

CITY OF GILLETT
UTILITY COMMITTEE MEETING
Council Chambers – Municipal Building
150 N McKenzie Ave – Gillett, WI 54124
TUESDAY, JANUARY 19TH, 2021 5PM
MINUTES

Chairperson Mohr called the meeting to order at 5pm

Roll Call/Present: Alderperson Nanette Mohr, Sandra Hubbard, Deb Rudie, Matt Stroik, Deputy Clerk Tonni Larson, and Mayor Josh McCarthy. Utility and Public Works Department Head Ron Anderson, and public committee member Ruth Spang. Absent – Louie Danielson

PUBLIC INPUT: Mohr inquired about the well that was in repair. Anderson updated the group on the current status and plans for additional repair. He stated the problem was in the shaft and plans were to have the final repair done next week.

AGENDA ITEMS:

1. Discussion and Possible Action on October 13th, 2020

MOTION: Mohr/

Motion to approve the minutes from October 13th, 2020 as presented.

Voice Vote: All voting aye – **MOTION CARRIED**

2. **Discussion and Possible Action on Funding and purchase of the old Zahn Building.**

Anderson opened the conversation by providing handouts which included a copy of the tax assessment for the said property, a project proposal of building a comparable building and a copy of the bank statement which will fund the purchased if approved. (Copies of handouts are attached to these minutes) The agreed purchase price will be \$55,000. Building is 65 x 60 inside. Anderson explained the layout and noted that the building is structurally sound. Some inclusions are but not limited to; 2 hoists, air compressor, three overhead garage doors. He stated that the concrete floors are in excellent condition. Ceiling and walls are insulated and tin roof is about 10 years old. One improvement that will be needed is a new heating system. Anderson has requested a quote from a vendor but at this time does not have a solid estimate. Anderson explained how he planned to use the building and what improvements would be made over time using the utility capital outlay savings. He stated that he feels this would be a great investment for the City. Larson asked about contamination concerns and underground storage tanks. Anderson stated that everything has been remediated at this site and the owner has the documents to prove cleanup and will provide the closure letter. Stroik agreed that this is a good investment for the City and considers it a no brainer. Several Council Members have seen the building via a tour with Anderson. He went on to say that utility needs the space and the current structure being used was built in 1926. Items left in the building will be scraped if not useable and funds collected will be deposited to the utility capital savings to fund future improvements. Mohr, McCarthy and Spang too agree that this would be a good investment for the city. Rudie asked Anderson how he would respond to residents who asked why the purchase and how was it funded. Anderson would explain that the property is being funded from a utility savings and that is not a part of the City funds. He stated that the PSC sets rates for water and therefore residents are not being over charged. He would explain the needs for space and explain the cost to build versus to buy this existing building. It's possible that the current cold storage utility building could be sold in the future. Rudie noted that there is a lot of new business activity along the front side of the proposed building that will bring life back to this section of our City. Rudie asked if there are any negatives to purchasing. Anderson did not think he could come up with any negatives.

MOTION: Stroik/Spang

Motion to give the go ahead to purchase the Zahn Building for \$55,000 which will be funded from the Utility Savings Capital Outlay account #0030-385-7. Current balance \$72,740.07.

Roll Call Vote: All voting aye – **MOTION CARRIED**

3. Adjournment at 6:50 PM

MOTION: Stroik/Spang

Motion to adjourn.

Voice Vote: All voting aye – **MOTION CARRIED**

Respectfully Submitted by
Deputy Clerk – Tonni Larson