

TOWN OF ARCADIA

Trempealeau County



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Town of Arcadia Minutes of a Special Town Board Meeting Thursday, March 23rd, 2017 at 8:15 p.m.

The board meeting was called to order by Chairperson Jon Schultz at 8:15 p.m. Open meeting certifications were met. Roll call was taken. Board members present: Jon Schultz and Barb Tock. Donna Brogan was absent. A list of residents that attended is available at the Town Hall.

A motion was made by Jon Schultz and seconded by Barb Tock to adopt the agenda. The motion carried unanimously with a voice vote.

PUBLIC COMMENTS:

At 8:18 p.m. Chairman Schultz opened the floor to public comments for other topics that were not listed on the March 23rd, 2017 special agenda. Ron Tuschner asked that since this is a Special Town meeting wondered whether or not there would be discussion prior to a motion, or a motion made then discussion. Schultz stated that some discussion would be needed to get everyone caught up on what has been happening lately with the ambulance building project. After initial discussion, the Board will do their best to make motions first and then discuss.

There were no comments. After the third call, the Public Comments section closed at 8:19.

A. Discussion and Possible Approval of Mausoleum Sale to the Arcadia Ambulance Service:

Chairman Schultz reiterated the history of the Ambulance Service project. A Town ambulance committee was set up to figure out what option would be best regarding land use. The general understanding was that the site for the new building would be near the Hall, parceling off 1 to 2 acres. He felt that one of the members (Ron Tuschner) came up with a good idea; pursuing the mausoleum site. The group proceeded to discuss the value of each site, whether or not it would be a sale or lease, safety concerns, etc., and decided to recommend selling the mausoleum site to the Ambulance Service for \$1. With that decision, we are now at the point of having this special meeting for this to be voted upon. The Ambulance Service also thought that the site would be suitable. Since that decision, though, some concerns have been voiced. Schultz then asked the Ambulance Representatives if that was an

appropriate synopsis and they agreed. Mike Foster asked about DOT concerns, granting access to the highway. Schultz said that various concerns have been voiced to Bill Chang from the City, and he will have to address if this project moves forward.

Jason Lockington: The ambulance committee has done a tremendous job with this project, and appreciated that the Town analyzed the options. He was in attendance at this meeting to represent a private donor, and he expressed some concern with the location. Lockington's recommendation for himself and the donor is to possibly approve the mausoleum site, but he would like to see an option B even if the cost is higher. Schultz replied that he reviewed the site values, \$60,000 to \$100,000 per acre. Some of the challenges would be the deconstruction of the mausoleum. He feels confident to offer the site for \$1. Offering the Hall site was discussed as a possible Plan B. He then reiterated that anyone could make a motion at any time.

Ron Tuschner: He was part of the 5 person committee representing the Town of Arcadia. They discussed reasons why or why not the Town property would be a good site, and reviewed the financial rationale. He continued by saying that another option may be the site by the Mayo Clinic, but no one has looked into that yet. When the Town decided to purchase of the Jensen property the offer was at a reduced price as the Jensen's wanted the property to go to the Township. Currently the approximate worth of the Township property is \$595,600, but it could potentially be sold for much more. He as well as the other committee members felt that the mausoleum site was the best option. He continued by saying that people will see the building as they come into Arcadia. Families that contributed to the mausoleum were contacted, and the only family that responded stated that they had no problem with using the site for the ambulance building. The mausoleum has not been utilized in quite some time, and is in need of repair. It is deteriorating and not serving a practical purpose.

Ron Tuschner then made a motion to sell the mausoleum to the Arcadia Ambulance Service for site of the future ambulance building, with the stipulation that for any reason that is not developed for the Ambulance Service that the property would revert back to the Town of Arcadia. The Ambulance Committee would also be responsible to deconstruct the mausoleum. Karen Geske seconded the motion. Discussion continued.

Carol Bawek: asked Jason Lockington to explain why the mausoleum site was not a good choice. Lockington responded by saying that the private donor was concerned about the long-term growth plan as well as having the building near the cemetery. There was also a concern about the families that donated money to construct the mausoleum. He said that using the mausoleum site is a wonderful option, but need to see another option as well.

Ron Tuschner: Thought that it would be a good idea to add a plaque to the ambulance building with the names of the families that donated to the mausoleum construction.

Karen Geske: She understood the issue with the concern about the site, but thought that the Town property is more valuable if it is kept all together. She thought that the site is perfect if the DOT agrees on road usage. She also commented that the offer of selling the mausoleum for \$1 is very generous

and a great idea. Felt that the current buildings may not be the future of the Town of Arcadia, so keeping the acreage together is a benefit for a future sale.

