

Village of Shorewood Hills Services Committee

Minutes of the Meeting on September 24, 2015

1. The meeting was called to order shortly after 4:00 pm. Georgene Stratman was excused. All of the other 6 members were present. Compliance with the Open Meetings Law was noted. There were no minutes of a prior meeting to be approved.
2. The Chair noted that the terms of all the committee members had expired. He proposed that he recommend their formal reappointment at the next meeting of the Village Board, unless a member notified him in the interim that they did not wish to be reappointed.
3. The Committee discussed the need for exterior repairs on the exterior of the old Village Hall/Fire-DPW station. Following the discussion, Jerry Stein moved that the Committee recommend that the Village accept the proposal of Thrift Painting to make the repairs, at an estimated cost of \$18,000, with the color to be chosen by the Village staff. The motion was seconded by Charlie Field, and was adopted 6-0.
4. The Committee then discussed the need for HVAC repairs at the new Village Hall as the result of a compressor that has burned out on one of the three furnaces that support the HVAC systems in the building. The failure has eliminated air conditioning for 1/3 of the building, including part of the Board Room, the weight room, and two of the Police Department offices. The situation is complicated by the fact the failure occurred in a unit that is installed behind another furnace and by the fact that Freon gas may no longer be used, and the substitute for Freon is not compatible with the existing unit, which means that the entire unit must be replaced.

The Committee was advised that it would cost \$8,000 to \$9,000 to replace the furnace with the burned out compressor, that all three furnace units are scheduled for replacement by 2018, that one would have to be taken out to have access to the unit with the failed compressor, that newer units would draw less power and be more efficient, and that the cost of replacing all 3 of the furnace units at one time would be about \$21,000. Under these circumstances, Bill Muehl moved that the Committee recommend that the Village replace all three furnace units at the same time. The motion was seconded by David Logan and was adopted 6-0.

5. The Committee proceeded to discussion with respect to the needs related to construction of a cold storage facility on a portion of the land that the Village leases to the Blackhawk Country Club.

The current lease on the existing cold storage facility runs until February of 2018. The current rent is \$2,052.09 per month, and that sum will rise to \$2,113.66 per month during 2016, and to a bit more than \$2,177 during 2017. It was suggested that the principal and interest cost of taking on debt for the construction of a new facility might be covered by, or even be less than, the amount of rent that the Village is obligated to pay under the current lease. The Committee asked Karl Franz to contact the lessor and determine whether he might be amenable to an early termination of the lease.

A discussion followed as to how large a new facility should be. The Committee was advised that the Department of Public Works needs 3,500 to 4,000 square feet, that the Police Department would like about 1,500 square feet (for impounded bicycles and the possible need to impound a vehicle in a secure location), and that the Fire Association had expressed interest in storing the old Mack fire truck in the new building, but that would require that the building be heated. It was also suggested that it might be possible to construct a cold storage facility in a way that the building could be expanded at a future time if the Village needed more storage space.

Under these circumstances, Bill Muehl moved that the Committee ask Karl Franz to explore alternative design options and related costs, including an assessment of the space needs of the Public Works Department, the Fire Association and the Police Department. The motion was seconded by Charlie Field and was adopted 6-0.

6. The Committee then discussed options for use of the old Village Hall/Fire-DPW station, including proposals for use by a book lending library and a homework study group, some of the current uses of the building, and various needs for repairs and improvements if those uses are continued or changed. The Committee agreed that it would hold its next meeting at old Village Hall/Fire-DPW station, and give further consideration to the issues involved.
7. The Committee reviewed the Village Capital Plan and determined that there were no items or recommendations that needed to be made or considered by the Finance Committee or the Board in connection with the 2016 Village General Fund Budget or as part of the 2016 Capital Budget, although there was discussion about whether the Village should consider purchase of a small plow that would work with both the skid steer and the tool cat after the coming winter.
8. No date and time was set for the next meeting.
9. The meeting was adjourned about 5:10 pm.

Respectfully submitted,
Fred Wade