

Langlade County Public Property Committee Minutes

Date of Meeting: September 28, 2011; 6:00 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, Don Schroeder, Ron Nye, Dan Zupon, Keith Wilson, Jason Nagel, Eugene and Gail Kamps, Jerrold and Eunice Burns, and Terry Poltrock

The meeting was called to order by Chairman Nonnenmacher at 6:00 p.m., in the Wolf River Room, Resource Center.

Discuss the Direction that should be taken for the New Cattle Barn including Size, Location, and Cost: Heuss reviewed the history of the project. The original budget for this project was \$160,000 for the purpose of repairing the roof and barn. After it was discovered that the foundation of the cattle barn was also in need of repair, the Committee solicited bids for repairs to the roof and foundation. No action was taken on these bids. Subsequently, the County received \$84,827 from the insurance company for the wind damage to the roof. The current project budget is \$244,827. Heuss stated that when the project was bid out for the foundation and roof repairs that the low bid was \$150,000 and with contingency would probably use the \$160,000 budgeted. With the additional insurance money, there are additional items that could be taken care of; such as, replacing the lighting and electric, replacing the water heater in the milk house, resolving the drainage issues around the cattle barn, and replacing the windows with a fan or louvers.

The current cattle barn is 12,500 sq. ft., but the show area is considered too small. For the purpose of estimating cost, the new structure was assumed to be 14,800 sq. ft.

Concept A is a rectangular building, which would be 90'w x 164' l. The 90' is broken down into (3) 30' bays. There are two wash areas and an outdoor show area. Space is reserved for a future addition. It would be a pre-engineered metal structure with 10' coiling doors. The estimated cost would be \$280,000-\$305,000, which includes \$25,000 for demolition/site work and a contingency fund. A clearspan structure would add approximately \$25,000.

Concept B would be 60'w x 80'l show area with a 16' sidewall and two wings of 60'w x 80'l with a 12' sidewall and overhead doors and a decorative cupola. There would also be an outdoor show ring. A milkhouse could be installed in the barn at a future date. This would be pole construction structure. The estimated cost would be \$300,000 - \$330,000. The barn would have a steel panel roof.

Langlade County Public Property Committee Minutes – September 28, 2011

Jason Nagel and Don Schroeder both stated that DATCP regulations must be followed regarding the milkhouse and manure storage. Currently, Langlade County is grandfathered due to the age of our facilities. With either concept, the existing milkhouse could remain until a future date.

Concept A or B provides the opportunity to rent out the structure in the off-season and recoup approximately \$10,000 in revenue.

Another option would be to restore the existing cattle barn and keep the center pavilion and east/west wings; demolish and replace north and south wings with new wood or pole barn construction for an estimated cost of \$200,000 or keep center pavilion; demolish and replace all four wings with new wood or pole barn construction - \$280,000.

A preliminary timetable is:

November 15, 2011 – Public Property Committee authorizes proceeding with design

January 1, 2012 – Approved schematic floor plan

March 1, 2012 – State Plan approval

April meeting, 2012 – Accept bids

April 15, 2012 – Begin construction

July 15, 2012 – Substantial completion

Various funding options were discussed; such as, negotiating with 4-H regarding repayment for any additions that would only be used by the 4-H. 4-H currently pays \$800/year for the beef tent rental. Grant availability was also discussed. Funds may be available from Lumberjack RC&D, Northcentral Regional Planning, or the FFA Alumni.

The project will require prevailing wage rates. Cost impact will be verified.

Motion by Solin, seconded by Benishek to proceed with Concept B with a total cost not to exceed \$330,000 and to forward to the Finance Committee and the county board for approval. All ayes. Motion carried.

Adjournment: Motion by Benishek, seconded by Solin to adjourn at 7:05 p.m. All ayes. Motion carried.

Respectfully submitted,

Terry Poltrock
Recording Secretary