

Public Property Committee
Minutes: Meeting Nov. 19, 2013. 7:00 p.m.
Lincoln County Service Center Rm. 248

1. **Call to Order:** Chairman Zeitz at 7:00 p.m. Present: Jeff Hetfeld, Bill Zeitz, Dave Fox, Graham Rankin, and Jim Alber. Administration: Randy Scholz and Patrick Gierl. Visitors present: Dale Christiansen, Pete Annis, Frank Saal, Gene Bebel, Susan Ryman, Christine Vorpapel and Brad Becker
2. **Approval of Minutes:** Oct. 31 meeting. *M/S, Rankin/Fox. All ayes*
3. **Public Comment:** Frank Saal: Mr. Saal was concerned about the recent revelation that the fairground facilities would have to be brought up to code pending the construction of a new grandstand and the associated cost. His hope is that the property committee would look at the “big picture” and not just the grandstand seating suggesting that we look at the fairground issue in a broad sense before we spend a great deal of money.
4. **Review of vouchers:** Place on file
5. **Year to date budget report:** Place on file.
6. **User Group Expo-Center:**
 - a. **By-laws:** No discussion.
 - b. **Business Plan:** Mr. Zeitz suggested that now may be the time to have an accounting of financial pledges that have been alluded to in the past few months. Mr. Alber felt we need to be careful about getting “ahead” of ourselves and suggested we need to have a clearer picture of the outcome before we look into getting pledges etc.
 - c. **Architectural Services:** No discussion.
7. **Economic Development presentation:** Susan Ryman, Executive Director Lincoln County Economic Development Corporation, gave a presentation. The committee was informed that there are several grant programs related to working economic impact studies. These grants are available to groups who are in need of finances to cover the cost of feasibility studies, building plans and long-term economic trend studies. *M/S, Zeitz/Fox. To direct Mrs. Ryman to develop grants/plans for a feasibility study/market analysis with regards to the long term economic impact of improving the fairground facilities. All ayes.*
8. **Berm system-RFP on Architectural Drawings:** Mr. Fox informed the committee that an RFP is not recommended at this time. 90 days is not a long enough time frame and a firm commitment would be needed for a company to take on the assignment. However, Mr. Mudrovich would be willing to meet with the committee to consider and “exploratory bid”. Mrs. Ryman informed the committee that grant money could be used to fund the cost as part of the feasibility study. Mr. Fox will try to set a meeting date with Mr. Mudrovich on Mon. Dec. 3 in the a.m. Meanwhile, Mr. Gierl and Mrs. Ryman would work on infrastructure costs and grant applications.
9. **RFP for Fairground Bathrooms:** The committee directed Mr. Gierl to continue working on determining the cost of bringing the bathroom facilities up to code as part of the total scope of the fairground project.
10. **Scope of Fairground project:** Mr. Gierl presented the committee with a comprehensive list of all of the associated improvements to fairgrounds in order to get an accurate fiscal impact. Each item on the list was discussed. Mr. Gierl is hopeful that grant money could be used to cover the cost of engaging an engineering firm to develop a plan for the project.
11. **Fairground wiring issue:** Mr. Gierl informed the committee that the cost to install exit lighting and upgrade certain electrical portions of the Shultz building is approximately \$8,975. Mr. Gierl

also, indicated that in order to know where to properly place electrical boxes the fair would need to be in progress at the time. *M/S, Alber/Rankin. To direct Mr. Gierl to investigate 2 or 3 other firms in order to get cost estimates for the project not to exceed \$15,000. All eyes.*

12. Lease Renewals/Information:

- A. Memorandum of Understanding: Our corporate counsel was given the impression that the state probation and parole was not really interested in using the space at the Tomahawk Annex. *M/S, Zeitz/Hetfeld. To allow the lease to expire for probation and parole at the Tomahawk Annex as of Dec. 31, 2013. All eyes.*
- B. Our Way Lease: The Our Way group did not want to renew the lease and will allow it to expire.
- C. Our Way Forward House: The group would like to engage in a month to month rental agreement. *M/S, Alber/Zeitz. To engage in a month to month rental agreement with the Our Way group at the current rate. All eyes.*
- D. Forward Services: *M/S, Alber/Zeitz. To layover the next month's meeting. All eyes.*
- E. Fairgrounds Lease: Mr. Christiansen requested to "lay over" until next month's meeting. *M/S, Alber/Zeitz. To "lay over" fairground lease until next month's meeting. All eyes.*

13. Sale of Forward House: *M/S/, Zeitz, Hetfeld. Forward to "Forestry" for sale. All eyes.*

14. Social Services Building-Security System: Mr. Scholz informed the committee that 1 bid was received. He suggested that we layover the security system discussion until next month's meeting in order to investigate some other options. All agreed.

15. Set next meeting date: Dec. 3, 2013. In the a.m. (time TBA). One item agenda: Investigation of berm system/bathroom/fairground facilities.

16. Adjourn: *M/S, Alber/Rankin. All eyes. 8:25 p.m.*

Submitted,
Jeff Hetfeld
Secretary
Public Property Committee.
Nov. 20, 2013.