

Draft

**Town of Oakland, Douglas County
Annual Town Meeting
Tuesday, April 18, 2017, at 7 p.m.
Country Peace Presbyterian Church**

Present: Warren Dolsen, Town Chair; Laurie Dolsen, Town Clerk; and 14 Interested Citizens (see attached sign-in list)

The meeting was called to order by Town Chair, Warren Dolsen, at 7:03 p.m. and the Pledge of Allegiance was recited. Clerk Laurie Dolsen administered the Oaths of Office to newly elected Town Chair Warren Dolsen; Town Supervisors Jack Byrd and Shelby Barnard; and Town Treasurer Pat Asbury. Town Chair Warren Dolsen administered the Oath of Office to Town Clerk Laurie Dolsen.

WD called for agenda items. Placed on the agenda were:

1. Approval of the Previous Town Meeting Minutes (Laurie Dolsen)
2. Financial Report (Laurie Dolsen)
3. Town Hall Update (Sandy Waletzko)

WD called for agenda items three more times and none were heard. Agenda stands as presented.

Approval of Meeting Minutes: Meeting minutes from the April 19, 2016, Annual Town Meeting and the November 9, 2016, Budget Hearing and Special Town Meeting were reviewed. Pat Asbury noted the year needed to be corrected on the minutes from the Budget Hearing/Special Town Meeting (should be 2016, not 2017). Brian Conley motioned to accept the minutes as presented with the one correction; Pat Asbury seconded; all were in favor via a voice vote; no nays were heard; motion carried.

Financial Report: The question was asked if the Board was going to fill an operator position if one of the road crew retires. The Board has not looked at this and could not provide a yes or no answer at this time. The Financial Report was reviewed and Clerk Laurie Dolsen answered any questions that were asked. Lois Dolsen motioned to approve the 2016 Financial Report as presented; Pat Asbury seconded; all were in favor via voice vote; no nays were heard; motion carried.

Town Hall Update: Sandy Waletzko asked where we were at regarding progress of building the new town hall/fire garage. Bids for HVAC/electrical/plumbing were awarded in December 2016 as those came in close to the estimate. Bids for the concrete and roof were rejected and rebid in April 2017 under a general contractor bid. Four bids were received and opened on April 12, 2017. The low bidder was Schweiger Construction out of Lake Nebagemon. His bid was about \$100,000 over the estimate; however, we will have two ATC payments available totaling \$72,000 and there is additional money in the reserves to cover the added amount over the estimate. The rest of the bidders were well over the estimate, but they also commented that they are all busy with other construction at least two years out. The Board hopes to award the low bid soon (by the first part of May) and it is hoped to have the building up and complete by December 1.

Engineer Bill Kovaleski shared the proposed basic schedule is to have the footings poured in May and the concrete walls up by mid to the end of June. Then the remaining concrete, roof, and interior work will follow.

The Board is currently looking to apply for a grant from Enbridge Energy for assistance with the Fire Garage. A permit for construction of the shell will be applied for first and then permits for the mechanical, electrical and plumbing will follow. The wall bid from before remains the same. Bob Beam requested that a proposed timeline be placed on the website for all to see.

A question and answer session with the Engineer followed. WD asked the board members present if they would be available on Monday, April 24, at 7 p.m. for a special town board meeting in order to award the low bid to the contractor. All were available. LD will post the meeting accordingly.

It was noted that even though the recent bids were let in March/April 2017, part of the bids were done and accepted in November/December 2016, so the same prevailing wages still apply to the most recent bids. Bob Beam asked how cost overruns will be handled and Bill Kovaleski explained the procedures they will need to follow. Basically, if it is something we request or missed, we will need to pay for it. If it is something the contractor would like to do or forgot, they will need to pay for it. Sandy Waletzko asked about the kitchen and it will be plumbed for the original design but we will need to work with Campbell Lumber to purchase and install any appliances or cabinetry. Bob Beam also asked about getting wiring in the ceiling for speakers and/or AV equipment, and wires will be run. Bill also shared that the plan also includes a block out wall for speakers, etc. There were no further questions.

Jim Waletzko motioned to adjourn; Brian Conley seconded; all were in favor via voice vote; no nays were heard; motion carried. The meeting adjourned at 7:51 p.m.

Respectfully submitted,

Laurie K. Dolsen, Town Clerk