

Langlade County Public Property Committee Minutes

Date of Meeting: June 8, 2015 at 5:00 pm

Place: Resource Center – Wolf River Room

Members Present: Chairman Robert Benishek, Dave Solin, Sam Hardin, Doug Nonnenmacher & Larry Poltrock.

Members Absent: None

Others Present: Nate Heuss, Gary Olsen, Robin Stowe, Judy Nagel, Marilyn Baraniak, Krista Otto, Vern Cahak, Dennis Klement, Steve Mikkelson and Pam Jankowski.

1. The meeting was called to order by Chairman Robert Benishek at 5:00 p.m. in Wolf River Room at the Resource Center, Antigo. The Pledge of Allegiance was recited.
2. **Approve/amend the minutes of the previous meeting held on May 4, 2015:** Motion by Doug Nonnenmacher, to approve the previous meeting minutes, Seconded by Larry Poltrock all ayes, Motion carried.
3. **Discuss layout of the County Board Room:** Gary Olsen requested direction regarding the layout of the County Board room in order to set up projectors for the voting system. Options presented to the Committee. New tables discussed and Larry Poltrock mentioned they may have some for their auction from North Central Technical College. Olsen and Poltrock will discuss this possibility. Funds are available in the budget for new tables. Judy Nagel, Deputy County Clerk commented on the layout of the room from the County Clerk's perspective. Motion to allow Olsen to "bid" on tables from the Public Surplus website by Dave Solin, Seconded by Doug Nonnenmacher, all ayes, Motion Carried. Vern Cahak, Finance Committee Chairman is present and agrees with this Committee to allow the bidding.
4. **Metal roofing representation:** Steve Mikkelson from McElroy Metal Inc. gave a presentation on metal roofing. Langlade County has done a number of metal roofing and siding projects over the past 5 years. Heuss requested the presentation to inform the Committee on thicknesses, paint options and panel selection.

(Committee Member Sam Hardin arrived at 5:30 p.m.)

5. **Discuss horse arena and possible replacement:** The fencing around the horse arena has frost heaved up and tilted. Original posts were not sunk into ground below frost line. The cost would be approximately \$4,000 to replace it. Discussion regarding moving the arena to a different location. The Horse & Pony Committee does not have any funding sources and has made no decisions regarding the arena or the horse barn. Maintenance will be replacing

the exterior boards on the Horse Barn this summer as they are in poor condition. This maintenance has been deferred for several years due to discussion by the Horse & Pony Project concerning construction of a new horse barn. Heuss feels the arena fencing is not safe in its current condition and wants direction on replacing it. Currently, Horse & Pony participation numbers are low, but Langlade County has always had a horse program. \$9,000 was carried forward for Horse Barn repairs in 2015 and this would be enough to cover replacement of the arena fence with a long term solution. The Committee recommended fixing it and making it safe for this year and addressing it further next year. Motion by Poltrock to allow Solin and Heuss to review the fencing for repair in the least expensive way that is safe, Seconded by Nonnenmacher, all ayes, Motion Carried.

6. **Discuss ventilation project for Livestock Pavilion for bus storage – review proposals for possible approval:** Two proposals have been received for the ventilation project for the center ring and the north wing of the Livestock Pavilion. Bauer Plumbing – \$13,640.76 plus an additional \$175.00 for a fire rated damper for a total of \$13,815.76. Filbrandt Plumbing - \$14,639.00. This project originally was discussed for bus storage for the County buses that Menominee Transit Service use. A contract has been entered into for storing these buses near the Courthouse. By ventilating the Pavilion, motorized vehicles could be included in our winter storage plan to generate additional revenue. It would also create another option for winter storage of the transportation buses. Motion to accept Bauer Plumbing’s proposal by Solin, Seconded by Sam Hardin, 3-ayes, 2- nay (Poltrock and Nonnenmacher), by majority vote, Motion Carried.
7. **Update on Storm Water Runoff charges at the Fairgrounds:** This item will be carried over on the July Agenda.
8. **Discuss Fairgrounds Promotional Committee’s previous meeting with questions if any:** Bob Benishek updates this Committee on the May meeting of the Fairgrounds Promotional Committee.
9. **Dump Station Project Update/Adopt a Policy authorizing penalty for dumping foreign Substances at the Dump Station:** A Policy is needed regarding the dump station. Signage needs to be ordered with a penalty for illegal dumping. Sample sign suggested to read “24 Hour Surveillance - \$500.00 fine plus costs for dumping grease of foreign substances” An Ordinance needs to be adopted for this penalty. Motion to adopt a policy with the penalty as stated on the sample sign by Poltrock, Seconded by Solin, all ayes, Motion Carried.
10. **Review Maintenance Projects/Monthly Report:** Nate Heuss submitted his report to the Committee for the month of May. (See attached)
 - a. **Impound Building Renovations:** Exterior lighting, infill doors & windows at former office area – in progress, burglar alarm installation is scheduled. Concrete work at west door completed.

