

# TOWN OF FRANKLIN: Town Board Minutes

**Date:** February 19<sup>th</sup>, 2024 Call To Order at: 7:00pm by Town Chair

**Present:** Berent Froiland x Kurt Lucey x Matt Connelly x Hannah Aspenson\_\_ Tracy Thelen x

**Observers:** (17) Brody Rudrud, Robin/Danny Connelly, Kim Dull, David/Bernie Hornby, Shannon/Tammy Clark, Steve Hornby, Mike Leis, Steve Solverson, Brad/Dorothy Robson, Byron Aspenson, Ryan Aspenson, Mary Meehan-Strub

## Minutes:

January 2024 minutes were read by Clerk

Motion to stand as read w/correction: Kurt 2<sup>nd</sup> to the motion: Matt Motion carried: x

## Treasurer's Report:

<u>January 31, 2024</u>	Book Balance =	<u>\$236,930.28</u>
	Outstanding Checks =	<u>\$ 21,637.69</u>
	Bank Balance =	<u>\$258,567.97</u>

Checking as of meeting date: Bank closed and online banking not working.

Money Market acct: \$1008.95 plus interest (again, couldn't get actual via online before meeting time)

Line of Credit payoff: \$0 (interest still to pay).

Motion to stand as read: Matt 2<sup>nd</sup> to the motion: Kurt Motion carried: x

## Public Questions & Concerns:

~Fire Station: Josh Brown and Todd Sandwick, Representatives of the Fire Dept, were here to answer any questions we might have about the proposed new fire station in Viroqua. Total projected cost is around \$9,925,350. Grant will cover \$5,250,000, City of Viroqua will cover \$3,775,350, and then asking the three townships (Franklin, Jefferson & Viroqua) to each contribute \$300,000. No 'yearly' rent to the township for the first 20 years (Franklin is roughly \$4,000 a yr right now, so \$80,000. They are hoping to put the plans out for bids by early March. Residents in attendance had various questions and concerns. Some were: a) when did the grant become available and when were the townships notified of the requested amount (available approx. 2 yrs ago/was when Mischel was Mayor yet, April of 2022 the letter of support for the grant application was asked for, Sept of 2023 approached the townships, then again in October with the \$300,000 amount. Asking for payment by Spring of 2024) b) Why not remodel the existing building (outdated, lots to do to bring back up to code, need more space, grant is for new construction only, not remodel). c) what if bid comes in way over the projected \$9million, who eats that cost (if a little over there are couple of things they can still maybe cut, if its way over, ie: 12million etc. then won't be able to move forward with it, d) what are the contingencies after the no rent for first 20 years (nothing set at this time, to far out to be able to determine and will need to discuss in more depth/detail when the times comes and get in writing). In the end, most residents understood the importance of fire and emergency response, that isn't the question. It's more of why so much, not really communicated to the public at all until now and it has obviously been in the works for quite some time.

## Other:

~Bank loan for grader: Berent had talked w/Tom. Tom says we can look at this each year. Right now, he can do \$387,500 for 10 yr amortization, 1 year at 5.5%. Yearly payment would be: \$51,609. We can make more if we wish to. Motion made to accept the Citizen Bank loan for \$387,500, 10 year amortization, 1 year at 5.5% rate by Matt, 2<sup>nd</sup> by Kurt. Motion carried.

~Culvert Inventory Project: Berent wants to check with Phil at the county to see when they plan to do the quick training. We are pretty sure our guys can handle this inventory project, but want to see what the training entails etc. Tabled until next month – will need to make decision by April 15<sup>th</sup> on what process we want to use: have our guys do it, or hire it out etc.

~Kurt talked w/the property owner (Glicks) of the Gardner & Hornby corner property. Kurt had been to the County zoning and talked w/them quick. Explained to Glicks to stop & talk w/them with more details of his wants/needs.

~Waste Zero – garbage bags. We received a quote from Waste Zero for the bags we used to get (pre covid). \$5137.50 for the 75 cases. Motion was made to accept the Waste Zero quote by Matt, 2<sup>nd</sup> by Kurt, motion carried.

~Clerk & Treasurer 2023 Book Audit: The board reviewed the books and motion was made to accept the books as they are with no changes needed by Matt, 2<sup>nd</sup> by Kurt, motion carried.

~The board had some calls from a resident on Meadowview Ln now after we have done the seal coat. Complaining about the seal coat gravel that is now in his yard. Wants to know what the board will do. Kurt & Berent both explained to the resident that once the traffic is on it some, it will become hard, and you won't have as much. But in the meantime, it's not really any different than having a gravel road and the plow doing the same thing – as far as pushing the pieces into the yard. Will have to do like other residents have done & do – hire someone with a sweeper to push it out of the yard.

~Patrolman Update by Brody - Gravel Bid discussion: we still have the two ltrip applications pending: Hinkst Hollow (5 miles) and Jones Rd (1mile) – this was applied for doing seal coat.

