

SPECIAL BOARD MEETING MINUTES

TOWN OF VERONA

April 26, 2016 6:30 P.M.

Town Hall, 335 N. Nine Mound Road Verona, WI 53593-1035

Present: Geller, Dreger, Duerst, Enburg, and Maxwell

Absent: None

Staff Present: Arnold, Wright

Also Present: See sign in sheet

1. Call To Order/Approval of Agenda – Mark Geller called the meeting to order at 6:31 p.m. Motion to approve the agenda by Dreger. Second by Maxwell. Motion carried. Manfred Enburg and Mike Duerst joined the meeting a few minutes later.
2. Discussion and possible action re: guidance from the annual town meeting as it relates to the planning of a Town Hall, maintenance building, and salt shed at 7685 Highway PD. – Mark commented on the large turnout at the annual meeting and the strong message to move forward. Mark read an email he had received from Steve Dickmann of Epic Systems offering \$65,000 an acre for 37 acres and explained that he was looking for a motion to move forward with signing a contract with Cullen. Mark recapped that Cullen's bid was:

\$2,961,566 for the town hall, maintenance building, and earthwork

\$62,700 for the additional bay of the maintenance building

\$198,200 for the salt shed.

There was also a bid for a generator, but Mark was not interested in moving forward with that at this time. Mark added that he thought Cullen could bring some of the costs down.

Manfred asked if the salt shed construction should be pushed back or re-evaluated. Mark described the design and people became more comfortable with leaving it in the construction plans. Manfred also asked if the Town could reduce costs after the contract was signed, and Mark explained that he already has a list of potential options for cost cutting. There were questions about initiating the sale of the land and the timing. Mark will start that process immediately. Bob Bovy asked for clarification about the reserve funds that would be needed. Mark explained that not all of the Town's funds would be needed; a special fund has already been designated. Tom Matthies asked how the billing would work and Manfred Enburg asked if the contract could be cancelled. The Town would be billed monthly and there would be an out clause in the contract. Tim Homan clarified that there would also be a hold back for a final payment. Mike Duerst asked if site prep could be covered by Epic, and Mark responded that the agreement has evolved since those discussions, so site prep will be part of the contract. Manfred asked if there would be separate contracts with Cullen, Tim Homan, and the Cuninghams Group. Mark said yes and added that there would also be other expenses like the drilling of a well. Jim Schroeder asked if the land that would be sold would go into the City. Mark responded no and that he would discuss deed restrictions with Epic. Doug Maxwell asked if Epic had talked about how they would use the land that they purchased. Mark responded that they had not, but that they did not need the land for buildings.

There was a motion by Doug Maxwell to authorize the Chair to sign a contract with Cullen for the construction of the new town hall, maintenance building, an additional bay for the maintenance building, and a salt shed. Second by Laura Dreger. Amanda reminded the group that there would be the additional contracts with Tim Homan and the Cuninghams Group. Tom Matthies suggested that the Town's attorney review the contract. Mike Duerst commented on what a great deal the Town was getting. Motion carried unanimously. The audience commended the Board.

3. Adjourn – Motion by Doug Maxwell. Second by Laura Dreger. Motion carried at 7:15 p.m.

Approved: May 3, 2016

Amanda Arnold
Planner/Administrator, Town of Verona