

STATE OF WISCONSIN

Town of Silver Cliff

Marinette County

Special Town meeting of the Electors, December 28th, 2023 at 6:00 p.m. at the Silver Cliff Town Hall
N11929 County Road I Silver Cliff, Wisconsin.

MINUTES

1. Call to order & Pledge of Allegiance: Chairman Bruce Weber called the meeting to order at 6:00 pm. The Pledge of Allegiance was recited.
2. Roll call and verification of proper public notice: Present, Chairman Bruce Weber, Supervisor Dee Farley, Supervisor Jay Van Frachen, Treasurer Carol Kitchmaster, Clerk Amy Vannieuwenhoven (virtually), 31 electors and the Town Building Committee. The notice and agenda were posted December 13th 2023 and December 22nd 2023 @ 12:30 pm, at Town Hall, Town Shop, Silver Cliff website, BP, Rustic & Rapids.
3. Motion to approve the agenda: Motion to approve the agenda made by Supervisor Dee Farley, seconded by Supervisor Jay Van Frachen, motion carried.

Consider for approval or other action:

4. Discussion and possible action to approve building, as designed and to find alternate sources of funding to build the Town of Silver Cliff Emergency Services building. This is the peoples meeting, only people eligible to vote in the Town of Silver Cliff are able to vote on items. Property owners are able to speak on town items but are not able to vote: Chairman Bruce Weber displayed a power point explaining why the necessity for the elector meeting. The Town of Silver Cliff Emergency Services building design was approved at the April 18th 2023 Town meeting for \$3.2 million dollars. Bids for building were extended one-week, due December 12, 2023. Bayland Building has the lowest bid of \$3,446,898.00. This amount includes \$40,000.00 of contingency funds. Bids are good for 30 days, as of the date of the meeting, 14 of the 30 days are accounted for. Failure to approve alternate supplemental funding sources would not meet the CDBG grant timeline for project construction, the grant funds would be lost, as would the \$1 million from the State of Wisconsin. The building prints would need to be re-engineered and there would be additional costs to do that and an estimated 1–2-year delay in building. The Town approved a contract for MSA to administer the CDBG grant at a cost of \$235,000.00. The Town has already paid \$142,000.00 of the contract. The funds for the contract to administer the grant are accounted for in the 2024 budget. There are miscellaneous costs yet to be finalized, such as digging the current well deeper at a cost of \$9652.00, and radio tower. The Wisconsin State Patrol will allow the Town to post a repeater for approximately \$10,000.00. Kept out of the bid were wiring for security cameras (there are new grant funds the Town could apply for) and internet. The Town currently has \$1,609,800.00 in insurance payments and donations, \$1,000,000.00 from the CDBG grant and \$1,000,000.00 from the State of Wisconsin. The thought is to take out a loan, pay off the \$360,000.00 balance for the Town Shop and an additional \$440,000.00 to make up the building cost difference. Loan rates are approximately 6.5% but are expected to drop in the coming months. Another option is to apply for a State Trust Fund loan. A 15-year loan in the amount of \$800,000.00 at a rate of 6.5% would be an annual payment of \$74,100.00 payment, the current annual payment for the Town Shop is \$60,000.00 in principal and \$12,000.00 in interest. The funds available to the Town as of December 28, 2023 is \$1,553,542.94. The insurance company still owes \$177,000.00 and there is an ongoing lawsuit with the insurance company for \$180,000.00. This would leave the Town with \$540,644.94. There will be future fundraising and possible naming rights to the new building. The Town also receives approximately \$3 - \$5,000.00 in interest each month.

Public Comment:

Sue Victoreen: Is the radio tower insured? Yes, \$9,000.00 in insurance funds have been received. If motion approved to seek alternate funding for building, is it up to the Town Board how funds are used? Yes.

Citizen: Asked what the annual operating budget for the town is? \$689,000.00 for 2024.

Citizen: Could the current Town Shop loan remain and seek a second loan? No, the Town budget is too small to support two loan payments.

Motion to vote to approve building the Town of Silver Cliff Emergency Services building as designed, made by Jeff De Bauche, seconded by Al Walesh, motion carried.

31 Electors

30 voted yes to seek alternate funding

1 voted no, to not seek alternate funding.

Motion to Adjourn: Motion made by Jeff De Bauche, seconded by Al Walesh, motion carried, adjourned 6:30 pm.

Respectfully submitted,
Amy Vannieuwenhoven,
Clerk, Town of Silver Cliff

Request from individuals with disabilities who will need special accommodations to participate in this meeting or hearing should be made to the Town Clerk at 715-757-3163 advance notice is recommended.