Carol Bawek: Possibly option B could be to buy the entire Town of Arcadia property and buyer could find new property for the Town Hall. Ron Tuschner thought that the current property could possibly be worth \$1 million.

Mike Chitko: The value of the Town's acreage should be kept for the constituents. He continued by saying that either site should be considered for a long-term lease as he felt that would be a better option. He agrees with Bawek and that a Hall and Shop buildings could be built elsewhere.

Jon Schultz: The committee considered the longevity of the site as well, and thought that the current site will not be the long-term site. Jason has voiced concerns; at first Schultz had reservations as well. Now that he has reviewed it he feels that the mausoleum site is a good option. There are other options, though. We are committed to give acreage; need to decide if it will be Option A or Option B. Bawek felt that "A" would be the mausoleum site and "B" would be buying the entire property.

Barb Tock: Stated that at this meeting we cannot determine an Option B as the agenda stated that the meeting pertains only to selling the mausoleum to the ambulance service.

Mike Chitko: Felt that this didn't have to be decided tonight. He was glad that there are options, and thought that the best thing to do would be to call another meeting to define the options. We can take the options that we come up with an go back to the donor.

Ron Tuschner: Thought that M. Chitko had a good point, but he also stated that there is a timetable; the ambulance service needs to know the plan. The window is very small. They have done a fair amount of work already with creating plans. A decision needs to be made as there have been changes to the building already (instruction rooms, etc). He agrees that the Town site as it is today may not be permanent either. This has to be set in some kind of timeframe.

Beth Killian: Does the Ambulance Service feel that the mausoleum site will work for them? If they don't feel that the site isn't a good spot it will not work anyway. She is concerned that there may not be funding if the new building isn't built at the Town Hall site.

Jon Schultz: We need to focus on the motion. He thought that the motion could be amended to include a timeline.

Lynn Axness: Didn't we set a deadline to make options? Jon Schultz responded that the deadline was for the ambulance committee to come up with a plan.

Cletus Foegen: Answered Beth Killian's question that they feel that the mausoleum site will work. He feels that the site is safe and it would work.

Ron Tuschner: How much time does the Ambulance Service have? Foegen answered that they were given a two year window to vacate the property. What would happen if a timeframe would be given to the major benefactor with Option A or Option B. Jon Schultz responded that at this time another parcel could not be discussed due to the agenda limitations. We could do an amendment on time, but not another parcel. The motion is still on the floor. If we wanted to change the offer, another meeting would have to be held.

Karen Geske: Let's move forward with this, option B would not be able to take place unless there is a referendum for the whole township. Tuschner said when the property was purchased initially there was a very large crowd.

Jon Olson made a motion to amend the offer of selling the mausoleum for \$1 to the Ambulance Service with the offer expiring July 1st, 2017 at 12:01 a.m. Jon Schultz seconded the motion. The amendment to the motion was voted upon with a show of hands: 15 people in favor and 7 abstaining. The motion carried.

The Main Motion, to sell the mausoleum to the Arcadia Ambulance Service for site of the future ambulance building for \$1, with the stipulation that for any reason that is not developed for the Ambulance Service that the property would revert back to the Town of Arcadia. The Ambulance Committee would also be responsible to deconstruct the mausoleum. was then voted upon with a show of hands: 15 people in favor and 7 abstaining. The motion carried.

Mike Chitko: was wondering if another meeting was going to be set up for an Option B.

Barb Tock: Wondered if it would be feasible to go through having another meeting if certain options won't be considered.

Beth Killian: Wondering if this meeting would be reconvened, or if another meeting is going to occur? If it's another meeting it needs to be published 15 days prior.

Tom Tock: Suggested reconvening the ambulance committee to discuss other options.

Tony Pyzybylla: wondered in the Ambulance committee could speak to the benefactor to see if they would even consider buying the entire property. Jon Schultz responded that it would be up to the donor to decide.

Karen Geske: was concerned about option B if it's to sell the entire property. She felt it would have to be a substantial offer. Since the property is paid off, she didn't feel that she would want to sell the property. Schultz felt that the ambulance committee would correspond with the donor.

John Jasin: Made a motion to reconvene the ambulance committee. Jon Schultz seconded the motion. 13 people agreed, and 9 abstained with a hand vote. The motion carried.

Ron Tuschner: He commented that no one can say that we didn't explore all the options.

Cletus Foegen: Had a final note, thanking the committee and everyone else involved for all their work and the generous offer of the mausoleum site.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted by,

Nancy Rohn
Town of Arcadia Clerk/Treasurer