

**TOWN OF DOVRE
INFORMATIONAL NEW TOWN HALL MEETING**

The Informational New Town Hall Meeting for the Town of Dovre convened at 7:30 pm on Tuesday, May 27, 2014 at the Dovre Town Hall. A list of Town of Dovre Residents and Guests present are on file.

Chairman Dean Trowbridge called the Meeting to order at 7:30 pm. Roll Call – Supervisors Present – Tim Nelson, Dan North, Jim Plummer and Mitch Hanson. In Clerk-Treasurer's absence due to illness, Cathy Albrecht-Present.

Chairman Dean Trowbridge turned the meeting over to Supervisor Dan North who passed out a packet of information for the new proposed building. The packet contained 6 pages: Page 1 was an overview of the Town of Dovre's current buildings and the site for the the new Town Hall. Supervisors Dan North and Jim Plummer measured the area for the location of the new Town Hall. Page 2 was the layout of the new Town Hall building. Page 3 was the Amortization Table of the \$350,000 loan at 3.15% interest. Pages 4 and 5 was a letter from Zech Gotham from Morgan & Parmley, Ltd. outlining their proposed design services for the new Town Hall. Page 6 was a copy of an e-mail from Security Bank about the financing.

Zech Gotham passed out a new floor plan his firm had worked up. Minor changes were made to room sizes: Clerk/Treas. office a little larger, washrooms were made bigger to accommodate the use of wheelchairs, vault room smaller, utility room larger, kitchen area smaller, patrolman's office became the meeting room and the footprint of the building stayed the same at 50 x 40, 2000 square feet.

Supervisor Dan North asked about a window in bathrooms, steel roof and doors, 2 hour fire rating for vault, in floor heat, 8 foot ceilings. Zech stated he had some experience in electric floors and said he preferred 10 foot ceilings, and a 6' sidewalk out front with 3 exits. Supervisor Jim Plummer had a question about a rusting problem with electric heat in floors. Zech has heard of it but had not encountered this.

Supervisor Tim Nelson asked about lighting if LED would be cost effective. Zech will look into this for the meeting room, Clerk/Treas. Office, and washrooms. The Kitchen will have a separate circuit breaker with 4 sets of outlets, meeting area will have electric every 6 feet, conference area less outlets, voting booth area will be worked on.

Supervisor Dan North asked for a ball park figure for the new Town Hall. Zech stated for a 2000 sq. ft. building at \$80-\$120 per sq. ft. it would be \$160,00-\$240,000. Added expenses would be lighting, flooring, cabinets, etc. His firm would provide the professional design services as outlined in his letter dated May 27, 2014 for the New Town Hall Building project for a fee of \$15,500 to \$19,500 (based on time and material, not to exceed the later). Zech estimated construction cost for the new Town Hall building with septic system, site work and connection to existing well would be \$185,000 to \$274,000. Zech would put together a Bid Tab which includes line by line items for accuracy in the bidding process. He follows all procedures and laws when putting bids out. Supervisor Jim Plummer stated he would like to use local contractors. When convenient the bids would be opened in the presence of the Board, the Clerk/Treas. and himself and if there are no problems with the low bidder it

will be accepted. After the contract is awarded, a pre construction conference is held with the general contractor, all sub contractors, the utilities, Board, Clerk-Treas. and Zech. Zech will handle all questions regarding building contractors and subs. Board is to make all decisions about selection of

Page 2

materials used. Final inspection would be his responsibility. He will submit change orders as necessary and will proof all invoices for accuracy of billing. Supervisor Tim Nelson asked if an error is made, who eats it? Design wise it would be Zech's responsibility and his company would pay. Supervisor Tim Nelson then asked if furnishings would be included. No, that would be an extra charge but one the Board or it's appointee could handle.

Supervisor Jim Plummer asked if Zech had a crib sheet that the Board could use in making selections. Zech said he could furnish him with whatever the Board needed. Supervisor Tim Nelson asked who would be responsible for giving the Board updates on the building process. Zech said it could be either be him or whoever the Board directs. He could come every few days or the Patrolman who is there every day could give updates. Zech could contact the Board by e-mail, phone calls and/or he could attend Town Board meetings if requested. Supervisor Jim Plummer asked Zech how soon do you need to know if we are going with you? Zech replied, The sooner the better. Supervisor Dan North asked what do you need to go ahead and Zech said a verbal is okay. The Board would have to add the acceptance of his design quote to the agenda for the June 10th Dovre Town Hall Meeting. Zech stated he could be reached by the phone number on his letterhead as he is having difficulties with his cell phone.

