



## TOWN of SIOUX CREEK

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### **SPECIAL TOWN MEETING**

This newsletter is being sent to provide you with information about a proposed project to construct a new combined Town Hall and Shop facility, anticipated to be built during the summer of 2018. At this point we have preliminary cost estimates and a conceptual site plan and floor plan. A Special Town Meeting will be held on **Tuesday, May 16, 2017 at 7:00 PM** for a presentation on the project and to conduct a vote of the Town's Electors. Qualified electors are those who permanently reside in the Town of Sioux Creek. Please plan on attending so you can learn in more detail what is being proposed.

#### **HISTORY**

The Town Hall/Shop project originated in 2015 when the Board became aware of problems and concerns with the current facilities. Some examples include: mice, raccoons and squirrels in the Hall; wiring insulation being chewed by rodents which can cause a fire hazard; undrinkable water; high energy bills in winter and no air conditioning which creates a very musty, unhealthy environment. The Clerk-Treasurer works at the Town Hall office full time and the building provides no security during those hours. The shop has similar problems and concerns as well as water damage and the presence of mold. The space for equipment storage is increasingly limited and makes it difficult for the Patrolman to maintain the equipment. The hall is used for many functions other than regular board meetings- i.e. up to 4 elections a year, 4-H meetings, plan commission meetings, public hearings, cemetery meetings, assessor's open book and board of review. Other events held here are thrift sales, baby showers, family get-togethers, cookie exchanges, informational open houses and landowner meetings. It would benefit our residents, children and families to have a clean, healthy facility to utilize.

#### **PROJECT CONSIDERATIONS**

The Town has considered building a new facility on the existing 1.18 acre site. This would require demolition of all current buildings and would result in very cramped quarters with no room for parking or future expansion. Also taken into consideration has been the purchase of a new site that will accommodate the Town's current and future needs. This would result in the sale of the existing property, offsetting new construction expenditures. In addition, while constructing the new facility the existing buildings would be utilized until project completion.

#### **HOW THIS PROJECT MAY AFFECT YOU**

A very important question is, "How will this project impact my taxes?" The Town expects to pay for this building project with monies received through the Sand Mine Accommodation Funds. To date, there is approximately \$425,000 available in these funds. At the time of construction, the Accommodation Funds are anticipated to cover a majority of the cost. Therefore, the impact on Town funds is projected to be minimal. There is no intent to increase real estate taxes to pay for this project.

#### **NEXT STEPS**

Upon approval of the project, the next steps would include: finalizing the terms and conditions on the acquisition of a building site, completing the final design of the building, putting the project out to bid, awarding the construction contract and actual construction of the new facility. The Town encourages all eligible and capable contractors to bid on the project. This new complex will be constructed using modern techniques which will increase function, help control energy costs, be a safer, more secure and user friendly environment, and assist the Town in accommodating future space and technology needs. The Town and its consultants will continue to work on minimizing the cost of the project while still providing a functional, aesthetically pleasing facility that the Town can be proud of for many years to come.