

JOHNSON CREEK SCHOOL DISTRICT  
**Sites and Facilities Committee Meeting Minutes**  
**Thursday, August 7, 2014**  
**District Office**  
**5:00 p.m.**

Chair Duane Draeger called the meeting to Order.

Members present: Duane Draeger, Kellie Loeb, Rick Wensch and Superintendent Michael Garvey

Member excused: Andrew Swanson

Also present: Buildings and Grounds Director Dan Fischer, Board Members Carol O'Neil and Rick Kaltenberg, TSP architect Martin Sell, and Maas Construction manager Tony Meyers

Dr. Garvey verified that the meeting was posted Pursuant to § 19.84(1) Wis. Statutes

Motion by Wensch/Draeger to approve the agenda as posted. Motion carried.

### **New School Plans and Schedules**

Dr. Garvey and Mr. Sell informed the Committee that the following pieces of the construction project are underway:

- Notice of Intent has been filed with the DNR
- A meeting with the County engineer has resulted in a tentative Hwy B improvement project that meets the county's parameters. Dr. Garvey will submit the driveway permit either tomorrow or Monday.
- The Village's engineer is reviewing the site, storm water and grading plans.
- Mr. Sell and Dr. Garvey will officially submit the updated site plans this next week to prepare for the August 21<sup>st</sup> Plan Commission meeting and the August 24<sup>th</sup> Village Board meeting. It will be a conditional approval pending the submission of the photometric and landscaping plans.
- The grading bid package is out and bids will be opened at Maas Construction office on Wednesday, August 20<sup>th</sup> at 10 am.
- TSP team is meeting in Rochester on Aug 19<sup>th</sup> to tour Grand Meadow one more time. It is possible Tony Meyers will also visit the site.
- Dr. Garvey and Mr. Fischer have started weekly meetings with the Maas Team and the TSP Team.

Mr. Meyers, Mr. Sell and Dr. Garvey informed the Committee that the project, although moving forward, has run into some scheduling issues.

Mr. Meyers has been in conversation with a few dome constructors and the 5 month construction cycle used on Grand Meadow has been expanded to 12 months.

- Dome bladders have a 12 week lead time. The District will look into pre-ordering for all of the domes once the dome constructor is selected.
- The stem walls, add several weeks to the project as compared to the Grand Meadow project.
- The project will be up against the winter and decisions will need to be made (cost-benefit analysis) as to winter construction or spring construction

The project is up against the winter and quite a bit of site work needs to take place.

- Conditional use process, although in most aspect, went well, was not anticipated since the property was originally zoned for schools and not residential
- County driveway permitting was not anticipated since most annexations include the adjacent road.
- The wetland delineation took much longer than expected because of the “intermittent stream” located on the village map.
- Although the Village issued a conditional use permit, grading was delayed because of final site decisions (parking lots, driveway, etc). It did not seem reasonable to start site work without knowing where the improvements were going to end up.

On related issues:

- The District hopes to work with Village Engineer MSA to apply for a Safe Route to School grant in order to develop a sidewalk connection from Tanner Ridge along Hwy B to the school entrance.
- The Tanner Ridge Homeowners Association is willing to deed out lot 1 to the District so the District has access to all of the frontage area. Out Lot 1 contains over 300 feet of frontage of the new school property. They are working with their attorney to propose an easement for their storm water.
- It is possible that a boardwalk could traverse the out lot and give safe access to the school property while not interfering with the wetlands.

A new construction schedule will be developed after the permitting process is complete and the dome builder has been selected. The Committee, although disappointed, understood that there may be delays. However, they instructed both TSA and Maas to continue to push the schedule and get the construction underway as soon as possible.

## **Buildings and Grounds Tour**

Dr. Garvey and Mr. Fischer informed the Committee that the asbestos abatement went very well. Dirty Ducks (the abatement contractor) was on-site today and completed the abatement and passed the on-site inspection. EMC environmental will conduct the air quality test tomorrow. JM carpets will start tiling on Wednesday. JM already has tiled the elementary music room.

The Committee toured the elementary building and commented that the building was in good shape. The summer crew is completing the waxing of elementary classrooms and has one hallway in the MS/HS to complete. A plumbing project is planned for next week because the elementary water lines have sand in them (from the village water) and need to be flushed and fixtures and valves need to be replaced. It requires shutting down the building's water supply.

The Committee learned that the playground wood chips would be delivered tomorrow and that the playground replacement equipment (swing and slide) will also be installed tomorrow.

The Committee concurred that the retaining wall at the lower grade play ground needs to be replaced. It was suggested that the construction and landscaping classes take on that task. Weis excavating will also be handling the washout leading to the upper elementary playground next week.

Motion by Wrench/Draeger to adjourn. Motion Carried.

Respectfully submitted,

Michael P. Garvey, Ph.D.  
Superintendent