Resident Nancy M. question: How many projects has Zech's firm done? Quite a few in the area: Rusk County building, Bruce Village Hall and Library, New Auburn School Track and Field, Shaddicks in Bloomer, to name a few. His firm, Morgan & Parmley has been in business for over 100 years.

Resident Mary N. asked if his consulting fee is included in the quote or is it separate? Supervisor Tim Nelson stated it is a budgeted item and separate from the quote.

Comment from Resident Nancy M. Why do we need all these things in a Town Hall? Vault Area? Supervisor Tim Nelson stated that the state statutes dictates some of the changes.

Question from Resident Karen J. Whatever happened to our referendum vote for the new Town Hall? According to the survey Dovre took two years ago 73% of residents were against building a new Town Hall. She stated the way the Annual Meeting was handled was underhanded. Chairman Dean Trowbridge stated the Board was surprised by the actions of the residents at the Annual Meeting and that it was legal the way the Residents voted. Since the Annual Meeting was held before the planned May 10th referendum meeting there was no reason to hold that meeting. Besides the May 10th meeting was not posted correctly and had to be canceled.

Chairman Dean Trowbridge stated that the new Town Hall could be rented out to residents so it would get more use than the current building.

Comment from Resident Kathy F. - No one has every asked her opinion about anything related to Dovre Township and she's readily available because she works from home. People just don't attend meetings, therefore, they aren't aware of the plans for the new Town Hall.

Comment from Tom K. - What about the property value guarantee? What about Dovre's high tax rate?

Supervisor Tim Nelson stated this has been gone over at numerous other Town Hall meetings and this meeting is for the new building. Supervisor Dan North said Dovre is one of 5 tax authorities and has no choice about the tax rate.

Page 3

Comment from Resident Mary N – Someone made the comment about we need to get this going. Why, what's the hurry? When do you see this being done? There are five of you gentlemen on the Board and I'd like to know your thoughts. Supervisor Jim Plummer stated it takes time to get this organized. Supervisor Mitch Hanson said the longer we wait the cost will go up. Chairman Dean Trowbridge stated he would like to see it moved along. It has been discussed off and on for years. Supervisor Tim Nelson said it's just common sense to get it done before winter and as he stated before “Piss or get off the pot”. Supervisor Dan North said he would like to have it done by November.

Comment from Resident Mary N. - Get rid of the current building? Supervisor Dan North stated that the Historical committee illegally held meetings and came back with no ideas on what do with the old building and they advised to hold off for 5 years. He said a historical building needs to be opened to the residents and they had no plan on doing that. Where are the artifacts they want to preserve? The Board is waiting for the committee to come back with their ideas. The new building would be built west of the current building. Supervisor Jim Plummer stated he is not opposed to getting rid of the old building but since the committee has a soft spot for keeping it, he would like them to come up with a plan for keeping it as a historical building.

Comment from Resident Karen J – Did the Board know about the vote for the New Town Hall at the Annual Meeting before it happened? The Board stated they were totally surprised with the vote.

Comment from Nancy M – She was surprised by the low attendance at this meeting. She had heard quite a few comments from people in Dovre but yet no one was here.

Comment from Resident Mary N. - When making decisions about what is needed – think about how the New Town Hall will be used and take everything into consideration. Chairman Dean Trowbridge stated that many business meetings for Dovre are held at his place of business because of a lack of a meeting place at the current Town Hall.

Comment from Kathy F. - How big is our tax burden going to be? Supervisor Dan North said there will be no raising of the current Mill Rate. As of 2018 the two current sand companies' royalty monies will go towards the loan for the new Town Hall. The loan would be \$350,000 for 10 years. Town of Dovre would pay \$154,525, Great Northern Sand Company \$130,000 and Chieftain Sand Company \$130,000 for a total of \$414,525.

Motion by Supervisor Tim Nelson to adjourn meeting, seconded by Supervisor Jim Plummer. Motion carried.

Cathy Albrecht
Substitute for Clerk/Treasurer Linda Reinolt
Town of Dovre, Barron Co.

