending upon where they might relocate the fire station. Some general discussion on it.)*

Stoltz- They make lights you can put on a post. Flashing lights.

Pederson- Ideally, it would be out to this road and out. So this side (*east*) makes more sense than that side (*west*).

Kluck- We tried the flashing light thing but the state denied it because we don't enter out onto a state highway. We tried that 20 years ago.

Stoltz- Why would you have to go to the state? That's a town road, not a state road.

Kluck- Well, if you want to stop the traffic, that's what the Dept. of Transportation says.

Grunwaldt- Well Mark, you said it would work going this way (*the east side*). Are you far enough (*from the corner*) to go this way (*east*)?

Kluck- Oh yes.

Pederson- Just one more thought on that meeting room idea; I think the idea of allowing non-profits or community organizations to use the room, as long as it's not for private or commercial purposes, that does make some sense, though we might consider that.

Kluck- We have the Boy Scouts coming in now.

Pederson- That's what I was thinking of, yes.

Kluck- Stevens Point Soft Ball Association.

Kranig- Do you have a problem with security when they come in?

Kluck- No. We usually have somebody there.

Kranig- Oh.

Fritsche- The doorway from the room into the apparatus bay is usually locked. It locks from the opposite way so you can't get in.

Pederson- That would be what we'd have to deal with.

Grunwaldt- I wouldn't worry too much about it now. Like I said, that room would be secured. They wouldn't have access to anywhere other than that meeting room and bathrooms. So that's not going to be an issue. It'll work. What's more important is which way we're going to go. Is there something more that I can do to help make a decision? I've meet with the committee a couple of times or more. Taken all their issues into consideration. Put it down in terms of what they require for square footage. Does it even pay to go back and look at a cost again?

Wilz- I have a question. Now that you've been to the fire department several different times, and seeing the issues there, I'm not talking about safety issues, electrical and furnaces, because we all know that's pretty rough, but for them to be able to function better, safer with the room they need. In your estimation, can that be accomplished by adding on to that building, the current building?

Grunwaldt- Maybe not.

Wilz- Can that be accomplished at all? Because we can put a new furnace system in, but the safety issues, the additional space issues, how things just function, you have the existing walls down there.

Grunwaldt- I think they can. Jackson had some of those drawings with a major addition on to that building. I didn't study it to say that they're meeting all the needs now with what we came up with. It may be possible. It may not work ideally. Is it going to be much cheaper? Maybe not. Is it possible? Yes, but you've got to purchase land for sure.

Wilz- To deal with the septic system.

Grunwaldt- Right.

Kranig- What are they asking for that land?

Grunwaldt- I don't know.

Pederson- Well, his initial figure was \$20,000.

Kranig- For how much?

Pederson- And it's valued at \$14,000.

Kluck- It's about 7/10's of an acre. The other thing to consider is that we'd lose our training area.

Pederson- You can take trees down and make a lot if we have that property. But we have all the land between here and there (*the municipal building and the fire station*).

Kluck- No. No, because you've got the gas line there (*in between the 2 properties*). See, that's the problem

Stoltz- That would be good training!

Kluck- Yeah, what to do if a gas line leaks, we know what to do, run!

Grunwaldt- Dave, I was thinking about this too. So if you did put on that addition, which is mostly to house the fire trucks, if they are going to come out to the street, you're 30 feet now from the street, and even if you have a drive through situation, you're still going to be backing fire trucks from the street into the fire station. So you're going to be messing up any traffic there.

Wilz- That's the point I'm trying to make. That's why I'm asking the question. If we didn't have a money issue, if we didn't have any kind of an issue, if we could just throw it out to do, could we even make it all work? Is it practical, does it make sense?

Grunwaldt- I don't think it's practical or makes sense even if you tore down and tried to build on that land. I haven't really studied it. If you ask me my opinion right now, I'd say it might be really tough, because of the shape of the property.

Kranig- Not only that, but you'd have to put in a whole new septic system. Where are you going to put that? Where are you going to put the drain field?

Grunwaldt- Or, you go not with a mound septic but with a holding tank.

Wilz- Because you were asking for direction, that's why I asked the question.

Grunwaldt- Oh.

Wilz- Maybe that eliminates something. It sets the direction for that. We use that for cold storage. Do the repairs necessary. We need a new roof, we know that, fix some doors up.

Grunwaldt- It wouldn't take much.

Wilz- Shut the heating down and shut the plumbing down and just leave the lights in.

Grunwaldt- It didn't make sense before to me, but it seems to be making more sense now.

Wilz- That way, we're still utilizing the building.

Stoltz- You don't have to build cold storage for Pete.

Wilz- That's how we utilize it.

Stoltz- Yes.

Wilz- If there's cold storage for Pete, maybe there's cold storage for the fire department. There's stuff setting out all over the place out there, because there is no place to put it.

Grunwaldt- I'll just bring it up, maybe it's a selling point, maybe it's not. Is it possible...no, it isn't. I was going to say, take the office area as it is and use it for kids in the 4H and whoever else might use it, but then you're going to need bathrooms. Forget it.

