

Welcome to the informational meeting to discuss a site for a new Village Hall. I wanted to provide some thoughts and background regarding the meeting and the reasons we are here. Since I have been on the board, we have attempted several times to get traction on moving forward with a project. When I was elected president, I wanted to make this project come to fruition.

The purpose of this meeting is to share information and discuss a site for a future village hall. Again, the intent is to discuss a site. I realize that many people are concerned about the impact on their taxes. Any attempt at coming up with an exact dollar figure tonight will be pure speculation. I don't anticipate having a village hall being built for two to five years. We need to select a site so we can proceed with plans and costs for the new village hall. Once we have a site, we can solicit bids from firms that can do the design and build process. Part of that process will be getting financing and determining what grants can be obtained. I can share that I believe the village hall will be financed with a twenty-year loan. This will help provide good spread of the costs over time.

I'm aware that this project has the potential to cause emotional responses from people. During this meeting I would appreciate everybody keeping a cool head. Please keep side bar discussions to a minimum. As president I need to keep order and will do so if someone gets unruly.

Here are the steps we will take tonight. The board will share a power point presentation on information for site selection. The information is what we received from an ad hoc committee that met to discuss a village hall and site. This ad hoc committee formed at the request of former Village president Steve Rettler and buildings and grounds chair John Minlschmidt. Steve and John approached the Black Creek Business association to see if they would be interested. Members of the association met with the guidance of Allison Watson from the Outagamie UW-extension.

Allison led the group in a professional discussion process and gathered information for the report that the committee shared on May 14, 2018. I whole heartedly stand behind the committee's objectivity and professional approach to reach the conclusions they did.

Then we will go over information gathered by Steve Jamroz from Blue Design Group. Steve was contracted by the village to provide a needs study for a new village hall and help see what could fit on a potential site.

On July 16, 2019 the board met in a special meeting to discuss the village hall issues. The board went over the same information we are going over tonight. In the power point we will be sharing the various pros and cons we must consider before reaching a decision.

I'm aware that there are many people that don't think we need a new village hall. I beg to differ. Make a visit to the building. Look at the single pane windows in the clerks' office. See them frost over in the bitter cold. Look at the water stain in the carpet in the clerks' office. Look at the small window a.c. units that barely keep the clerks comfortable. Look at the bathrooms that aren't handicap accessible. Look at the inefficient heating system throughout the building. Look at the water stained ceiling tile in the police/court building. Visit Jenni Court tomorrow and take in the electric blanket she keeps wrapped around her at her workstation. Talk to Lowell about the problems over the years.

The location is awesome. The building and lot make for a quite a few problems. Lack of parking. Lack of proper meeting space for smaller groups. Having to meet at the community center has many inconveniences also.

I wanted to share a couple experiences I have been part of regarding the building. Last winter I was at an important committee meeting when the clerks' office roof was leaking. Gerry Schuette had to stop participating in the meeting and climb up on the roof to see what was happening. Ice and water had caused the roof to compress down and wrecked the seal around a building vent. Gerry got a hose and was able to siphon water off the roof.

My biggest fear was that the roof was damaged to the point of the office being not usable. Luckily there was no major structural damage and the leak was repaired. But can you imagine having to scramble to move the clerk's office somewhere? Then trying to decide what to do regarding a major structural problem with a 50 year plus building.

On July 1, I received a phone call from Jenni Court that water was leaking into the office space of the court/police building. This was in the early evening. I went down there and witnessed water dripping and running down the walls in the offices. We were puzzled because there had been no rain recently. I shut the air conditioning off as I thought that was the source of the water. The next day the office had to go without air conditioning while the problem was taken care of. Some of the details from this incident are in the power point.

If we keep the old building, we will be handing off these potential problems to another group of people. Think of the time and money spent from village employees having to stop their daily tasks to deal with these problems. Think of the money spent on outside contractors consulting and repairing problems. How much money are we willing to spend on keeping this building in use?

During this process of sharing information, the public should not interject with comments or questions. If you have a comment or question you will be allowed to do so after the presentation. You will have three minutes to speak. Please keep any comments courteous and professional.

Before we begin, I would ask that everybody here please keep an open mind and remember we are doing something for the future of the village. We need to be looking to what the village needs for the future are. We need to set the table for the following generations that will provide leadership and growth for the Village of Black Creek.