- b. **Clerk of Court Service Counter Project:** This project is complete, system furniture assembled and placed, panic buttons installed and tested, power and data cables have been run.

Marilyn Baraniak, Clerk of Court, extended her gratitude to the Committee for approving this project and the Maintenance Staff for completing this project in a timely manner with minimal interruption of operating services. They are pleased with the results.

- c. **Jack Lake Shelter & Restroom Building:** Construction contracts have been written. Direct owner purchase of materials and all shop drawings complete. Footings poured, walls to be poured depending on rain.
- d. **Public Library Carpet Replacement:** City/County/Library Committee approved project for 2016 construction. Total Cost \$108,000 or \$36,000 split 3-ways. Some moving will be done by City/County/Library maintenance staff to save cost.
- e. **Multi-Purpose Building restroom improvements:** Installation of 3 new sinks is ongoing. Decorative quartz floor installation planned for early July.
- f. **Safety Building Roof Replacement:** Bidding is in progress; contractor walk thru scheduled for June 11th. Construction to occur Fall 2015.

Motion by Nonnenmacher to accept the Maintenance Report, Seconded by Poltrock, all ayes, Motion Carried.

11. **Approve Disposal of County Equipment:** None at this time.

12. **Review Budget Summary:** Committee Members received the Budget Summary for review.

13. **Verify Date of Next Meeting:** The next regular meeting will be Monday, July 6, 2015 at 5:00 p.m. at Forestry meeting room.

14. **Adjourn:** Motion to adjourn by 7:06 p.m. by Nonnenmacher, Seconded by Poltrock, all ayes, Motion Carried.

Respectfully submitted,

Pamela Jankowski
Recording Secretary

LANGLADE COUNTY MAINTENANCE DEPARTMENT
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Metal Roofing Presentation – June 8, 2015

Steve Mikkelson of McElroy metals provided a review of many different metal roofing / siding products, paint finishes, metal thickness, and suitability for different applications. McElroy manufactures and sells all of the products discussed, and therefore can provide an unbiased review of the suitability of different products for different applications.

Many paint options were reviewed, including an overview of pigments and resins. Kynar is the best quality paint finish available and most resistant to chalking, fading, etc. Several slides of actual metal installations were reviewed showing a significant difference in fading over time between Kynar and the other finishes. Kynar is regarded as the standard for commercial buildings. It is more costly than less durable finishes.

Metal thicknesses were reviewed. Most architectural metal (standing seam) is 24 gauge. 26 gauge is also used. Some manufacturers go as thin as 29 gauge. 29 gauge is often used in pole barns and residential applications. McElroy does not manufacture standing seam panels that thin because they cannot meet UL uplift requirements with that thickness.

Panel options were reviewed. A 35' steel panel will move ½" due to thermal expansion and contraction. A 100' panel will move 1-1/4" to 1-1/2". This is an extremely important factor to consider when designing a roof or wall system that will use metal panels. On longer runs, the metal must be able to move. This rules out some panel types for longer runs.

Clipless panels (snap-lock type) can be 25'-30' in length. They have a slotted hole for the fastener, similar to vinyl siding, to allow for thermal movement. The slot and the movement of the metal limits their maximum length to 40'. (Clipless panels were used on the Maintenance Building roof, but would not be appropriate for the long runs of a large roof such as the Antigo Public Library. Max rib panels screwed in place would have similar issues.) Labor costs on a clipless panel roof are less than on a true standing seam metal roof.

Max-rib panels are the panels commonly seen on pole buildings and some residential roofs. They are fastened in place with steel screws and EPDM washers. The panel is effectively pinned in place and does not allow for thermal movement. It is better to install these panels over purlins than over solid roof deck, because the purlins will move but solid deck does not move. Each screw penetrates the roof and could leak over time.

True standing seam roofs with floating clips allow movement and can be used in runs of up to 200'. Typically a thickness of 24 gauge is used to minimize "oil canning". Initial labor and material costs on a standing seam roof are much greater than metal roof systems suitable only for smaller roofs, but it results in a true 50 year roof and is often the only option suitable for a large roof.

