

## **WORK SESSION – Tuesday, December 20, 2022**

**Minutes of the Huntsville Town Council work session held at the Huntsville Town Maintenance Office, 165 South 7500 East at 6:00 p.m.**

**The work session was scheduled to have the New Town Hall Committee meet with the Town Council members regarding the proposed building by Wadman/Sanders. The cost of the building has been a concern and there are new ideas regarding the space. The New Town Hall Committee wanted to present some of these ideas to the Town Council.**

**Attending: Steve Songer, Wendy McKay, Bill White, Suzanne Ferre, Sandy Hunter, Ron Gault, Bruce Ahlstrom, Kevin Anderson, Artie Powell, Mayor Richard Sorensen, Beckki Endicott, Bill White**

Mayor Sorensen called the meeting to order. He explained that the Town Hall Committee has been meeting with the Wadman/Sanders team. Although the preliminary designs are desirable, the price tag for the design is over the amount that was advertised in the RFQ. The project is moving toward and passed the 3-million-dollar range. The Town Hall Committee started being creative about the planning of the building. One suggestion was to use a pole barn design. Steve Songer and Wendy McKay have been researching the process and designs of "pole barns." This would be a solution for the New Town Hall that would come with a smaller price tag. Some think that this is more reflective of the style of Huntsville Town. After listening to their presentation along with other members of the NTH committee and members of the community, Mayor Sorensen felt the TC members needed to have input on this direction. His opinion has changed throughout this process. He was not supportive of a pole barn design. However, now he is really considering the design.

Ron Gault, who attended the last meeting noted that Jeff Holt came to the last meeting with the NTH committee. Jeff Holt's background with financing large projects, including government projects are extensive. He summarized some of his financial findings for financing of the NTH. Jeff Holt advised us to not put all the money we have into the building in order to buy down the cost or loan. He believes there is money available for even a 2% interest rate. The wisest thing to do would be to keep some of the money, and keep some of the nest egg so that the Town can handle any unforeseen circumstances as they come along. He felt that 2 million was a good limit for the Town and with the proposed new ideas. A 20-year loan would put the Town in a good position. Wendy McKay expressed that she believed the Town needed to use all the money available. She considers the center town lots to be the nest egg for the Town.

Beckki showed the two designs to the Town Council from Wadman/Sanders. **(See Attachment #1)** Wendy McKay oriented the TC members to the designs. Council Members asked many questions regarding the designs and weighed the differences between the two designs. Wendy McKay answered the questions and added insights into what the NTH committee was thinking about. The bottom line was both designs averaged \$547 a square foot. The committee just could not come to terms with the price.

Mayor Sorensen turned the time over to Steve Songer to present some new ideas from the NTH committee. He wanted to let the TC members know that these ideas were rough. He showed a power point with different building techniques. Post frame is the type of construction that the NTHC is looking at. They would like to see a cement foundation poured with the stirrups for the framing on top of the foundation. This would help the building to last for many years. Insulation can be added to this type of building. Allowances will need to be made for a Geotech study. This type of study has been estimated to be many thousands of dollars. Rex Harris has volunteered to help the Town do this at a lower cost.

Steve Songer showed some examples of floor plans that could be used. There is much less wasted space than previous designs. The floor plans have all the needed space that has been previously requested. Steve Songer and Wendy McKay are still working on the designs. Working together, they have been talking to contractors who are interested in building this design. Regarding estimates for the current rough design, they believe the basic design will be around \$500,000.

Steve Songer wanted to address the community center. He has previously expressed that he was not supportive of pickleball courts inside the community center. He has changed his mind. He believes that building a community center with pickleball courts would give the building continuous use. There are software systems that will allow reservations to be made. This could be a source of income that could support the community center into the future years. There was a discussion about whether this building would be part of the Special Service District for the valley. In addition, the closing of the street between the park and the community center site was proposed. TCM Artie Powell is proposing that this be done in stages. There was a lot of discussion about monetizing the use of the community center.

Maintenance and heating costs going forward for a building this size was discussed. In addition, the possibility of adding solar was also discussed.

After presenting the various plans, the NTH asked the TC members for direction. Should they keep working with the Sanders/Wadman team? Should they work a new design with post frame construction? What is the legal obligation for the Town?

Mayor Sorensen stated that there is a cancellation clause in the contract with Wadman/Sanders. Beckki Endicott reminded the group that they would have to RFP in order to use the CDBG grant money. Wendy McKay is working on RAMP grant for a major ask in 2023.

TCM Artie Powell suggested the committee send the designs to the Town Council to consider. They can schedule a meeting to make a decision on the direction they would like the NTH committee can take.

There was a lot of opinions regarding the floor plan and size. Steve Songer and Wendy McKay will finish a couple of floor plans and email them to the TC members. They will meet in a couple of days to give their preferences to the committee to proceed with design and decide if the Town needs new architect and engineer.

**TCM Artie Powell motioned to adjourn the meeting.** TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

**Meeting adjourned at 8:00 p.m.**

  
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Beckki Endicott, Huntsville Town Clerk