

2004 Eureka Township Annual Meeting Minutes

Continued June 1, 2004

Call to Order:

Clerk Nanett Leine called the Annual Meeting of Eureka Township to order on March 9, 2004 at 8:19 pm. at Mount Olivet Retreat Center.

Gary Smith continued as moderator.

New Town Hall

Bids for the new town hall were opened and read on May 19, 2004. There were 2 bidders. The town hall committee put together 3 different building packages. (*see attachment*)

Kenny Miller, Chair of the Town Hall Committee explained that a loan at seven years would carry an interest rate of 4% and a ten year loan 4.25%. The payments would coincide with County Levy payments 2 times a year.

The building is 3200 sq ft, occupancy 150 persons, projecting for 50 year use. Concept 1: was a basic building with vinyl siding- \$280,265.00. Concept 2: same building with masonry siding and additional upgrades- \$312,780.00. Concept 3: same building, with a brick face and additional upgrades- \$348,645.00. All three buildings had a common cost of \$80,605.50. (Additional to above prices) The common costs may be lower than stated, due to donations. The septic system is in ground forced rock bed system with large holding tanks. The design has been approved by the building inspector.

As presented there is not money coming out of the general fund to pay for the construction of the town hall, all costs are included in the levy.

Furnishings and office equipment are not included in the prices. There is a large variable for furnishing costs. The town board is looking into obtaining used furniture of a couple of different sources. Furnishing costs will be paid out of the general fund. Air conditioning is included as part of the heating system.

The township does not need a building permit. The inspector will be paid review and inspection fees. The building inspector has approved the plans.

Estimated levy calculation by market value of the home was presented. (*see attachment*)

The old town hall will be torn down or given away for the taking.

The apparent low bidder was Healy Construction out of Faribault. They have a very good reputation; they do a lot of Government type buildings. Both bidders submitted complete bids and bid bonds. The town hall committee felt that they were good competitive bids.

It was asked if there is a percentage cost of over run or holding the bid. They will be held to the bid.

The time frame for construction is, if approved tonight:
Bids let at the June 14, 2004 Town board meeting. Construction starts July 5, 2004.
Completion by October 30, 2004. The new town hall will be open for elections in November.

The contractor is only building the building and responsible for 20 feet around the building. The township is the general contractor for the site preparation, well, septic, electric, phone, blacktopping, landscaping, etc. The town hall committee will oversee the project.

Town hall committee member Butch Hansen explained that the difference in cost is not much between concepts; the difference is the type of finishing. Of the 3 concepts the town hall committee unanimously feels that concept 3 is the best value.

A motion by Wendt Klager: to move ahead with concept 3. Motion seconded by Glen Shirley. Discussion followed on how the vote should be taken.

Butch Hansen called for a hand count.

34 for votes in favor, 10 opposed. Motion carried.

Planner Feasibility

Don Pflaum reported on the cost effectiveness on hiring a city planner. They looked at a part time and a full time position. The cost of a full time planner would be \$70,000 to \$80,000 per year. A part time planner would cost \$35,000 to \$40,000.

He recommended adding a line to the budget for professional services, to hire consultants for a specific task, such as a planner, engineer, surveyor, etc. The recommended amount to add was \$10,000 to \$15,000 per year. Any money not being used in the calendar year could be escrowed.

There were concerns of hiring a consultant on an as needed basis. A planner needs an understanding of the township, to be familiar with the township. The planner should be hired on a retainer, this was they would familiar with the township when they are needed. With the idea of allowing commercial, the impact on the township, a planner could give direction.

It was also commented if the Township is going to remain Agriculture, then why is a planner necessary. Several citizens commented that a planner was not needed at this time.

Don Pflaum stated three options. To hire a planner on retainer. To add a line item on the budget for professional services (to include a planner, engineer, surveyor, etc.) or to do nothing.

A motion by John Storlie: To add a line on the budget for “professional Services” on an as needed basis. Motion seconded by butch Hansen.

The motion was amended by John Storlie: To add \$15,000. The amendment was accepted by Butch Hansen.

The amendment was voted on and carried. The motion was voted on and carried.

Set Levy for 2005

A motion by Butch Hansen: To increase the levy by \$25,500 per year for the next 10 years for the new town hall. Motion seconded by John Storlie. Motion carried.

A motion by Butch Hansen: to accept the levy of \$381,618 for 2005. Motion seconded by Glen Shirley. Motion carried.

Elko/ New Market water treatment facility

This item was added as an informational and educational item. To bring citizens up to date on issues with Elko/ New Market relating with the proposed waste water treatment facility expansion. The town board has had a series of meetings with Elko/ New Market. The town board has hired a water specialist. Don Pflaum outlined up coming meetings on this issue. The long time solution would be a pipeline. The question is who will pay for it, when and how. Increasing the base flow of the Vermillion River is a main concern, the river is sensitive and more subject to flooding. It is important that citizens express concerns at public meetings. Town board members detailed information that has been provided at various meetings. Concerns included impact on the trout stream- increased temperature, ammonia and phosphorus levels. Eureka Township has requested an EIS. One community should not be allowed to impact another community.

A motion by Bob Papke: to adjourn. The motion was seconded.

Meeting adjourned at 10:15 pm.

2005 Annual meeting on Tuesday March 8, 2005 at 8:15 PM, location to be determined.