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June 8, 2015 – Public Property Committee Report

1. COMPLETED WORK

- SB / Jail: Disconnect wood stoves at impound building for sale at auction, Unplug drains in kitchen, replace water damaged ceiling tile in dispatch, pull hooks in jail cells, replaced ball joints in roof top units for air dampers, help with A/C unit for kitchen (coil replacement), remove food from freezer in kitchen (freezer trailer) and replace after repair, repair air doors in jail. Install exterior lights on impound building. Remove windows, siding, canopy and infill windows. door at Impound building. Assist with safety building power outage.
- RC: Trim trees, help with new water cooler installation, spray weeds, hang river photos in (4) conference rooms, replant east side flower bed.
- CH: Clerk of Courts office: Assembled system furniture, pulled wires and hook up 3 receptacles, pulled/terminated 15 network and phone connections, install 3 panic buttons, test 9 panic buttons. Repaired toilet, planted flowers for Memorial Day events, protected flowers from frost, repaired A/C units, painting in Clerk of Courts, remove landscaping to prepare for pavers, install jumpers to get Clerk of Courts fax line from phone room to CH, set up P.A. for Memorial Day. Made new sign for judge.
- HCC: Move 3 desks/3 file cabinets / make up 40' network cable for northcentral health, relocate 2 desks to different offices, repair work room door, repair lawn, put new felt slides on 35 chairs in DD lounge, spray for weeds in flower bed.
- Fairgrounds: Setup & cleanup for Loan Rally, Avail Recycling event, Flea Market. De-winterize all buildings, photograph items for auction.
- General: 14 Digger's Hotline Locates, haul junk electronics to fairgrounds for recycling, pick up all junk lamps for recycling, haul and shred paper. Lawn mowing has begun / 1 LTE. Junior LTE starts today. Repair zero turn mower. Repair push mower. Jack Lake: Locate cables feeding campsites to install new posts, check out electrical problem with pedestal in campground. Summit Lake: Install 2 new LED fixtures on toilet building. Turn water on at White Lake restroom.

2. ADMINISTRATION

- Construction Administration – Jack Lake Shelter: Shop drawing review, construction contract writing, direct owner purchase, site visits to observe construction, coordinate Geotechnical Engineering, WPS coordination.
- Bid out Safety Building Roof Replacement. Complete drawing / spec, advertise, contact bidders, Pre-Bid walkthrough scheduled for June 11.
- Write job description for LTE's at Finance Dept. request. Provide personnel files to Finance Department per memo from Personnel Committee.
- Schematic Design: Working on small courtroom alterations; space options for possible HR office.
- C.I.P. approval by Finance Committee. CH Elevator Project 2016. Carpet & Rabbit building roof projects moved to 2017.

3. FACILITY STATUS

- Safety Building / Impound Building
 - Concrete work at west door is done. Insulated below and pinned to wall.
 - Exterior lighting, infill doors & windows at former office area – in progress.
 - Burglar Alarm installation this week.
 - Planning to have east side painted.
- Jack Lake Shelter
 - Power feeder wire had to be relocated.
 - large rock removed from footing trench. Footings poured. Walls should be poured this week. Lots of rain.

- All shop drawings (windows, glulam arches/wood deck, doors & hardware, etc) are now complete. Colors have been selected.
- Fairgrounds
 - Schoolhouse:
 - Lead paint test back from northern labs.
 - Siding demolition/disposal is done. Siding installation nearly complete.
 - Power washing / painting in approximately 2 weeks.
 - RV dump station
 - Scheduling security camera installation.
 - Dump station installation early next week
 - Light pole / motion sensor installation after dump station install. Components have been ordered and are at maintenance shop.
 - Payment box / envelope have been ordered and received. One sign has been ordered.
 - Need approval on second sign.
 - Restroom Renovations
 - Sink Replacement: Installation of 3 new sinks started June 8. Ongoing this week.
 - Decorative quartz floor installation scheduled for early July. Have to stay off the floor for 7 days.
 - Horse Barn:
 - Will be replacing exterior boards on horse barn. 2x6 tongue and groove boards will be replaced. Planning to do before fair time. Materials have been ordered.
 - Horse arena in very poor condition after winter frost heaving. Replacement cost of materials \$3300 plus miscellaneous and auger rental.
 - Livestock Barn
 - Review / approve quotes for ventilation.
 - Trees
 - Replace winter killed white pine late June.
- Courthouse
 - Clerk of Courts desk partitions installed and wired. Project is complete.
 - Memorial bench assembled. Waiting for concrete pour spring 2015.
 - Repair concrete stoop at south door.
- Health Care Center
 - ADA compliant drinking fountain installed; ADA toilet stalls installed.
- Airport
 - Finalize water repairs spring 2015: Add flashing and paint.
 - Masonry tuckpointing done fall 2014 appears to have helped stop the water issue.
- General
 - Study – Location for Transportation Buses.
 - Solicit quote for new board room tables. \$480 x 10 = \$4800. Carpet Tile = \$5000. Recommend modernizing this room to make it comparable to other Counties such as Lincoln and Marathon.
 - Summer LTE has started work. 2nd LTE to start June 8.