

**MINUTES
SPECIAL TOWN BOARD MEETING
SEPTEMBER 23, 2016**

The meeting was called to order at 11:00 a.m.

Present: Supervisors: Kermes, Prudhon, Ruzek; Clerk: Short; Attorney: Lemmons; Finance Officer: Kelly; Public Works Director: Reed; Code Enforcement Officer / Building Official: Mike Johnson; Planner: Riedesel; Engineer: Studenski; Guest: Greg Johnson, Loucks Associates, Inc.

APPROVAL OF AGENDA (Additions/Deletions): Ruzek moved approval of the agenda as submitted. Prudhon seconded. Ayes all.

CONSENT AGENDA: There were no Consent Agenda Items.

TOWN HALL IMPROVEMENTS: 1) BUILDING REPAIRS – REROOF, INCLUDING ROOF/EAVE, STRUCTURAL REPAIR & STUCCO REPAIR – AWARD CONTRACT; 2) SITE & LANDSCAPING – AWARD CONTRACT: **Site & Landscaping:** Greg Johnson, Loucks Associates, reviewed the bid from Pember Companies. He reported that he identified three discrepancies in the Pember bid. He asked Pember to review their bid and re-submit with any corrections. They identified the same items that Greg Johnson had found. Pember made the corrections. Greg Johnson met with his boss and discussed the discrepancies in the Pember bid. It was their decision to have Pember correct the discrepancies in their bid. They are still low bidder and \$16,000 less than the other two bidders. Their bids for the three alternatives did not change. After discussion it was the consensus to eliminate landscaping from the base bid. This would eliminate steel edging; rock mulch – over weed barrier; and turf seeding. It was noted that Alternate #1 is for east concrete sidewalk, rough grading, fine grading, concrete surfacing and turf seed. Cost: \$14,510.50. This Alternate will be deferred to next year. Alternate #2 is for Town Hall planting. This alternate includes overstory trees, including hardwood mulch; coniferous trees, including hardwood mulch; shrubs; perennials; metal edging; and rock mulch over weed barrier. Cost: \$9,909.90. Alternate #3 is for the flag plaza plantings. This alternate includes shrubs; perennials; hardwood mulch over weed barrier. Cost: \$5,539.80. This bid alternate will be referred to the Park Board for review and funding. Kermes asked if there is a breakdown for mobilization costs. Greg Johnson stated that mobilization is a “catch all” for extras and that each bid differs dramatically.

MINUTES
SPECIAL TOWN BOARD MEETING
SEPTEMBER 23, 2016

Ruzek moved, based on Staff review and recommendation to award the contract for the Town Hall site and landscaping improvements to Pember Construction for \$90,555.40 and Alternate Bid for Town Hall plantings in the amount of \$90,555.40 which was the base bid less rock mulch, steel edging and turf seeding. Prudhon seconded. Ayes all.

Alternate bids for east sidewalk and flag plaza plantings are being deferred to the Park Board.

Building Repairs: The Code Enforcement Officer / Building Official reviewed the bid proposal for building repairs from Husnik Homes. Husnik was the only contractor to who submitted a bid. The bid includes:

- Demo existing roof covering and roof overhangs and reroof.
- Demo stucco as needed.
- Demo west wall including window shutters.
- Remove steel door and fill in.
- Rebuild roof overhangs and rebuild fascia.
- Repurpose and reproduce decorative lookouts.
- West wall repairs.
- Paint soffit and fascia.
- Patch stucco exterior (option #1: power wash and apply 2 coats of Elastameric paint to entire stucco surface; or option #2: apply a complete new Portland cement stucco system to exterior.
- Dumpster – 30 yard.
- Satellite toilet.
- Miscellaneous fasteners, etc.
- Overhead and site supervision.

It was the consensus to eliminate patching the exterior stucco. The Building Official reported that he talked with a stucco contractor who felt that the stucco is okay and that patching could be done. To remove the stucco and replace would cost \$38,800. He will follow up with a stucco contractor.

The Building Official asked what the timeframe for Pember is. He noted that if they do grading, shrubs and mulch, etc. and Husnik Homes comes in after that work is done the work that Pember did may be compromised since scaffolding will have to be brought in for the building repairs. Greg Johnson and the Building Official will work on the schedule. There was discussion regarding funding for the project. The Finance Officer reported that there is funding from the Polar Lakes Park Fund and the General Fund.

Ruzek moved, based on Staff review and recommendation to award the contract for the Town Hall Roof/Building improvements to Husnik Homes, Inc. in the amount of

MINUTES
SPECIAL TOWN BOARD MEETING
SEPTEMBER 23, 2016

\$38,421.50, noting that the stucco work has been eliminated from the bid. Prudhon seconded. Ayes all.

The Special Town Board Meeting recessed at 11:58 a.m.

ATTORNEY CLIENT CLOSED SESSION: Prudhon moved to call the Attorney Client closed session to order at 11:58 a.m. Ruzek seconded. Ayes all.

The Town Attorney reported that the meeting was to discuss ongoing litigation with Scott and Nanci Stoddard.

The Attorney Client Closed Session adjourned at 12:15 p.m. The Special Town Board Meeting re-opened at 12:16 p.m.

OPEN TIME: No one appeared for the open portion of the meeting.

RECEIPT OF AGENDA MATERIALS & SUPPLEMENTS: Prudhon moved to receive all of the agenda materials and supplements for today's meeting. Ruzek seconded. Ayes all.

The meeting adjourned at 12:20 p.m.

Respectfully Submitted,

William F. Short
Clerk-Treasurer

Approved as Official Meeting Minutes

Town Board Supervisor

Date