

DRAFT Minutes

Town Meeting of the Electors

Saturday February 13, 2021

The special Town meeting of the Electors was called to order at 9:07 am on February 13, 2021 by Chair Kyle R. Knuteson at the Poynette Municipal Building Civic Hall.

Knuteson reviewed the purpose for calling a meeting of the Electors and the desire to purchase the property at W8825 County Road JV, parcel 11010-54.01.

Treasurer, Peggy Tomlinson, reviewed the financial portion of the presentation. Discussion included assessed value of similar local buildings, expenditures of the \$650,000.00 approved by the electors in 2017, expected costs for new building, current heating, and electrical expenses for the building. Tomlinson gave a report of the current money market account earmarked for the Town Hall project; explaining in depth current expenditures and discussed the reasons to finance a portion of the project.

Knuteson reviewed the particulars of the building construction, area, insulation, and interior layout.

A question-and-answer session ensued as follows:

Fred Teitgen questioned why the Board did not negotiate the price and questioned what would happen to the school property. Knuteson referred to the recent sale of the old Poynette Hardware store, noting the cost and improvements that were necessary for that building. He mentioned that the Board has had several estimates for new construction of a building this size that well exceeded the budget and that currently the approximate cost to build new is \$300.00/sq. ft. Knuteson replied that there was no agenda item regarding the old Town Hall site.

A question was brought up regarding the cost to upgrade the restrooms and if a review had been done. Knuteson said the costs had not been investigated at this point as the Board did not want to invest money until the project had Electoral approval.

A question whether an appraisal had been done. Knuteson replied that several realtors have noted that this is a fair price per current market and that an appraisal was part of the offer to purchase contingencies.

A question about security and maintenance costs and how long we get ATC funds. Tomlinson and Knuteson noted that the ATC funds are paid as long as lines run through the Township. There are security cameras in the building.

Mike Dorshorst voiced his approval of the purchase and noted that it is a great opportunity.

A question as to the tax impact on electors. Tomlinson and Knuteson noted that there would no impact on the tax levy to purchase the building as the Town already has the funds available.

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There was a question as to why the building was being offered for such a low price. Knuteson replied that the owners are Town residents and have offered it to the Town prior to listing with a realtor which saves paying a commission. The current owner would like to see the Town have a nice town hall.

Robert Morse noted that there is the possibility of hooking into the natural gas lines at this location.

Discussion of offer to purchase, contingencies and need for an appraisal.

Sandy Smith pointed out that the ATC funds are the taxpayer's funds, to be sure that nothing goes over the \$650,000.00 approval and questioned the appraisal contingency.

ACTION: Motion (Margo Holzman – N3871 Holzman Dr/Fred Teitgen – N3635 Tipperary Rd) to approve TBR-2021-02. (available in the Clerk's office and online).

Discussion included need for current zoning change from industrial to commercial. Greg Falk questioned what the Town Hall office hours would be, Knuteson noted that this is not part of the agenda, whether the space would be available for rental for small functions, community use and when everything would be complete (Knuteson stated that there was a contingency to complete within 120 days).

Clerk Priske read the resolution to the Electors. Vote was taken by hand count – 48 Aye, 1 Nay. Motion carried.

ACTION: Motion (Sue Moll – W9065 Hall Rd/Fred Teitgen – N3635 Tipperary Rd) to adjourn. Motion carried.

Meeting adjourned at 10:14 am.

Respectfully submitted by Holly J. Priske, Clerk-Town of Dekorra

Approved: ****Note that draft minutes are subject to change without notice.**