

Plum Lake Grant Committee meeting on Thursday, February 20, 2025 at Blue Design office in Hortonville Wisconsin.

Meeting called to order at 10:00AM

Board members present: Jona Eliason and Kevin Rasmussen; Jackey Postuchow was not able to attend.

Committee members present: Helen Bryner, Sue Govier, Deb Seeger and Shane Zaruba

Steve Jamroz from Blue Design.

Minutes from the February 14 meeting will be reviewed and approved at a future meeting.

Reviewed new drawings from requested exterior changes. Sue explained proposed colors, old resort flavor, more natural look of logs and added stone to the front.

Steve advised Phelps project is trending lower in cost than expected and could be true for Plum Lake. Hopes to bid both projects about same time to potentially get favorable costs. Phelps project is whole different look than ours, going with the exterior more saw mill / factory look to blend with their history.

Discussed inside canopy and colors, hoping top of posts can be carved / totem look. Prefer inset lighting.

Jackey is working with Vilas County on abandoning the road from existing plans as right of way goes through current rec center and portion of where the new building is to go. We are waiting on the environmental study.

The following contractors were present: Jason Schnell from LGD, Alex W. from Larson Engineering, Ken Sorensen from MSA, Mike Pasineau from MSA, and Joel Ehrfurth from MachIV arrived to participate.

Discussed the agenda for today.

B Building – we need to specify where we want marker boards, etc. for future plans, remove soffits in the ceiling. Manning Fixtures for building, Shane to reach out to Manning for lighting options. They did St. Anne's in Boulder Junction and St. Mary's in Sayner.

Kitchen dishwasher new state code for hood, plan commercial unit. Kevin will reach out to Greenheck.

Item 2, B, A2.3 - Accoustech tiling, local contact may be donating or discounting for project. Steve advised donating may be an issue with the grant process. Helen has and will make contact with local rep, advising of bid process.

Ceiling in Kitchen to be vinyl base. Diamond Kote product will reach out for color specifications.

Item 2, B, A4.1 – Reviewed building sections for duct work, lighting fixtures to be specified. Sue to add finish schedules. Steve will get her a full size document.

C. Civil - Joel – reviewed site plan, discussion on two way traffic patterns, doesn't think there is room for two way traffic as is, with existing town hall in the way. Need to make sure enough room for septic area. Will need new building address on Sayner Avenue.

For driving and parking will need more signage as we do not have main entrance on the street. Make it exit only by rec building. Current town hall should be discussed at April annual electors meeting, proposed demolition of old town hall once new building is completed.

Concern on construction traffic, will need to come in from the east behind ball diamond.

Create a wider road in front of tennis / pickle-ball courts.

Will come back to this after annual meeting in April. Committee will discuss how to word motion, and where the funds will come from.

Shane advised to move the five veterans frames to a prominent place in the new building.

Will run conduit for future EV station if ever needed.

Snowmobile path will need to be relocated / rerouted. Concern during construction and completion.

Will add protective coating on road. Parking for snowmobiles will need to be a discussion with the appropriate snowmobile club(s). Committee felt Jackey would be the liaison.

Drain tile around building for roof drainage, glorify french drain.

Landscape plan will need to be addressed for the building. Will need to look at options and what will and won't work in this environment.

D. Plumbing - Jason – Kitchen waste grease trap interceptor will need to be accessible from parking lot. Location of floor drains, around internet cafe, room 119, kitchen, etc.

Central location for water filtration, copper pipes vs PVC. Need for contingent lines to existing rec center. Existing rec center kitchen will be eliminated, can trim down size of rest rooms, to two toilets.

Discussed need for second service sink. There is room in the mechanical room. Do not want only one, need two on opposite sides of the building.

Gradient sink with multi faucet, panel underneath for service.

Outside water spigots available frost free style.

E. Structural – Alex – discussion of beam heights, refuse garbage disposal, have small gated area.

Ceiling heights 9' to 10'. Buffer at 5' for windows, swing out windows, not all windows to be operable.

F. Electrical – Mike – ADA for door access, eye sight from kitchen outside, again discussion on windows, add pass through window.

All LED lights, other than mechanical rooms to use industrial lighting. Exterior light, spots with down lights, for entrance recessed housing. Warm colored lights at 2700 and 3000 interior work areas. Not to use blue tinted lights. Use canned lighting, in large room use adjustable for ambiance.

Security lighting must be adequate.

Exterior lighting on back side of building, plus in tennis court / pickle-ball area ample lighting. Need for a 20' pole for downcast lighting, especially at night.

Add bollards by generator and other exterior equipment.

Number of floor boxes, currently listed at four changed to two.

Will go with electric appliances in the kitchen. Add outlets by serving counter.

Include three different sound system zones.

Add wall outlet in each rest room.

Kevin suggested a Trilogy electronic security system, review hardware package, and database.

Discussion on maintenance and keeping programming up to date as it can easily get out of control and have no control who has what. Need a gatekeeper.

CCTV where needed, inside corridor, entrance to office doors, internet cafe, entrance and corridor near internet cafe must be 24/7. Kitchen? Thinking nine units?

