

## Langlade County Public Property Committee Minutes

**Date of Meeting:** August 1, 2011; 6:15 p.m.

**Place:** Wolf River Room, Resource Center

**Members Present:** Chairman Douglas Nonnenmacher, Robert Benishek, Vernon Cahak, David Solin, and Jeffrey Zalewski

**Members Absent:** None

**Others Present:** Robin Stowe, Nate Heuss, Gary Olsen, Don Schroeder, and Terry Poltrock

The meeting was called to order by Chairman Nonnenmacher at 6:15 p.m., in the Wolf River Room, Resource Center. Motion by Benishek, seconded by Cahak to approve the minutes of the July 7 and 12, 2011 meetings. All ayes. Motion carried.

**Review 2012 Budget and 2013 Plan:** Olsen reviewed the 2012 and 2013 maintenance department budgets with the committee. Motion by Solin, seconded by Zalewski to approve the 2012 and 2013 budgets and to refer it to the Finance Committee. All ayes. Motion carried.

**Review Status of Projects – Public Hearing on Cattle Barn Reroof and Structural Improvements:** The public hearing will be Monday, August 8 at 7 p.m., in the Clover Room, Multi-purpose Building, Fairgrounds. Heuss and Stowe will review the history, options, and funding available.

**Forestry Garage:** Heuss reported that the contractor is done. The maintenance department staff still needs to paint the service doors and pipe bollards, replace some lighting, and some asphalt is needed around the garage. This project should be completed in August.

**Multi-purpose Building Insulation Project:** Heuss informed the committee that Decker Lumber's subcontractor asked to complete the punch list for the project on weekends, but it was too close to the fair to allow them access to necessary areas. They should be able to complete the punch list in August.

Benishek requested that a letter of thanks be sent to HGM Architecture, Inc., for all their years of service to Langlade County. The committee concurred and suggested that it be signed by the full county board.

**Open Bids for Paving at east Health Care Center Parking Lot:** The following bids were opened for the paving of the east Health Care Center parking lot:

Contractor	Bid
American Asphalt, Mosinee	\$61,673.00
Musson Brothers, Rhinelander	\$88,165.00
Northeast Asphalt, Green Bay	\$49,890.00
Pitlik & Wick, Eagle River	\$56,285.00

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Heuss also stated that there will be approximately an additional \$5,000.00 to remove unsuitable soils at new paving areas. There is \$80,000 budgeted for this project. Motion by Benishek, seconded by Solin to accept the low bid of Northeast Asphalt of \$49,890.00 after review of bid by Heuss. All ayes. Motion carried.

Heuss stated that he would like to investigate extending the canopy at the back entrance of the Health Care Center, which would add 10 parking spaces without adding more asphalt area. Motion by Solin, seconded by Benishek to have Heuss investigate pricing to extend the canopy at the Health Care Center and report back at the September meeting. All ayes. Motion carried.

**Open Bids for Carpet Replacement at the Health Care Center and Safety Building:** The following bids were opened for flooring at the Health Care Center and Safety Building:

<b>Bidder</b>	<b>Base Bid No. 1</b>	<b>Base Bid No. 2 – Carpet Tile</b>
Neve’s Furniture & Flooring	no bid	\$106,100.00
Northwoods Flooring LLC	\$73,013.61	\$90,794.40

Heuss stated that there is \$60,000.00 budgeted for this project, and the bids are broken down by area. Motion by Solin, seconded by Zalewski to have Heuss bring back recommendations regarding priorities for flooring to the September committee meeting. All ayes. Motion carried.

**Discuss Purchasing Snowblower:** Heuss stated that he would like to purchase a snowblower to replace the John Deere with cab that is currently used on the Courthouse block for snow removal. It is over 15 years old, has significant rust damage, and breaks down during most major snow events. There is funding of \$28,000 available for a scissorlift. Heuss would like to use approximately \$15,000 of that funding to purchase a snowblower. Quotes obtained ranged from \$15,000-\$40,000. The unit is a lawnmower platform with snowblower attachment, and will also have a broom attachment that will allow more thorough snow removal and the use of less salt. Motion by Zalewski, seconded by Solin to have Heuss procure bids for a snowblower and to meet with the Finance Committee regarding the transfer of funds. All ayes. Motion carried.

**Discuss Providing Notice that Weapons are Prohibited in all County Buildings:** Stowe informed the committee that a concealed carry law was passed in July and takes effect on November 22, 2011. Stowe stated that in the law, courthouses and jails are already excluded from allowing concealed carry weapons; but that Langlade County must adopt an ordinance, which would give the Public Property Committee authority to designate which buildings and grounds would be posted to also exclude concealed carry weapons. Stowe stated that you would be guilty of a misdemeanor if you carried a concealed weapon into a posted building, but that at posted grounds you can keep the weapon in your vehicle. Exemptions may need to be made for the two gun shows at the fairgrounds. The Personnel Committee will be discussing not allowing employees of Langlade County to carry concealed weapons while working. Motion by Cahak, seconded by Solin to hold a public hearing at the September meeting to authorize the Public Property Committee as the committee to designate which Langlade County buildings and grounds would be posted to exclude concealed carry weapons. All ayes. Motion carried.

