

Helga Township
Special Meeting
Minutes of
October 16, 2012

PRESENT:

Mike Sherwood, Bob Kleinschmidt, Jim Lyle, Steve Pemble and Deputy Clerk Bobbi Fadness. Absent were Chair Mike Smith, Clerk Shannon Skime and LUA Jim Baruth.

The meeting was called to order at 7:00pm. The Pledge of Allegiance was recited.

AGENDA:

1. Building Information
 - History
 - Renovation of Existing Building
 - Construction of a New Building
 - Discussion

Mike Sherwood states discussion is limited to the ballot issue of refurbishing the current town hall or building a new town hall. The direction of the hall will be decided by the election, not the Board. In March 2011 there was a discussion on the condition of the building and the repairs needed to bring it to a condition that would last long-term. Part of that discussion was would it make more financial sense to build a new hall. The Board was asked to get to bids for both scenarios. The information was presented at the Annual Meeting in March 2012. The Board did not feel this decision should be up to them and agreed that there would be an informational meeting prior to the election to allow residents an additional opportunity to review the information.

A packet of information on the town hall renovation or replacement was compiled and copies were made available. Estimates for renovation of the existing building and for a new building were provided by Zetah Construction at no cost to the township. An asbestos inspection was done by Master's Asbestos Services and a report was submitted indicating positive samples for asbestos in the building. Electric and heating utility bills for 2010 and 2011 were included in the information packet, as well as pictures of the current building and drawings of a new building similar to that of Hart Lake Township.

Additional considerations involve what would happen to the building if the Town vote is for a new building. A group headed by Wayne Hoff is interested in preserving the existing building for a music/arts theater. An agreement could be reached but if the group was unsuccessful in raising funds, the building would be torn down with an expectation of salvage value.

Mike Sherwood leads discussion on repair. The estimated cost to repair the existing building is \$92,000-\$106,000. The recommended repairs include tear off and re-shingle roof, install metal fascia and soffits, replace all windows or replace the lower level windows and remove the upper

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level windows, insulate exterior walls and foundation, seal off upper level and insulate, air seal and insulate main level and basement and asbestos removal. The estimated cost to repair does not include heating, electrical, plumbing/sewer, replacement of roof/wall sheeting that may be identified. Average utility expenses for 2010 and 2011 are \$496/month. Financing of the repairs is undetermined tho most likely would be paid for in cash. **Chuck Brown** asks if the repair bid includes materials and labor. Yes, but only on current estimate, not on other issues that may be identified. **Silas Hooker** states insulation was replaced in 2007. **George Clay** asks if previous contract work was considered before consulting a new contractor. **Barb Geller** asks if anyone from the Board checked into what was done in 2007. **Doug Crosby** asks if there was only one bid to review. **Sherwood** states the current Board was not made aware of what may have been done previously. He also states for the purpose of the meeting, only one bid gotten as a ballpark figure in order to have a comparison model. **Mona Dagestad** asks if it would go out for bid to any contractor. **Sherwood** states yes and reminds this is only an estimate and no decisions have been made.

Mike Sherwood leads discussion on building new. The estimated cost is \$125,000-\$150,000 and most likely would be south of the existing parking area. The model/estimates are based on the Hart Lake Town Hall built in 2008. An estimated size would be 48'x38' on slab with in-floor heat and electric baseboard, 2x6 walls, shingled roof with 4/12 pitch, vinyl siding, metal fascia, interior walls drywall and painted, concrete floor, no air conditioning and limited kitchen facilities. The estimate does not include well/sewer hook up or other expenses should the present system be inadequate. Items such as cabinets, trim, and heating from the current building could possibly be used. 2011 average utility expense for Hart Lake is \$83.33/month. Financing options are undetermined tho cash, financing or a combination of the both would be considered. **Mona Dagestad** asks why the building would be so small and what purposes would the hall be used for. **Sherwood** states it would serve the purpose of Town meetings and community rental meeting space. He also states the current estimate gives a meeting room size of 38'x38' which could hold approximately up to 80 people. The current building capacity is up to 65 people per room. He reminds it is only an estimate and no decision had been made on the size. It could be bigger but with a bigger building, keep in mind higher cost. **Silas Hooker** asks how many hall rentals there are monthly. **Bobbi Fadness** answers there are three groups – 4H, Homemakers and the Scrapbook club – that meet monthly and then the Town Board and Planning Commission meetings. Other than that it varies as the last couple of months there have been no rentals but earlier in the spring there were several. **Doug Crosby** asks how much does it the cost to rent the hall. **Fadness** answers \$35 for one room, \$45 for one room and the kitchen or \$60 for both rooms and the kitchen.

Sherwood states he would like for Wayne Hoff to speak about his interest in the building should the Town vote be for a new town hall. **Wayne Hoff** states he and a group he is working with would be interested in preserving the existing town hall and use it as a music and arts theater.

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They would raise the funds for renovation and for on-going expenses. A few weeks ago he held a musical/theater recital at the hall and it was quite successful with a good turnout. Hoff himself attended the old Nary school and he believes there is a lot of history and significance to preserving the building. He also presents that perhaps his group could partner with the Town to operate the building jointly and share costs.

Sherwood asks if there are any questions or comments. With nothing more, he asks for a motion to adjourn the meeting. **Motion** to adjourn made by Steve Pemble. Seconded by Bob Kleinschmidt, motion carried. Meeting adjourned at 8:30pm.

Respectfully Submitted,

Bobbi Fadness, Deputy Clerk

Mike Sherwood, Vice Chairman