

1 **Proceedings of the Town of Pine Lake Special Town Meeting held on February 16,**
2 **2009, at 6:30 P.M., in the Pine Lake Town Shop, 4125 River Road.**
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4 Notice of meeting was published on January 28, 2009 and February 15, 2009, in the
5 Rhinelander Daily News and posted in three (3) locations within the Township of Pine
6 Lake according to Wisconsin Statutes. Meeting was also posted on
7 www.townofpinelake.com Meeting was also advertised in several display ads in the
8 Rhinelander Daily News, North Star Journal, and Hodag Buyers Guide
9

10 **PRESENT:** Chairman Jim Flory, Supervisors Brian Gehrig, Matt Matteson, Treasurer
11 Judy Skinner and Clerk Cindy Skinner. Arrived late – Tim Oestreich and Charlie
12 LaHam. And 30+ residents, see attached sign in sheet.
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14 Chairman Flory called the meeting to order at 6:30 p.m. Motion by Matt Matteson to
15 approve the agenda, second by Brian Gehrig. Motion carried unanimously.
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17 Board, treasurer, clerk and building committee members introduced. Building
18 Committee members are Brian Gehrig, chairman, Judy Skinner, John Stevens, Joe
19 Dreifuerst, and Jim Flory. Working with the committee to formulate plans,
20 specifications and price estimates were Harley Skinner and Mark Skinner. Clerk Cindy
21 Skinner present to take committee minutes.
22

23 Meeting was then turned over to Brian Gehrig. Explained the history of the committee
24 beginning in November of 2003. Talked about heating costs, storage building that
25 needs to come down. Committee spent past six months putting together plans and
26 costs. All attendees had packets with plans, specifications, façade pictures, heating
27 costs over past six years with projected heat savings, and financial and payment
28 breakdowns. Brian presented and explained the plans for two options. One for an
29 addition onto existing structure with existing structure getting new roof, etc., and being
30 used for the cold storage. Second for a complete new building including cold storage.
31

32 Opened up for questions.

33 Was an architect involved yet? Not as yet because board did not want to spend
34 thousands of dollars for plans that may not be authorized by the town residents. But
35 state approved plans by an architect must be done.
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37 Are the plans for a wood structure with drywall interior? Yes with steel liners on walls
38 and ceiling. Drywall will also be used. The architect will be able to recommend what
39 state law requires.
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41 Is \$12,000 a correct allowance for an architect? Brian had discussed with a local
42 architect and that was a reasonable amount to allow.
43

44 Does architect stay on through project? That may be a possibility.
45

46 Couldn't prices/current estimates change quite a bit? With the economy the town
47 could also see some savings.
48

49 Reasons for construction were age of present building, heat costs and need for storage
50 of equipment with the poor condition of present storage building.
51

52 Other questions and discussion.
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54 Discussion of financing/costs. Clerk explained that town currently has a loan that will
55 be paid off in 2010, but could be paid off sooner. That yearly payment is approximately

56 \$59,000. The financing scenarios on the spreadsheet in the handouts showed that just
57 about all the payments would stay within that payment range, thus not causing any
58 property tax increase because of a building loan. Doesn't mean that taxes wouldn't
59 increase for other reasons and by other entities that we collect taxes for.

60 Discussion of a referendum. Too late for the April election and there are no elections
61 this fall.

62

63 Discussion of options presented. Using the existing building with remodeling without
64 building a new structure versus a completely new structure. Discussed having to bring
65 old building completely up to code and OSHA requirements and still having a 50 year
66 old building. Expense of doing that might be as expensive as new construction.

67

68 Discussion of allowances for well, septic, architect, floor drain that were included in the
69 costs. Those might be higher, but not much. Explained that when the amount, if
70 approved, for the project should be enough to cover possible cost increases. Brian
71 Gehrig explained why committee came to the town with two options. He had also talked
72 with the architect about the projected costs and they are close to being correct.
73 Question as to going over the amount authorized to spend. The board cannot do that
74 without coming back to the residents to get approval.

75

76 Motion by Wayne Kircher to go ahead with project, second by Judy Phillips. The group
77 decided to vote by paper ballot. After the count done by the clerk, there were 28 yes
78 and 5 no.

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80 Motion by Wayne Kircher to decide which option to go with, second by Joe Belanger.
81 Green board (for sake of clarification) was complete new building. Group decided show
82 of hands for this vote. Yes - 18. Blue board was addition of new structure onto existing
83 building. Yes - 13. So board was authorized to construct complete new building.

84

85 Resolution #1-2009 was read by clerk. See attached resolution. Motion by Mike
86 Tolvstad to authorize the town board not to exceed \$550,000 for project, second by Jeri
87 Urbonya. Show of hands vote. Yes - 30. No - 0. Motion carried.

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89 Motion by Harley Skinner to adjourn, second by Bob Deede. Motion passed. Meeting
90 adjourned at 8:05 p.m.

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Submitted by
Cindy Skinner, Clerk

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