**Discuss Insurance Requirements for Construction Projects:** Stowe informed the committee that in speaking with Heuss some of the insurance requirements for construction projects recommended by our insurance company exceed industry standards. Currently, our insurance company recommends workers' compensation, \$5 million comprehensive/general liability, the county named as an additional insured and to hold the county harmless. In some instances, requiring this level of insurance is adding to the cost of the project and is being passed on to Langlade County by the contractor. Stowe recommends that he and Heuss review each project and decide on the necessary insurance requirements. Motion by Zalewski, seconded by Benishek to allow the corporation counsel and Heuss to adjust the insurance coverage as needed on future construction projects. All ayes. Motion carried.

**Review Maintenance Projects:** Heuss stated that a significant amount of time was spent on fair preparations. Two air conditioning units at the Health Care Center needed repair as well as the food stand freezer. An air intake screen was installed at the Safety Building. Luke Kolz provided assistance with the forestry office landscaping project. Heuss worked on the budget as well as preparing bid specs for the flooring replacement and asphalt paving. Heuss also is working on the write up for the public hearing on August 8. The card access contract was signed and Per Mar had agreed to the requested contract changes. Heuss stated that the north property line at the Health Care Center should be located and the neighbor would like to buy a corner of the property. Tuckpointing and masonry repair will be done on the east side of the courthouse. The small courtroom digital voice recorder is scheduled for installation by CCAP on August 11. Heuss informed the committee that he spoke with Tim Rusch regarding the clay pit removal and that there are potential DNR issues that should be dealt with prior to performing the work. The exhibition building roof and the fairgrounds fence have been repaired. The horse arena bleachers and fence were damaged in the wind storm on July 17. At the Safety Building, night setback has been started and boiler modulation will be added in August. A response was received from the State of Wisconsin regarding the air quality complaint by an inmate, and the issue has been resolved to the State's satisfaction. 4-H has requested Heuss' assistance in providing a bid package and cost estimate for roof replacement at Camp Susan. Motion by Benishek, seconded by Cahak to accept the report and place it on file. All ayes. Motion carried.

**Update on Fairgrounds Ad Hoc Committee:** Zalewski reported that Antigo Stock Car made a presentation to them at their July meeting regarding the ¼ mile track at the fairgrounds. *“A motion was made by Nick Salm, seconded by Ronn Krueger to recommend to the Public Property Committee to approve the construction of a ¼ mile race track at the Antigo Stock Car Association's expense with the Fairground Ad-Hoc Committee's understanding that a ¼ mile track will create other opportunities by bringing other events, activities and users to the fairgrounds.”* Motion by Benishek, seconded by Solin to accept the recommendation of the fairgrounds ad hoc committee to support the building of a ¼ mile track at the fairgrounds by Antigo Stock Car at their expense. All ayes. Motion carried.

**Antigo Stock Car Update – Discuss the Disposition of Racetrack Improvements that are listed as Property of the Antigo Stock Car Association:** Stowe informed the committee that he attended the Antigo Stock Car board meeting on July 12 to address the Committee's request to resolve the disposition of racetrack improvements that remain the property of the Stock Car Association. Stowe reported that the Antigo Stock Car board expressed a willingness to share

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the costs of an appraisal of these improvements with the understanding that the appraised value would be used as a starting point for a discussion. Stowe discovered that there are not many local resources for appraising property of this type, but Duke Packard provided a cost estimate of \$200-\$225 for this service. Mr. Packard would appraise the value of these improvements by using different methods (such as; the value of the improvements "in place" as part of the racetrack versus the market value of each item on an individual basis. Motion by Solin, seconded by Zalewski to approve splitting the cost of the appraisal of the guard rails and posts, cement barriers, weight scale, racetrack light fixtures, wheel fence and pipe with Antigo Stock Car. 4 ayes, 1 nay. Motion carried.

**Discuss Status of ¼ Mile Race Track:** The Committee previously requested Stowe to find out what permits would be required in order to construct a new ¼ mile racetrack as proposed by the Stock Car Association. Based upon Stowe's research, no permits would be required by the City of Antigo, however, since more than 1 acre of land would be disturbed during the construction of the new track, a stormwater permit would be required by the State of Wisconsin DNR. If the new racetrack is constructed without a permit (where a permit is required) then the County could be fined as much as \$10,000/day. Stowe spoke with Tim Rusch who advised that the process to acquire the permit is likely to cost approximately \$4,000, and it takes approximately 6 weeks to receive the permit. Antigo Stock Car would like to begin this process as soon as possible. Since no member of the Stock Car Association was in attendance, the Committee directed Stowe to contact the Association to discover how soon a new Agreement could be drafted for the County Board to review and approve regarding the construction and lease of the proposed ¼ racetrack.

**Review Budget Summary:** The committee reviewed the maintenance department budget summary as of July 31, 2011. Motion by Benishek, seconded by Cahak to accept the budget summary. All ayes. Motion carried.

**Department Bills:** Monthly bills paid in July were reviewed. Motion by Benishek, seconded by Cahak to approve the bills. All ayes. Motion carried.

**Next Meeting:** The public hearing will be Monday, August 8 at 7:00 p.m., in the Clover Room, Multi-purpose Building. The next regular meeting will be Tuesday, September 6 at 6:15 p.m., in the Wolf River Room, Resource Center.

**Other Matters:** Don Schroeder addressed the committee regarding safety concerns with the demo derby. If this matter cannot be resolved at the 4-H board meeting on August 18, Schroeder will request this item to be discussed at the September meeting.

**Adjourn:** Motion by Benishek, seconded by Cahak to adjourn at 8:15 p.m. All ayes. Motion carried.

Respectfully submitted,

Terry Poltrock  
Recording Secretary