

Open meeting law complied with. Quorum verified.

**Call to order:**

The Building Design Committee meeting was called to order at 9:05 A.M. at the Vilas County Courthouse conference rooms by Chairman Sig Hjemvick with the following committee members present: Emil Bakka, Ron De Bruyne, Bob Egan, and Kathleen Rushlow. Other persons present at various times during this meeting: Eagle River City Administrator Joe Laux, Coldwell Banker agent Jim Mulleady, William Bodner, Cynthia McManus, Social Services Director Kate Gardner, Linda Thorpe, Jim Behling, Ken Anderson and David Alleman.

**Approve agenda to be discussed in any order by the Chair:**

**Motion by R. De Bruyne, 2<sup>nd</sup> by E. Bakka to approve the agenda with the agenda order at the Chair's discretion. All voted aye. Carried.**

**Approve minutes of the May 13, 2010 meeting:**

**Motion by E. Bakka, 2<sup>nd</sup> by K. Rushlow to approve the minutes of the May 13, 2010 meeting. All voted aye. Carried.**

**Off-site building proposal:**

J. Mulleady presented a proposal regarding the Vilas Village Mall, located in Eagle River, WI. The mall owner proposes to lease Vilas County a 16,000 sq/ft space in lieu of the County building onto the courthouse. Leasing space versus the capital expense of construction was projected to be significant, over a 20 year period. The commercial tenants currently leasing space in the mall would also benefit by the increased traffic. During discussion, W. Bodner expressed a willingness to negotiate terms and conditions. B. Egan pointed out that recent space needs studies indicate that a Human Services building would need to contain over 32,000 sq/ft of space to adequately house the specific departments. S. Hjemvick pointed out that previous offers regarding off-site buildings involved the purchase of the property; this is the first lease proposal. K. Gardner expressed concern regarding building security. Her department at times is faced with security issues that require a quick response from law enforcement. She is also concerned with staffing issues that could arise relative to an off-site location. Her staff regularly needs to work with departments that could not be housed in the proposed mall location. This could also cause clients to have to travel to multiple locations, maybe several times. Client confidentiality is also an issue; individuals and families requiring services may take issue with having to obtain those services in a more open and public venue such as a retail mall. B. Egan felt that a mall location with multiple entrances increased the probability of security issues. S. Hjemvick felt that a long term lease decreased the County's flexibility with regards to future program and service changes. After further discussion, the Chairman polled the committee. No committee member was in favor of pursuing the mall location of a building lease further.

**Courthouse addition project needs and benefits – public awareness and input:**

S. Hjemvick opened discussion by stating that he feels that the County needs to hold various "town hall" meetings across the entire county, to present the reasons that the

courthouse addition needs to be built. K. Rushlow also feels that public tours of the existing building need to be offered. County Board members and other public leaders also need to be shown the existing facility. E. Bakka reported that all he has heard in public regarding the project appears to be based on incorrect information and rumor.

**City of Eagle River issues – City Administrator:**

S. Hjemvick presented the idea of moving beyond the design concept to an engineering study designed to determine if the proposed addition actually can be built at the site chosen. He added that soil borings, storm water issues, utility concerns, parking and zoning concerns should also be addressed as part of that additional study. J. Laux concurred with that idea, stating that was what the City was hoping to accomplish with the County. There may be additional unspent funding available to move ahead with this phase.

**Funding options:**

S. Hjemvick asked the Clerk the condition of the design concept budget. The Clerk replied that to his knowledge, about \$20,000 was unspent. K. Rushlow would like The Samuels Group contacted to request the costs of proceeding to an engineering study phase. **Motion by B. Egan, 2<sup>nd</sup> by K. Rushlow to obtain the estimated costs of proceeding with a site engineering study. All voted aye. Carried.** The need for possible additional funding was then discussed to complete the site engineering study. **Motion by B. Egan, 2<sup>nd</sup> by E. Bakka to send the additional funding issue to the Finance & Budget Committee for their consideration. All voted aye. Carried.**

**Letters and Communications:**

S. Hjemvick talked about a recent letter to the editor that mentioned to vacant Surgipath building as a possible alternate site.

**Set next meeting date and time:**

The next regular meeting was set for Thursday, July 8, 2010 at 11:00 AM.

**Adjournment:**

**Motion by K. Rushlow, 2<sup>nd</sup> by B. Egan to adjourn. All voted aye. Carried.**

Meeting adjourned at 10:27 P.M.

Respectfully submitted by:  
David R. Alleman  
Vilas County Clerk.