

THBC Minutes 7/1/24—as accepted

The meeting was called to order at 9:00 am. During check in the topic of borrowing funds came up—the USDA has a direct loan program—Becky will pursue more information.

Review and acceptance of 6/26/24 minutes.

Dietrich reviewed information from his meeting with the Northwind Solar company in Amherst. Learned the attachment of panels on a metal roof is done without puncturing the roof itself—the company has done solar installation for towns of Hull, Amherst and Grant—needing to explore the number of panels to provide annual usage.

Discussed the adjustment from the “A to Z” document to a “Feasibility Study” which the town board will possibly select a company to perform while a second RFP “B to Z” would come second to assist/advise based on board’s decision regarding the town hall. The “Feasibility” document is on the town’s website available to any company that is interested.

The committee would like to move the July 9th meeting to July 15th.

Paul sent the “Feasibility” proposal late Thursday, June 27, 2024 to: Brickell (full company—representative went Friday to see the town’s sites—two bathrooms when more than 15 people); Jewell (\$4900 for the a Feasibility study—positive interaction); General Engineering (good conversation—did a vertical steel structure for the Town of Westford—wrote bid documents for Richland County); and Keller.

Discussion about the need to help residents understand “Payback Period” or the high upfront costs vs. the future return(s).

Bob shared the survey (not certified) of the current town hall site. The current structure is an existing non-conforming building. A sanitary permit would require the meeting of zoning laws. Bob is going to continue further research regarding the three sites (property lines—easements—well existence—potential driveway numbers—etc.).

The committee performed a thorough and diligent examination of the current site and current building (40’7”x18’7”) with regard to the needed improvements (locked storage for voting equipment, 2 bathrooms, remove current vermin infestation, prevent future vermin infestation, etc.). The committee concluded a raising of the current building would be needed to cement a foundation to prevent vermin. The building would need to move to allow for the addition of bathrooms and locked voting storage as there are questions as to the current distance from the road and the parking area. The amount of potential excavation work necessary for the current site to be improved is significant. The interior walls would have to be removed in order to eliminate the current vermin damage followed by insulation and restoration.

Dietrich will continue to adjust plans to reflect voting machine storage, number of exterior doors, handicap accessibility, mechanical room access from the interior of the building, etc.

Brief discussion of potential toilet facility for future park/playground.

Becky will research closed meeting guidelines with regard to Town Board meetings.

Paul will continue to learn about locking in bid details vs. flexibility of bids.

Town Hall Building Committee (THBC) agendas and notes will be on the Town of Springvale's website.

Meeting adjourned at 11:23 am.

Submitted by Ellen Richter

**TOWN OF SPRINGVALE
TOWN HALL BUILDING COMMITTEE MEETING**

NOTICE IS HEREBY GIVEN that a meeting of the Town Hall building committee is scheduled for **Monday, July 1, 2024 from 9:00 – 11:00 AM**. This meeting will be held at the Springvale Town Hall, N6195 Raddatz Road, Cambria WI.

1. Call to order
2. Public comment period
3. Review communications with architects/builders
4. Review zoning information
5. Continue discussion of tentative alternatives and floorplans
6. Planning for July board meeting (s)
7. Continue to refine timeline
8. Set next meeting dates and agenda items
9. Checkout
10. Public comment period
11. Adjourn

Dated this 28th day of June, 2024

Becky Gutzman, Clerk