

**VILLAGE OF WAUSAUKEE
SPECIAL VILLAGE BOARD MEETING
THURSDAY, OCTOBER 30th, 2008
WAUSAUKEE VILLAGE HALL
428 HARRISON AVENUE**

4:30 PM

MINUTES

1. Call to Order – President Clark Caine called the meeting to order at 4:30 pm. Village Trustees in attendance were Julie Parkansky, Randy Schmidt, Jeff Townsend, Jerry Wojcik, and Rosie Figas. Also present were Streets Supervisor Darryll Schmidt, Treasurer Sara Pullen, Jason Christiansen from Christiansen Construction, and resident June Caine.
2. Approval of Agenda – Jerry Wojcik made a motion seconded by Julie Parkansky to approve the agenda. Motion carried.
3. Discussion/Action – New warehouse – President Caine turned the floor over to Jeff Townsend who expressed some concerns about the warehouse project. Townsend stated that every contractor he spoke with said that the plans were very hard to work from and they had complaints about the way they were drawn up. He made it clear that he was uncomfortable with the project. He told the Board that he believed the Village was getting ‘a lot of building for the money’. Julie Parkansky stated that she, too, was uncomfortable with many aspects of the project. Another concern she had was whether or not anything was put in writing committing Wausaukee Composites to the \$1,200 a month lease payment. Caine stated that there was something in writing and it is on the agenda for the next Board meeting provided the final decisions are made on the project and the plans are sent to the state. Caine listed his experience in construction stating that he has built a few garages, two houses from scratch, and was a general contractor on a building much larger than the warehouse in question. Caine stated that when he hired the architect, he went for price not quality. He acknowledged the suggestion to go with a floating slab as opposed to footings, but explained the reason he went with footings in the plans is because there is going to be a lot of weight on the sidewalls with trucks and forklifts going in and out. He stated that the engineer, the architect, and Richland Excavating all suggested going with footings. Caine told the Board that all the contractors bid the same specs. Townsend interrupted saying that the problem he and others have is that there were no specs in the plans. Caine stated that he signed the contract on Monday with Christiansen Construction for the warehouse project. Randy Schmidt said he would like to see better clarification on the plans. Caine stated that when the bid was accepted last week, it was accepted subject to a change order for a floating slab. He contacted the architect and engineers and got the specs on it. The edges of the floating slab would be 1½ feet thick by 1½ feet deep. Anywhere that there would be a garage door, they slab would be 1½ feet thick by 3 feet deep for a length of 26 feet. Caine pointed out that Wausaukee Composites will pay off their share in 9 years at approximately \$1,200 a month. He stated interest is not really a factor because any new money invested is only getting about 1½ %. If the Board decided to go with a floating slab and save the \$16,000, Wausaukee Composites would still pay off their portion in 9 years, but for less rent. Caine stated that the deal he made with them for rent was based on how much the Village would be paying for the warehouse. Randy Schmidt commented that he would recommend 8 foot aprons going out, felt underlay, and wrapping the walls. Caine stated that he told contractors not to bid felt underlay. Townsend asked Jason Christiansen if the warranty on the steel was any good without the underlay. Christiansen stated that he wasn’t sure, but he would recommend it. Schmidt stated that he would also recommend coming in underground with a 200 amp service from WPS and place a meter in the northwest corner. Caine stated that a change order was going to be drawn up for the electric. Schmidt stated that he would like to see the project get started as soon as possible to avoid any additional costs to pour cement in winter. Jerry Wojcik asked about

whether or not anything was decided upon as far as aprons. Townsend stated that the Board hadn't made any final decisions on it, but he felt it would be wise to do so. Schmidt asked about the state approved plans. Caine told the Board that he can't do anything until the Board makes their final decision on what type of foundation to go with. Rosie Figas stated that she was uncomfortable with the situation, and felt that the plans weren't bid equally. Caine told the Board they had to reach a decision on the foundation so he could get it into the state. Schmidt stated that based on the information presented at the meeting, and all the new specs for a floating slab, he did not feel the Village would be saving the projected \$16,000. His recommendation to the Board was to go with footings. A brief discussion ensued on aprons and electric which Caine stated would not need to be approved until November's regular meeting. Randy Schmidt made a motion seconded by Jeff Townsend to go with footings in the new warehouse. Motion carried.

4. Adjourn – Jerry Wojcik made a motion seconded by Julie Parkansky to adjourn the meeting at 4:53 pm. Motion carried.

Posted on 11/5/08
at 2:00 pm by (SP)

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