

**Meeting Minutes of
Lincoln County Public Property Committee
Wednesday, March 20, 2013 at 7:00 p.m.
Lincoln County Service Center Room 248
Merrill, Wisconsin**

MEMBERS PRESENT: Bill Zeitz, David Fox, and Jim Alber

MEMBERS NOT PRESENT: Graham Rankin

VISITORS: Randy Scholz, Rusty DeBroux, Kortney Pike, James Dalbee, Pete Annis, Cameo Roets, Tim Grueling, Art Lersch, Dirk Stoeckmann, Dale Christianson, Christine Vorpagel, Brad Becker, Brian Severt, Michelle Severt, Bryan Block, and Dave Buck

1. **Call Meeting to Order:** Bill Zeitz called the meeting to order at 7:00 p.m.
2. **Approve Minutes of February 20 & March 4 meetings:** Motion by Fox, second by Zeitz to approve the minutes. All ayes.
3. **Probation & Parole M.O.U. for Tomahawk Annex:** Motion by Alber, second by Fox to accept the revised M.O.U. and to send to the State for signatures. All ayes.
4. **Public Comment:** A question was asked if it would be possible to have some improvements made to the J.C. Stand at the Fairgrounds by the County. Also the grounds west of the bathrooms near the old grand stand should be leveled off and possibly some fill added. These items will be put on the next agenda.
5. **Review of Vouchers:** The vouchers were placed on file.
6. **Year to Date Budget Report:** Certain budget items were clarified to the committee and were placed on file.
7. **Move Forward with Building at Grand Stand:** Jim Alber made a motion to move forward with building a Grand Stand, second by Fox. Jim explained that time is ticking on the six month time frame from the insurance company. He stated it should be taken to the County Board to put an end to the Expo-Center idea, so the County can move forward with a replacement grandstand. Bill Zeitz stated that the clock didn't start until the first check arrived in February. Bill said there is a possibility of an extension to the six month date. Jim said extensions were based on conditions beyond our control. We are gambling with losing over \$900,000.00. Dave Fox said the grandstand was hardly used and that an Expo-Center would be more user friendly.

Bill Zeitz stated that the Finance Department will provide a breakdown of the local government investment pool at the next County Board meeting. It was brought up that the User Groups have stuck \$250-\$300 thousand into the Fairgrounds and it is upsetting that the County can't pay for architectural plans for an Expo-Center. Motion was defeated with Abler voting aye, and Zeitz and Fox voting Nay.

8. User Group Expo-Center

- **By-Laws:** It was stated that the User group's lawyer is reviewing the By-Laws and Business Plan for the Expo-Center. Randy asked if the User Group would be involved if the County put up a grandstand. The User group feels they would need a building (Expo-Center) to proceed.
- **Business Plan:** Bill Zeitz discussed the business plan. They are checking on more venues and looking at Brown County's setup to get more reference points for comparisons.

- **Architectural Services/Plans:** A representative from Agra said it has been hard to get firm numbers for Architectural Services. One firm supplied numbers of \$576,800.00 but said ours would be less. The first phase could cost about \$80,000.00 for plans but feels we could get the price down. It was stated that a preliminary designed is needed to move forward on getting any money for the project. The entire building would have to be designed to get accurate numbers. Agra has contacted four firms and is still waiting on figures. Jim Alber stated he wants to know where the money is coming from. He stated \$80,000.00 is only a percentage of what we need to complete the architectural plans. Agra hopes the total architectural services would be between \$300,000-\$350,000.00. It was asked if grants are being check into and stated that without a commitment from the County, the User Group cannot move forward. Motion by Alber, second by Fox to have Randy Scholz, the Administrative Coordinator contact the insurance company to see if we are on track with our progress and to get some clarification on an extension.

A comparison was made to Langlade County's Fairgrounds and it was stated that we should be ashamed of the condition of our fairgrounds and also that no one will donate money if we do not have a plan. It was stated that the Expo-Center will generate revenue for the County. Bill Zeitz said the User Group needs to get a Business Plan and By-Laws completed to bring to the County Board to move forward. A concern that there must be names of people who will step forward to run the Expo-Center. We need more than 3 people if it is going to work. It was asked if the Expo-Center can get put on the next County Board agenda.

9. **2012 Budget Modifications:** Motion by Alber, second by Zeitz to accept the budget modifications. All ayes.
10. **2012 Contingency Request:** Motion by Zeitz, second by Fox to accept the contingency request. All ayes.
11. **Fairgrounds Insurance Utilization:** No action was taken and will be put on the next agenda.
12. **Facility Usage Agreement:** Randy Scholz worked with the County Clerk and has resolved any concerns.
13. **Schulz Roof Project Bid Approval:** Motion by Alber, second by Zeitz to have Rusty check pricing of a roof without exposed fasteners. All ayes.
14. **Safety Building Entrance Update:** Rusty stated there is a bid reading on Friday, March 22 at 2:00 p.m.
15. **Plumbing/Concrete Renovation at Maintenance Shop Update:** Rusty stated the R.F.P.'s were released for the project to get bids for a spring/summer completion date.
16. **Items for Next Agenda:**
 - Move forward with building a grandstand
 - User Group Expo-Center
 - Fairground Insurance Utilization
 - Schulz Project Update
 - Safety Building Entrance Update

- Maintenance shop renovation update
- Request J.C.'s Stand upgrade
- Request for yard work at fairgrounds

17. **Set Next Meeting Date:** The next meeting will be Wednesday, April 17th at 7:00 p.m.

18. **Adjourn:** Motion by Zeitz, second by Alber to adjourn the meeting at approximately 8:35 p.m.
All ayes.