Brody has some ideas for what we can do for this year:

- 1) Reseal: Tainter Hollow, Hornby, Cowden, Sag City patch – \$56k/double seal, \$28k/mile single seal APPROXIMATE costs.
- 2) Gravel the LTripp funding roads this year (assuming we'll get the grant)– breaker & gravel (3200yards for Jones, 16,000 yds for Hinkst. Figured maybe 10% overage to be sure we have enough?
- 3) Prep some hills for sealcoat – Monument Rock, Hinkst, Fortney, Dump – all have a hill or two that could be worked on/sealed.
- 4) Maintenance only areas: mud spots etc. 4" gravel would be good for another 5-6 yrs hopefully.

The Board has been given Brodys suggestions and wants to table until next months meeting. Want to think of these and discuss a bit more and then decide what would be best.

~The board will now go into closed session for review of wages for Part Time Dump Attendant, Plow help, Election workers & cleaning person. Closed session began at 9:27pm. Close session adjourned at 9:40pm.

### **Bills:**

Bills are prepared by the clerk & reviewed by the town board.

Motion to stand as read: Matt 2<sup>nd</sup> to the motion: Kut Motion carried: x

### **Adjournment:**

Motion to adjourn meeting: Matt, 2<sup>nd</sup> by: Kurt Motion carried.

Meeting adjourned: 9:50pm

Res? - being wrong to build now with it set up to expand on later.

- is grant for New construction only or Remodel = new construction

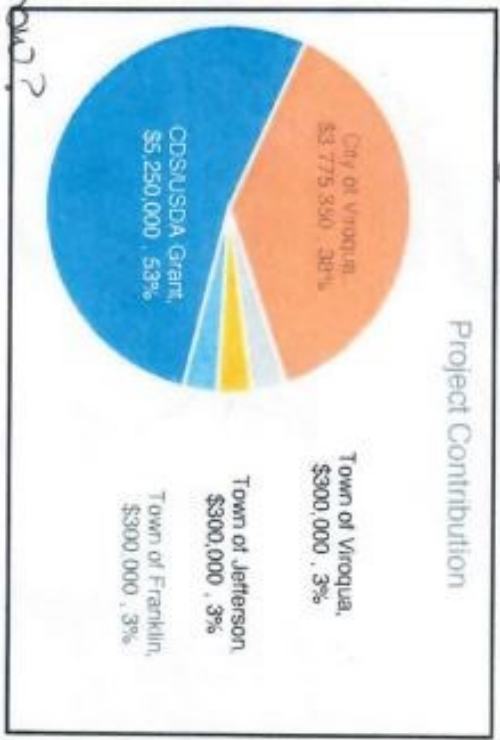
1/31/2024

Viroqua Fire Station Township Contribution Discussion Sheet

Total Projected Cost \$9,925,350

Funding Source	Amount	Share of Total
CDS/USDA Grant	\$ 5,250,000	52.89%
City of Viroqua	\$ 3,775,350	38.04%
Town of Viroqua	\$ 300,000	3.02%
Town of Jefferson	\$ 300,000	3.02%
Town of Franklin	\$ 300,000	3.02%
<b>Total Revenues</b>	<b>\$9,025,350</b>	

Grant Became available (Karen Mitchell) April 2022  
2 yrs ago.



Why now?

- grant opportunity came available, city became aware, they agreed New fire dept. applied & awarded grant.

Build out to be 8 Dye bldg.

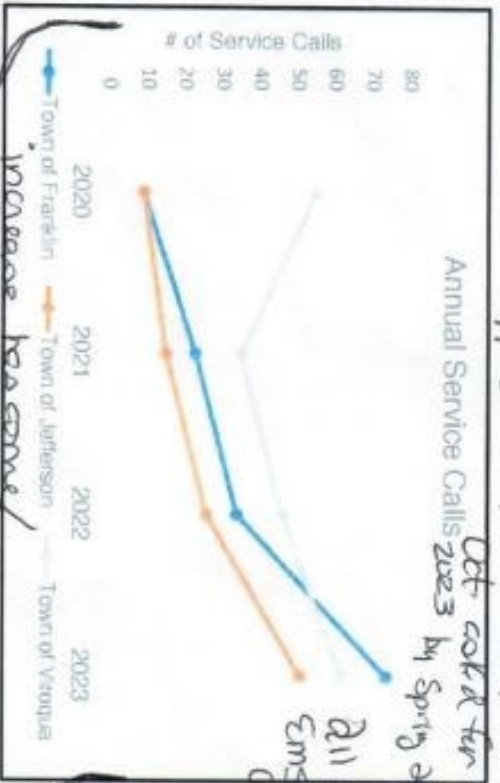
What if bid comes out? what if it's a little over? there are a couple of things but sheet "afterthoughts")

example: if over 12mil - it's dead. I won't forward.