Network design for private and public access.

G. HVAC - Kevin one furnace in the corner, four furnace systems with individual thermostats, boiler room and make up air specifications.

Firewalls and ducts, no sprinklers

Electrical heat and each vestibule will need piping underground.

All handicap spaces close to the heated sidewalks.

Piping to come from east corner to the generator.

Gas line to be run for future use and capped off at this time.

A/C on east side of the building on the ground. Make up air good size, move to other end of building closer to the kitchen. No A/C for make up air unit only heating?

More rest room air recovery, ventilator for rest rooms, Tele-med room, meeting room, continue amount of exhaust always on when occupied.

At 1:25PM contractors left.

Committee discussion on dry wall and adding chair rails, wainscoting, ship-lap.

At 1:30PM Conference call with REL representatives, Gayle, Nicole, Alan and Alisa

Discussion on Phase 1 environmental site assessment, including historical review of property, Alan found old documentation on history and environmental risk.

Site visit needs to be submitted to DEHCR with findings. There are two concerns:

1. Town Hall used underground heating at south end, case closed in 1996. Old town garage soil sample showed petroleum compounds above DNR limits? Couldn't be tested through the foundation. John Damos Jr in 1996 letter to be recorded on the property. Kevin found the information and sent to REL. If future samples are found contaminated will be dealt with. Document has a deed restriction. Tested 4' below old town garage, couldn't get all ground tested.

2. Former 1000 gallon fuel tank. Kevin was able to answer questions. Tank was removed prior to 1986, in compliance with regulations for soil samples.

Future building concern when digging footings don't want to hit contaminated soil. If soil data good then able to move forward.

Recommendation to install more soil borings at south end of old building and where new building is going, to try to resolve.

Kevin advised they just completed soil borings, by Giles and waiting on results. Steve to forward to REL proposed building plans.

Boring results will state issues and if further testing is needed.

The third boring was extremely close to where structure was.

Alan explained need for GEO Technical borings, which is not what was completed. This will help with engineering designs. Does not say environmental issues starting point for next phase process.

REL has their own drill rig to bore holes with 2 ½" rod, pulling 4' lengths at a time to 12' deep. Fills in with a clay material in what has been removed. Samples are evaluated to see if there is still stuff there, knowing what is there during construction.

Shane asked about environmental clean up if those costs are covered under the plan agreement?

Kevin inquired how many more borings are needed?

Per Alan because of deed restriction three soil borings is key, location of the fuel tank, and if underground east side of the building a little south is where tank was. There was a 275 gallon above ground elliptical under the eave.

Per DNR 1000 gallon fuel tank was underground for heating oil, was removed in 1986. Building was built in 1930's or 1940's.

Steve asked about time line for their drilling. Alan responded dependent on frost, if the area is plowed, figure 3' of frost now. Kevin advised when building was demolished they excavated down 6' and used sand for fill.

Alan they could use GPS and county site plans to get real close to the area needing study. REL could get out in March, looking at March 18 or 19 to try to test. There is also a subcontractor out of Merrill that has more powerful equipment. Kevin advised Giles had the higher powered equipment and was able to go through.

If REL was to do the drilling with lab analysis could be \$13000 to \$15000. Best case is they don't find anything or minimal and can get restriction removed from the deed. If problems are found remediation will cost more, at owners expense.

Gayle proposed we work to Phase 2 to get plan going and better estimate working with us. All is eligible costs for the grant, if we go over budget, grant amount, then at our expense.

How far down for DNR okay? Usually go down 12' if a tank leaked and knowing how deep tank was buried usually 2 to 3'. Question on who does the lab work? REL can not complete analysis. They can collect, preserve and take for testing. Turnaround time one day to complete testing, ten to fifteen day for analysis completion.

Photo-ionization is a possible, have meter to see contamination for a preliminary idea but not certified lab results.

They have excavation / landfill lined up, asphalt company may take, need to look for closest facility to take to.

Footings planned for 4 to 5', gas and water lines to be underground, grease trap about 10' down for the base. Steve will get REL prints to review.

We do not need to hold off on our process and plans, can keep going.

Question on how many days bids are applicable for after bids open. Answer good 30 days is typical maybe 45 days.

Plan bids to go out mid-May, all of June to process. Construction to begin end of June early July.

Side note: Phelps did receive the agreement, with statement based on state receiving funds. Once we get our approval, REL must apply for non-construction costs to get some money.

Need for Plum Lake to get a Line of Credit? Usually fund turnaround in 30 days, but the first draw may take longer. Figure 30 to 50 days prior to get first request, then thirty days to get paid. Close to 90 days

for reimbursement right now. An example Gayle gave, sign and return on February 26, then April 20 to May 30 to get reimbursement.

Gayle felt its a good sign some municipalities did get approval this week.

Gayle to follow up with Geiss Soil and Sample in Merrill on availability, and determine who will be quicker (REL or Geiss) to complete the additional soil testing. She will advise when she knows more.

Went off line with REL at 2:30.

Next meeting is April 3 at 10:30 back in Hortonville.

Submitted by: Deb Seeger