

Informational Meeting on the town hall  
April 27, 2024 9:30am  
Townsend Town Hall

Planning & Zoning committee member Ken Schwebke has spent a lot of time and energy on this project for the past 6 months. Ken spent his career as an engineer and project manager, and we were lucky that he stepped into this role.

Ken likened the town hall process like a football game. In the 1990's, there was a proposal to connect the Hall with the Fire department and do some updating. We were on the 30-yard line, then the electors said no, so we're back to the endzone. Then in 2022, the board proposed a new town hall by the ball field. We were on the 40-yard line, but nope, that got turned down, so here we're back in the endzone. This proposal finds us on the 50-yard line and Saturday will determine if it's a touchdown, or another fumble.

With the 30x50 addition, the hall will be 5400 sq feet, just 200 sq ft smaller than the 2022 plans for the new building. The septic field/tank has been inspected by Maiden Lake Plumbing and found it is safe and sound and will sufficiently serve 200 patrons as it was designed. In the case that it fails, there is ample room to relocate on the property.

The town hall is a poll building. There are 2 layers of metal roofing which will be removed and replaced with a 2 ft reinforced overhang to carry the snow load and divert rain water from the foundation. The ceiling inside is marked with water spots which is condensation from the duct work. There is 6 inches of insulation sitting on the ceiling panels. The new ceiling will be a grid system with LED lighting and 16" of blown insulation in the attic area. The floor buckles in the summer from humidity. This will be removed and replaced with vinyl or epoxy. The floor will be tested for asbestos, and, in the case that it is positive, can be encapsulated with epoxy. The walls are hollow and the mice have taken up residency. With the 4ft stone and new siding, this will eliminate varmints getting into the walls. The support posts are in good shape due to the use of creosote 50 years ago. In the case that some of the supports are bad, they will be reinforced with 2x2 concrete block and angle plates. The trusses are sound and there is no damage or wear to the roof joists. The furnace room on the north end will be rebuilt w/ a drain within the next month or 2.

The new addition will have its own heating/air system so the hall can be closed up when not in use.

Four parking spaces will be lost with the addition, but with the addition of three on the west side and 9 on the north end, we'll gain space. State code dictates the number of handicap parking but not regular parking. Rule of thumb is 25% of capacity which would be 50 spaces.

Ken met with subcontractors for every aspect of this project and they provided opinions and projected costs for everything.

Questions:

Gary Wagener asked if the project goes forward, how would that affect the Red Arrow SnowFest in February. We would work around this.

Dan Martin asked if we needed 4ft footings in the addition. No, we can do a slab because of the soil conditions.

Liz Bann asked why take the insulation from the ceiling if there is water damage. Whatever is usable is what will be reused in the walls. Do the toilets need to be upgraded? No, we are adding a unisex bathroom, and the current bathrooms are sufficient for the capacity/code.

Will there be an opportunity to absentee/proxy vote. No

Bob St?? – Why go with a 5-year loan instead of a 20 year to let future residents help pay for this project.

Are there grants available? Yes, but we need to know if this project is a go, before we start to apply for them.

Dan Shadian – what happens on Saturday in case of a tie vote. We will revote after more discussion.

Gary Wagner – can you put in showers in case of an emergency? That is not in the plan. In case an emergency such as this, FEMA has trailer that could be brought in for showers, etc.

Kelly VanCamp – What happens if there are more issues with the building once the remodel begins? We are confident that the inspections did not show significant deficiencies and if something comes up, it will be dealt with.

Dorothy Laundry – are there any issues with the water supply? A filter was put in place a few years back and the water is fine.

Duane Bann – What about cooking facilities? The kitchen will have standard stove/oven refrigerator sink. Will not be commercial grade. What about the electrical if there are multiple slow cookers? The electrical box needs to be ground. The receptacles have been updated.

Don Solberg's wife – will the bathrooms be updated? Yes, new fixtures, paint.

Kelly VanCamp – how secure will the file storage be? There will be a lock on the door

Terri Heyrman – there is a big election in November, will the hall be available? Yes, there are plans to have the west door on Front Street accessible for the November election

Dan Martin – are there plans for new siding? How is the insulation in the walls? There is R19 value insulation now, which is up to code. Some of the ceiling insulation may be used to add extra. The wiring will be brought up to code where needed.

Kelly VanCamp – why are you rushing into this? The town has been looking at options for over 5 years. 2 years ago, the electors denied the new building. Updating the building will bring revitalization to the town and start to attract other opportunities to the town.

Gary Wagner – will there be fire protection system? No, this is not required per state code and it is very expensive.

Dan Martin – the building at the ballfield would have been a progressive move. This is a lateral move.

Meeting adjourned at 10:53.