Kranig- And heat.

Grunwaldt- Well, heat is there already. But with the septic, forget it.

Wilz- My memory on how this all started here is this building here was built in 1978, I think. We've kept up with it in some areas, but in other areas, it's had little to no maintenance, but it's still a very functional and good building. The garage already has been expanded at least once, right Pete?

Kaminski- Yes.

Wilz- It's that type of thing that you can keep adding on. It's that type of a building, so it functions well that way if we could utilize the existing building here and figure, like Dave said, off one side or two sides or three sides or all 4 sides, it doesn't make any difference, just to get everything else done. We're utilizing the building that is still here.

Bembenek- There's work to be done like the window with the rust.

Wilz- That's what started all this. We've got to do something, before we just start throwing money at fixing here and fixing there. We know we have issues down at the fire department, that's what started all of that. Before we start throwing money and then get the same old thing left.

Grunwaldt- I think it's possible to do that. It's absolutely possible.

Wilz- How much land do we have over on this side?

Pederson- 35 acres.

Grunwaldt- If you can reconfigure the yard thing, you may have to move some things out of the way or whatever, but yes, it's possible.

Kranig- I have no problem with adding on to this building. One of our main concerns with working in this building is what happens to us when you're remodeling? Where do we work? You can't shut the office down. I know one time when they replaced these carpets, I was in there one day, but they worked in that bay. That was a disaster. You have to move all this stuff.

Grunwaldt- But Marilynn, I think that would be one of the things that would have to be done. Know that in advance, your office is going to have to be relocated somewhere. This will have to become something. I don't know what that is right now.

Stoltz- The fire department will have to go somewhere when they're remodeling that building over there.

Pederson- This could be taken care of first, then that building renovated for cold storage afterwards.

Stoltz- If you do 2 separate buildings.

Bembenek- If you have one building, you would then be there until this building is ready.

Stoltz- If we build all one.

Pederson- Right. Correct me if I'm wrong, but we've got to come to a consensus that we're probably not going to use that as a fire department, that building, and look at it as cold storage. Is there still a viable argument for building completely new?

Stoltz- What do you mean? Not even incorporating this?

Pederson- Right, just totally new.

Wilz- My opinion on that, Dave, is unless we could totally defend that it would make financial sense to do that, I don't think you're going to get anybody, including me, to vote for that. If we've got a good structure here, let's utilize it the best way we know how and accommodate it to do other things. But unless somebody can say it would be cheaper to blow it up and start all over.....

Grunwaldt- And it's going to come at a hefty price too.

Wilz- Yes, with demolition.

Pederson- Then I think we have our direction. Anyone disagree?

Bembenek- No, I go along with that.

Wilz- If I recall, the work we had you (*Jackson Case*) do for us, because we had the same discussion, in your drawings and ball park estimates, showed that doing the fire department separately and doing this one separately versus leaving that one alone and joining on this end, the cost was about the same either way, wasn't it?

Case- Our costs were actual costs. They were more than estimates. We didn't have the opportunity to do the planning that's being done for you now. Yes, it was close.

Wilz- There wasn't a predominate cost factor to say, "Oh, we gotta do this." So we can do whatever we want that works.

Case- The difference we came up with was actual cost for those designs and was very close. It surprised me.

Stoltz- That didn't include buying the land.

Case- That did not include the purchase of the land. I can't remember, but if you look on the sheet that's with that, it has the not-included on it.

Kluck- You guys could utilize the generator.

Wilz- You're talking about truck wash bay.

Stoltz- One bay. Pete wouldn't mind washing the fire trucks.

Kluck- Well, he has the same thing we do. We have to wash them outside, now.

Stoltz- A drive-through bay.

Pederson- I guess then we start looking at ideas to capture those spaces and provide the space needs using this structure.

Stoltz- Can I make a motion?

Grunwaldt- I could rearrange the space needs to center around this building. I was going to offer a final study in the end. So maybe this could be the final study, as far as space needs are concerned. I need a little bit more direction and we'll have to talk about what else you want me to do. I'm about 28 hours into the 50 that you had appropriated.

Wilz- Ted, before you make your motion, I want to ask Pete something. Do you have an opinion one way or the other on this?

Kaminski- No. as far as using that old fire station for cold storage, that would work for me. We'll have to spend some money down there, fix the roof up.

Wilz- Well sure, we'd have to do that anyway.

Kaminski- We can do that ourselves. Otherwise, it'll work. I don't have a problem with it.

Wilz- Mark, I think I know where you're coming from either way.

Kluck- These guys work well together. A single truck bay like Ted is saying, that's a good idea, that's fine.

Fritsche- The wash bay out at Stockton is used by both (*departments*).

Stoltz- Right.

Kluck- It is.

Bembenek- This one, the direction that it is going, to me, we know it will work . It definitely is not going to work the other way with a new building.

Wilz- We can review the documents Jackson put together again.

Bembenek- That's what I was just going to ask, if you could do that.

Grunwaldt- I can do that and just bullet-point it.

