

## Minutes of Regular Session

### Proceedings of the Village of Spring Green Board of Trustees

March 28, 2018 – 7:00 pm

154 N. Lexington Street, Spring Green WI

1. **Call to order:** Gene Hausner, Village President called the meeting to order at 7:00 pm.
2. **Roll call of Village Board members:** Members present were Gene Hausner, Robin Reid, Joel Marcus, Norm Miller, LuEtta Miller, Vern Demers and Michael Broh. Also present: Wendy Crary, Kelly Feiner, Jim Thering, Mike Havlik, Andy Kurek, Bill Fleischauer, Linda Riley-Wilkins, Kevin Wilkins, Elaine Reese, Lee Weiland, Eric Miller, Bob Churchill, Deniece Carver, Maureen O'Neill, Dale Hottmann, David Williams, Tyler Wilkinson, Linda Schwanke, Dennis Polivka, Todd Deibert, Jane Hauser, Michelle Orcutt, Jeni Kast, Paul Kardatzke, Bonnie Bindl and Jenny Pappas.
3. **Approve Minutes:** Broh moved and L. Miller seconded to approve the minutes of the March 14, 2018 Regular Board Meeting as presented. Motion carried.
4. **Review and approve agenda:** N. Miller moved and Reid seconded to approve the agenda as presented. Motion carried.
5. **Consent agenda:** Reid moved and N. Miller seconded to approve the consent agenda consisting of the following:
  - a. Approval of Disbursements
  - a. Approval of a request submitted by the Spring Green Arts & Crafts Fair Committee regarding street closures and assistance from the Spring Green Police and Public Works Departments for the 2018 Arts & Crafts Fair.Motion carried.
6. **New Business:**
  - a. Diebert explained the proposal for a preliminary study for additional swim lanes at the Municipal Pool. L. Miller asked if it is feasible to add lanes given the age of the pool. Reid stated there are many other items that need work, such as infrastructure and suggested fundraising efforts by the public. The consensus of the board was to take no action on this item.
  - b. Marcus stated it has been 10 years since the board started to discuss the issue of relocating the Police Department, and now a unique opportunity has arisen. Marcus stated the board wants to do this without raising taxes. Andy Kurek gave a power point presentation noting the following points:
    - ✓ Since 2008 flood, groundwater continues to enter building
    - ✓ 2015/2016 gutters replaced which has improved water issues
    - ✓ 2014 an air test was conducted and the conclusion of the test was that the air quality was bad – a new air exchange unit was added. Last week an air test concluded the carbon dioxide levels were extremely high. Filters were clogged. Waiting for results of additional testing
    - ✓ Dehumidifier runs non-stop
    - ✓ There is one window air-conditioning unit
    - ✓ Ground level windows are a security/privacy issue
    - ✓ Floor drain issues – smells like sewer
    - ✓ Steep stairwell, front window not secure, limited storage, admin area is cramped, problems with outlets not functioning, many electrical issues in furnace room

After Kurek's presentation, Marcus asked the public if they had any comments and/or questions. Hottmann stated he was shocked this situation has gotten this bad; it seems like a disaster. Kast stated the breaker box downstairs is so old, the breakers cannot be replaced – the downstairs needs all new electrical. N. Miller stated we cannot fix items we do not know about. Marcus stated the board decided to take a band aid approach to most items because the future plan was to obtain a new space for the department. Broh stated he is interested in a different building for the department, but is concerned with the items in the presentation. Broh stated he was not aware of many of the items in the presentation. Churchill asked if the Police Department moves out, how will the issues in the basement be resolved and/or managed. Wilkinson asked about the 2008 space needs study. Marcus stated the main conclusion of the study was to add on to the Library building, but the Library Board was opposed to the idea. The second option would be the old Car Quest building, but that was taken over by Lexington Fitness. The third option was to expand the current office and the fourth option was to build at Rainbow Road/Public Works location. Marcus stated the Legion is a good building and a good opportunity. Cost wise purchasing and remodeling the Legion will cost half of what a new building would cost. Bindl inquired about the square footage of the current Police Department space, and the Legion space. Marcus stated the current Police Department space is 1,400 square feet and the first floor of the Legion building is 2,322 square feet. There is an additional 2,000 square feet in the Legion basement. Bindl stated the Legion building would need to be made handicapped accessible. Bindl noted the Legion building is very close to the sidewalk and inquired if there would be enough room to accommodate a ramp. Marcus stated there was ample room for a handicap accessible ramp. Marcus noted he did not know at this point if a garage could be built right away, or if that would occur later down the road. Feiner brought up the Alliant Energy Building on Cincinnati Street. Feiner stated this building is all on one level, is already ADA compliant and has garage space. Orcutt asked what the cost of the Legion building would be. Marcus replied the building cost would be \$216,500 and the renovation costs would be approximately \$150,000 - \$200,000. Orcutt stated the board should explore the Alliant building; there should be options. Hottmann asked if the Legion building is not as desirable, could it be obtained for less. Marcus stated the board does not want to take advantage of the Legion. Marcus stated a veteran's memorial will be constructed at North Park, whether the purchase of the Legion building goes through or not. Marcus stated it would be nice if the money paid for the Legion building is put toward a memorial. Bindl stated the Village Board needs to look at what is best for all of the Village residents. No action taken.

- c. Marcus stated there is approximately \$470K in the street project fund. Marcus suggested tapping into this fund for the purchase of the building and putting off Albany Street for now – no money would have to be borrowed. Feiner asked how much longer Albany Street would be put off. Marcus stated approximately two years. N. Miller stated he is worried about putting off the repair of streets/infrastructure. L. Miller stated there is a dire need to relocate the Police Department, and the board has been utilizing a band aid approach. L. Miller stated the board has failed; money should have been budgeted for this relocation. L. Miller stated she is opposed to utilizing capital projects funds for the purchase of a new building; we should explore other buildings and borrow money versus taking money from capital projects. Reid stated we need to consider ideas and opinions brought forth tonight from the residents and do more research. No action taken.
- d. Broh moved and Reid seconded to table discussion and possible action regarding offer to purchase the Spring Green American Legion Property for relocation of the Public Safety Department. Motion carried.

- e. Broh moved and Reid seconded to table discussion and possible action regarding contracting services for design and remodeling of the American Legion building for the Public Safety Department. Motion carried.
- 7. **Information Items:**
  - a. Information from the League of Wisconsin Municipalities regarding 2018 Local Government 101.
- 8. **General Public Comment:** Polivka discussed the Sauk County Board's role in the placemaking initiative. Polivka noted SCDC will be kicking off their housing study on March 29, 2018. Churchill asked the board if information on the Alliant Building or other options will be discussed at the April 11 Board Meeting. Bindl thanked LuEtta Miller for her service on the board. Bindl noted the Alliant Building/property is exempt from real estate tax; she suggested looking at the public works building/property as the Village already owns it. Feiner stated he agrees the Police Department needs a new building, but it has to be done in the right way – the board needs to look at all of the available options. Feiner stated he does not feel the Police Department needs to be located in the downtown. Wilkinson asked how much the Village is budgeting for capital projects. Crary responded the amount varies from year to year. Orcutt commented on the Swim Team conference meets and how many people it would bring into the Village.
- 9. **Adjourn:** Reid moved and Demers seconded to adjourn at 8:35 pm. Motion carried.