

**Town of Oakland, Douglas County  
Special Town Board Meeting Minutes  
Monday, July 2, 2018, at 5 p.m.  
Oakland Town Garage**

Present: Warren Dolsen, Jack Byrd, Shelby Barnard, Laurie Dolsen, and 13 Interested Citizens

The meeting was called to order at 5:09 p.m. by chair Warren Dolsen; a quorum was present; and the meeting was properly posted.

**New Town Hall/Fire Garage Status Update:** We have been informed that Schweikert Construction has not ordered any windows or doors when they were requested to provide proof of their purchase and they said that it was none of our business what they did with the money we have paid them to date. We have also been informed that they will not work until they are paid for their change order from February. They also feel they do not need to provide us with any payroll information. LD shared the state statute language that Dave Newman from Wisconsin's Department of Workforce Development (DWD) provided to both Schweikert Construction and to LD where it clearly states they must provide it upon request. They were told from the beginning of the project that certified payrolls would be required and to date, they have not provided any CPRs except for one from Laakso Construction that did not have all the required information requested.

JB has received emails from Schweikert Construction and has had discussions with them about resolving any outstanding issues so the project can proceed. Discussion followed on the reasons for the delays both past and present. All permits are received and have been since late last year and the project should be moving forward but Schweikert refuses to work at this point. There is a provision in the contract to hire another contractor if Schweikert Construction refuses to complete their work. There is blame for delays on everyone's part but we simply need to get this project moving and we may be forced to secure the services of a lawyer to move this project forward.

Currently, it was stated that the delay right now is that Greg Young from Young Plumbing needs the location of the floor drains and Bill Kovalski stated the locations were verbally discussed with Ryan at the job site a while ago but he will provide them again.

Discussion followed on what our options would be to move forward with this project—most likely hiring a lawyer to craft a letter to Schweikert Construction. It was also brought to our attention that the metal roof sheeting they placed is not commercial grade but is residential grade. This will be looked into.

SB motioned to write a letter to Schweikert Construction requesting they begin work on the project or we will go with another contractor unless we hear otherwise from them by a certain date. There was no second and discussion on this motion followed about following a proper legal process to get this project moving forward. SB then withdrew her motion on the floor. Discussion continued on two lawyer options that Mary Brill had presented after she had talked to them to get their fees and availability, etc. (documents she presented to the board included experience and cost per hour, etc.)—one was a local lawyer she has worked with in the past and the other lawyer was a former Wisconsin Towns Association lawyer. No decision was made at this time and the conversation moved to what a lawyer would need in order to advise us on how to proceed to possibly send a letter to Schweikert Construction. They would need approval dates, bid letting information, and a timeline that corresponds with the documents we have. Due to Laurie's extreme workload at the moment with the flood/disaster relief information, Mary

Brill has prepared a suggested timeline spread sheet and Sandee Pease has already started to gather the documents needed so if all documents could be sent to Sandee by Friday, 7/6, then Sandee can put them in order and work with Mary Brill to craft a letter to give to a lawyer by Monday, 7/9 for him to review. JB motioned to have Sandee Pease and Mary Brill work together with Sandee gathering everyone's documents and Mary and Sandee filling out the timeline and drafting a letter for the lawyer to review; SB seconded; all were in favor; motion carried.

After a brief discussion of the information on the two lawyers presented to the board, SB motioned to hire local attorney Joe Mihalik to serve as our attorney; JB seconded; all were in favor; motion carried. All documents needed from the timeline will be given to Sandee by 7/6/18 and the letter and timeline with all the documents will be drafted and given to the lawyer by 7/9/18 so it can possibly be reviewed at the 7/10/18 regular town board meeting.

No flood updates were discussed. JB motioned to adjourn; SB seconded; all were in favor; motion carried. Meeting adjourned at 6:23 p.m.

Respectfully submitted,

Laurie K. Dolsen, Town Clerk