Bembenek- I'm not against this. I'm just saying I wouldn't want people to say, "Gee, they added on to this and added on to that and now we find out that we could have had a brand new building cheaper".

Wilz- We need to validate that.

Bembenek- Right. That's what I mean. If possible.

Grunwaldt- You're going to have to sell it.

Fritsche- I think we need those numbers regardless because somewhere along the line, if it goes to referendum, we're going to need to say this is brand new, this is debating what we've got here, this is renovating 2 old buildings and keeping them 2 buildings. Now if it's a wash?

Wilz- We have to anticipate the questions before they happen. Now you want to make your motion?

Stoltz- I forgot it! But I would like to make a motion that we go with renovating this (*building*) and adding on to this incorporating the fire station here instead of that building.

Bembenek- Could you put in your motion that we compare the cost of building new?

Stoltz- And compare the cost of new or renovating and adding on.

Bembenek- I'll second that.

Kranig- Can I add to that? I would like to add to that motion that Todd does this for us.

Pederson- So, Marilyn has amended the motion. Do you accept the amendment?

Everyone- Sure.

Pederson- Is there a 2nd to her amendment?

Bembenek- I second it.

Pederson- Is there any further discussion? (*None. The final motion was: That we go with renovating this building incorporating the fire station here instead of their building. With the comparison being done of the cost of new versus renovating and adding on, and that Todd Grunwaldt does this for us.*)

Motion carried.

8) Set next meeting date.

Grunwaldt- Can we set up another meeting relatively shortly so I can put some of this together? It wouldn't take very long, just to see where we're at.

General discussion on holding meetings on Mondays if it works for most people.

*The next meeting date for this committee will be **Monday, January 11, 2010 at 5:30 p.m.***

Pederson- Do you have enough ideas as far as direction for coming up with some costs at this point?

Grunwaldt- I'm going to use Jackson's numbers I think for the most part. See how they compare with the spaces and then I'll figure something out.

Pederson- You'll bring that to the next meeting?

Grunwaldt Yes. Bring the costs there. I don't know what I'm going to do about the study yet. We'll have to talk about my responsibilities within the first contract. I'm still working within that first not to exceed \$5,000. I'm just over half way. We'll see where it goes from here.

Cliff Bembenek- Does the Town have any money in escrow for building, a building fund?

Pederson- No, we haven't done that. We do have reserves. Maybe by tomorrow afternoon, we might know how much. We'll see what is left at the end of this year and we put it into reserves for the coming year. But at this point, they're undesignated. I don't think we're going to designate any, well, we'll have to decide. We may designate some more for the work of this committee. Until we get the approval from the people, we can't start putting money together for a building.

Cliff Bembenek- You don't put any in for building?

Pederson- For maintenance, yes, but not for a building, no.

Marilynn- Has anybody looked into grants?

Grunwaldt- I haven't gotten very far with that.

Amman- Or stimulus money?

Grunwaldt- Well supposedly, Obama is saying that there's going to be another wave of stimulus money. In fact, I had a copy of an article right here. How you get it, I'm not sure. If you try to get on the Internet to find out, it just tells you where it's being spent. It doesn't give you an application.

Kluck- How did Amherst get theirs? Didn't Whiting get some too?

Wilz- Amherst got some. They had a water filtration system. That automatically qualified. I think when we get to a certain point, not that we shouldn't look at it now, but we need to get some of our politicians involved here. You can call Dave Obey because he knows how all that stuff works and say, "Dave, what you did for Wausau, you need to do for us."

Pederson- And he'll put somebody on it. But I think there was some designated specifically for fire houses.

Kluck- There was 210 million in 2009 and I don't know what's coming up. There was supposed to be. I think what Todd was talking about was for public buildings. That's supposed to be in 2010.

Pederson- I read some rumblings about it and if anything comes across in my e-mail, I'll....

Bembenek- Was John doing some of that stuff?

Kranig- He was talking about doing some of that stuff but I don't know if he did it. He's been so busy with the budget.

Wilz- I think John's our contact to use for somebody like Obey, but I think we have a lot of knowledge with people right here in Portage County. We just need to make some phone calls and tap them on the shoulder. Stevens Point's gotten more stimulus dollars coming in to this city. So we can say, how can you help us. You've gotten all this stuff. How do we do that? Portage County too. Amy Sue, Chuck Kell. We don't need to figure this out. We just need to make phone calls and let them do some work. Mike Juris from Amherst said he would help us any way he could. Manislawski, you can start with him. Because he got some stimulus dollars for that bridge. Both the county and the city have gotten a lot of dollars.

Grunwaldt- Do you want me to call them or are you going to call them? I'll call Chuck Kell.

Some general discussion on E-mailing, making contacts and calls.

Kranig- Well, if you could do that, it would be greatly appreciated so it could get things moving because it's been like we've been stagnating forever.

9) Adjournment.

Pederson- Is there a motion to adjourn?

Stoltz- I make a motion to adjourn.

Fritsche- Second.

Pederson- Motion made and seconded. All in favor?

Motion passed.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,
Patty Amman, Comm. Secretary
Town of Hull, Portage County