Town of Franklin	Borrow Amount \$	Interest Rate	# of Years
	300,000	5.50%	20
			Annual Debt Payment \$25,104
			Town Equalized Value \$ 105,716,000
			Added Mills Needed 0.2375

For a property valued at: \$300,000  
Added Taxes per Year \$ 71.24  
Added Taxes per Month \$ 5.94

Sept 2023 approached up.



Let's call for the print. all combined EMS and fire calls. increase has come. has started taking more EMS calls since 2022.

Current Bldg = hour outgrown

- needs to be brought up to code

Remember schools + Co. + township that can come with requirements



# Keller

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## Viroqua - Fire Station

### Facility Cost Analysis - 1/29/2024

- Ground up Fire Station (26,202 sq. ft. Facility)
  - Base: \$7,400,000 - 7,700,000
  - Generator: \$100,000
  - Fire Protection Monitoring Allowance: \$60,000
  - Casework Allowance: \$180,000
  - Security: \$30,000
  - **Construction Total: \$8,070,000**
- Professional Services
  - Design: \$485,000
  - Construction Management: \$610,645
  - General Conditions: \$233,280
  - Third Party Inspection: \$25,000
  - Soil Borings: \$10,000
  - **Professional Services Total: 1,363,925**
- Misc Soft Costs
  - Power Company Install Allowance: \$5,000
  - Phone / Data / Cable Install Allowance: \$5,000
  - Other Owner Soft Costs: \$45,000
  - **Misc Soft Costs Total: \$55,000**
- FFE & Other Supplies
  - AV Equipment: \$20,000
  - Furniture Costs \$75,000
  - Storage shelving / racking: \$20,000
  - Turnout Gear Lockers: \$37,000
  - Window Covering Allowance: \$15,000
  - Kitchen Equipment: \$60,000
  - Street Light Opticom: \$15,000
  - **FEE & Other Total: \$242,000**
- Relocate Training Tower: \$150,000 - \$200,000
- Owner Contingency: \$150,000
- Total Project Budget
  - Project Budget: 9.75 Million - 10 Million

Current now = not 100% sure - guessing about the new.  
New = 26,000 sq ft.

New equip coming up?  
Another tank in 4-5 yrs.  
2 engines  
2 tankers  
Trigs vehicle.

\* "years"  
NO Rent to township for the 1st 20 yrs.  
we are approx 4,000/yr right now.  
4000 x 20 yrs = \$80,000

- NO contingencies set after the 20 yrs.  
will need to be discussed, more detail when the time comes/get in writing

approx one every 7 yrs we have to replace an apparatus. so some set. aiepts (15 yrs)  
 hoses  
vehicles, etc.  
Bunker gear (10 yrs)

- stated will have c/c to house own if TeState even leaves.  
has there been any conversation w/ Tristate to move into new station - help w/ cost, have them housed w/ fire.



Keller

## PROPOSED BID ALTERNATES

### ALTERNATE NUMBER 1 – Training Tower Light Poles

- The electrical contractor to provide an alternate deduct to remove the training tower light poles and boxes from their bid. Electrical conduit with pull string for electrical to remain.
- Budget: \$10,000

### ALTERNATE NUMBER 2 – Monument Sign

- The concrete, mason, and signage contractor to provide an alternate deduct to remove the monument sign from their bid. Electrical conduit with pull string for electrical to remain.
- Budget: \$50,000

### ALTERNATE NUMBER 3 – Painted Structure

- The painting contractor to provide an alternate deduct to remove the painting of the metal building structure from their bid.
- Budget: \$20,000

### ALTERNATE NUMBER 4 – Fire Hydrant

- The earthwork contractor to provide an alternate deduct to remove the training tower fire hydrant and piping from their bid.
- Budget: \$25,000

### ALTERNATE NUMBER 5 – Concrete Apron

- The concrete and asphalt contractors to provide an alternate price to reduce the concrete aprons at the apparatus bay from 45 feet to 5 feet and in lieu of concrete provide heavy duty asphalt.
- Budget: \$27,000

### ALTERNATE NUMBER 6 – Landscaping

- The landscaping contractor to provide an alternate price to add watering of the seeding and planting from their contract.
- TBD

### ALTERNATE NUMBER 7 – Joint Filler

- The concrete floor finish contractor to provide an alternate deduct to remove the concrete joint filling from their bid.
- Budget: \$7,000

### ALTERNATE NUMBER 8 – ¾" Plumbing Line

- The plumbing contractor to provide an alternate price to provide all ¾" piping to be CPVC.
- Budget: \$20,000

### ALTERNATE NUMBER 9 – Fire Chief Office & Assistant Fire Chief Office

- Remove casework from both rooms.
- Budget: \$10,000

### ALTERNATE NUMBER 10 – TBD

- TBD
- Budget: \$