

Minutes of the Special Town Board Meeting held on Thursday, March 17, 2022

The Town of Newbold Town Board, met on Thursday, March 17, 2022 at 6:00 p.m., for a Special Town Board Meeting at the Newbold Fire Department, 4588 Hwy 47, Rhinelander, Wisconsin, 54501, Oneida County, Wisconsin.

The following were in attendance: Supervisors, Mike Sueflohn, Mike McKenzie, Jim Staskiewicz, Dan Hess; Kim Gauthier, Clerk and Treasurer, Jodie Hess. Chairman Kroll was absent and excused.

Mr. Sueflohn called the meeting to order at 6:00 p.m., and verified the agenda was properly noticed to the public.

Also present were seven citizen members and Devin Flanigan, Keller, Inc.

Public Comment.

Brad White asked for information on the project cost to the tax payers.

Jim Winkler asked if public comment will be allowed during the presentation.

Discussion and action on town hall project to include project goals, designs, public education and annual meeting presentation.

Supervisor, Sueflohn allowed for public comments during the presentation and asked Mr. Flanigan with Keller, Inc. to present based on previous agenda topics which included reviewing plans, discussion on exterior colors, budget, timelines and project goals. It was noted the proposal includes a revised floor plan opening up the hallway to meeting area, zoned heating areas with forced air heat, as the probable cost of hydronic would be around \$75K and the designer does not believe the rate of return in this setting would be beneficial.

Clerk, Mrs. Gauthier requested additional windows on the west side to allow for natural lighting to reduce use of interior lighting. Mrs. Gauthier also recommended a method or door for securing the hallway where offices and storage rooms are located, along with an additional canopy over the west door facing the green space and playground with a viewable glass door. Discussion on exterior colors to be aesthetically pleasing to the area and adjoining fire station building. The Clerk recommended consideration of a deep red siding with beige/tan for the proposed building to differentiate between the two buildings, as some citizens still ask which building is the town hall.

Citizen comments and questions received throughout pertained to having access to a bathroom facility when using the green space and playground. It was noted that the previous building committee requested bathroom facilities, there is a concern by the town board to ensure security of the town hall building. Discussion on a possible privy and pavilion as a future grant project. Citizen questions/comments received on ensuring camera security.

Discussion on preliminary cost projection of \$1.4 to \$1.5 million for new construction and up to \$1.65 for remodel construction of existing structure.

Treasurer, Jodie Hess informed the board that the interest rate on borrow is up to 3.5% now and may increase. A few months ago the rate was 2.95%. It is projected that borrowing \$1.2 million would equate to a range of \$13 to \$16 increase on Newbold taxes based on a home valued at \$100,000 per year. The projection is calculated on a twenty-year loan.

Board discussion on retaining the \$40,000 plus in the town reserve funds and not utilizing this amount from the previous town loan on the fire station towards the project, as other town needs can be paid for with these saved funds. Mr. Hess recommended leaving saved funds in savings and consider bonding in three years after town audits can be obtained. This would allow for future interest rates to be obtained at a lower rate along with the understanding that the town

shop will be the next priority. Mr. Staskiewicz noted that all property taxes over the past five years have gone down, some as much as \$200 per year on average.

Mr. Flanigan discussed a projected timeline to obtain bids by September 2022 and break ground before winter of 2022. Discussion on the ten goals presented at the last meeting with the additions recommended by the Clerk. The board and citizens agreed the goals are reasonable. Citizen comments received which indicate most people don't know what the town hall building is used for and the type of business conducted in town government. Request for more education and more outreach to utilize television, radio, face-to-face interviews, videos on the website, social media and any other form possible. Citizen comments received that the goals are "spot on". Additional comment that the board consider obtaining a fundraising firm to do fundraising for the project. Citizens asked for plans to be placed on the town website and the report of mold findings and goals of this project. More discussion will take place at the town board March 31st meeting.

Public Comment and Communication Period per Wisconsin Statutes whereby the Town Board may receive input on any matter raised by the public.

Comment by Mr. Dailey requesting the town do this project right the first time. Comment by Mr. White to cease bringing up re-using the old light fixtures and old furnace when a new building will require more state-of-the-art materials. Also request for a more professional web design service for the town website, as he believes it's worth the investment. Comment by Mr. Winkler that the proposal include technology that would support web based meetings and proper audiovisual needs. Question by Mrs. Fugle asking when the town shop will be a priority and why not have bathroom facilities for the playground use.

Board comments that by town audits and bonding the shop can be a financial priority sooner, but the mold situation pushed the town hall as the top priority at this time.

Administrative Review and Action if necessary, concerning general government, public safety, recycling, sanitation, culture, education, job assignments, project updates, transportation, budget items, fund transfers, and future agenda items.

Next special town board meeting scheduled for March 31, 2022 at 6:00 p.m. and regular meeting at 6:30 p.m.

Adjourned at 8:04 p.m., with no objection.

Respectfully submitted by
Kim Gauthier, Newbold Town Clerk