

Frequently Asked Question (FAQ) Sheet

BUILDING OUR FUTURE TOGETHER

Q. Why do we need a new building?

A: Portions of the existing building are over 60 years old and in major need of repair. After reviewing the condition of the existing building and renovation and expansion costs, a new building became the most cost-effective option.

Q. What will this investment cost me as a taxpayer?

A: At a cost not to exceed \$2.3 million and a 3.75%* interest rate, the projected average mil rate over 20 years is .30. The resulting increased tax rate would then be \$30 for each \$100,000 of assessed property value. For example, a home with an assessed property value of \$100,000 would be \$30. *This interest rate is subject to change based on market conditions.

Q. Will the new building cost more to maintain?

A: Initially the new building will not cost more to maintain because of the planned low maintenance materials to be used. The building committee recommends preventive maintenance should be planned into future town budgets, however, to avoid premature deterioration.

Q. Shouldn't we wait for the current economy to improve before we build?

A: Now is the ideal time to build because construction costs are down and interest rates are at record lows providing the best chance of building a new facility within the previously approved budgetary limits and minimizing the tax implications.

Q. When will a vote be held on the approval of this project?

A: Two public hearing meetings to learn more about the project are going to be held on September 27, 2012 at 7PM and October 4, 2012 at 2 PM. A meeting of the electors is scheduled for Thursday, October 11, 2012 at 7PM. All meetings will be held in the community center. All Boulder Junction registered

voters are eligible and encouraged to come out to vote.

Q: Why a meeting of the electors and not a referendum?

A: Based on state statutes a referendum can be held but it is only an advisory vote. The only way a Township in Wisconsin can add additional costs to their budget is through a vote at a meeting of the electors. The decision regarding the approval of this project will be decided, therefore, by the vote taken at the planned meeting of the electors on October 11, 2012.

Q: How will the vote be taken?

A: The final determination of the voting method can only be decided by a motion from the electors at the meeting of the electors scheduled for October 11th. The recommended method is to vote by secret ballot just as in any other public election. The voting process would be managed by a panel of electoral workers using a poll list to verify eligible voters before votes can be cast.

Q: What is the utilization of the existing facility?

A: On an annual basis, the building is used three out of every four days. During peak season (May - August) it is used every day of the month. During any given month, there are on average 20 different groups using the meeting rooms. In the last 20 years the annual number of visits to the library per year has grown by over 10,000 from 5,686 in 1991 to 15,916 2011.

Q: Why wasn't a basement included?

A: It was considered but not included to help keep the project within budget.

Q: Are you going to cut down all the trees?

A: While some trees will need to be removed, every effort has been made to minimize their number allowing for the majority to remain.

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Q: Why is the new building in front of the current building?

A: Positioning the building in front of the existing facility is being proposed to allow for the continued use of the existing building during the construction, minimize tree removal, and create a prominent positioning of the new building in relation to Hwy. M

Q: How will the Lions Flea Market be affected?

A: Future Flea Market activities are greatly enhanced and only minimally affected during the anticipated 2013 construction phase.

Q: How long before we will need to expand or renovate again?

A: The building is being sized to meet estimated town population and tourism growth rates so future expansion is not currently anticipated. The need for renovation is being mitigated by incorporating guaranteed, low maintenance building materials extending the building's life and minimizing annual maintenance costs.

Q: Why isn't a Drive-Thru access included in the plan?

A: A Drive-Thru access point was considered but not included to ensure budget goals were met. Three different Drive-Ups are in the proposed design to help facilitate loading or unloading directly adjacent to the covered access points.

Q: Why wasn't the building positioned so one access point faced south?

A: A southern access point was considered but could not be achieved and still meet higher priority design criteria. These included, keeping the existing building open during construction, minimizing tree removal, not changing access points from Hwy. M or relocating the current bike path to save site preparation costs, and allowing the new well and septic system to be located directly behind

the building to save construction and operational costs.

Q: What equipment will be in the kitchen?

A: The plan is to equip the kitchen with a commercial grade appliances. These include a refrigerator, freezer, dishwasher and stove / oven. Additional equipment will include: a three-part sink, cupboards and countertops.

Q: What will be the capacity of the new Community Center?

A: The planned capacity of the new community center is 300 people. A multi purpose room with a seating capacity of 12 - 18 is being added that does not exist today.

Q: How much bigger is the proposed building as compared to the existing building?

A: The new facility is planned to be one and half times bigger than the existing facility. (9300 square feet vs 14000)

Q: What are fundraising plans?

A: Official fundraising activities cannot formally begin until we have an approved project. Local community groups have already made pledges close to \$100,000. Upon project approval, formal fundraising activities will begin with a goal of raising \$250,000 or more. Additional efforts will be made to fundraise through writing grants, contacting donors, etc.