

PRICE COUNTY AD HOC COMMITTEE ON DAMAGE TO FAIRGROUND BUILDINGS MEETING MINUTES

Date: June 4, 2020

Time: 3:00 p.m.

Place: Courthouse County Board Room 101, 126 Cherry St; Phillips, WI

Meeting called to order by Paula Houdek, Chairperson at 3:00 p.m. Roll Call: Voting members present: Jeff Hallstrand, Paula Houdek, Jordan Spacek. Advisory members present: Michelle Drobnick, Keith Laatsch, James Palmquist. Also present – Nick Trimner, David Bockerstette, Kurt Berner from Samuels Group.

Items for discussion and possible action:

1. Elect Committee Vice-chairperson: Spacek nominated Jeff Hallstrand. Motion Houdek/Spacek to close nominations and cast a unanimous ballot for Jeff Hallstrand as Committee Vice-chairperson. Motion carried.
2. Communications and Correspondences: None.
3. Ad Hoc Committee
 - a. Member Roles: The County Board authorized the formation of the Ad Hoc Committee to study the damage to the two Fairground buildings. Paula Houdek was appointed as Chairperson. She appointed two other County Board Supervisors and three advisory members along with Nick Trimner and David Bockerstette.
 - b. Meetings and Per Diems: Three meetings authorized. Voting members will be paid per diem and mileage. Advisory members can be paid mileage.
 - c. Objective/Direction: Analyze data provided regarding the condition of the two damaged buildings and come up with recommendation.
 - d. Timeline: The County's insurance company has banned use of the two buildings. They will not be available for the 2020 Fair. Fair Association has not decided if the fair is being held, or not.
 - e. Consequences
 - i. Necessity of Structures: During the fair, the barn is needed for the display of the large animals. Open Class use could be moved to another building.
 - ii. Obligation to Price County Taxpayers: Nick explained there are many mandatory expenses the County faces (upgrades to the 911 system, highway maintenance). Event at this venue is held one week a year. Initial cost for replacement of current structures is \$972,000. Huge expense for County taxpayers. Could explore other funding options and possibility of a County referendum.
4. Damage to Fair Ground Buildings
 - a. Define
 - i. Barn Damage: Engineer firm evaluated entire building. Determined it was not snow load that caused the collapse of the wing. Walls are bowing. Rafters are falling in or broken. Walls are shifting off foundation. Repairs done over the years were not enough of a long-term priority to stabilize the structure.
 - ii. Open Class Building Damage: Foundation footings are damaged, broken joists, heaving. Building shifting off of the foundation.
 - b. Report from Engineering Firm: Reviewed the report.
 - c. Insurance Claim Status: Provided \$5,000 in consideration of newer shingles. Discussion of insurance claim decision. Several members requested contesting the claim. Nick will follow up with the County's insurance broker to find out if there are any options.
5. Visit to Fairgrounds: After the meeting.
6. Barn Options
 - a. Remove
 - i. Consequences: Historical value, cattle display area, rental and storage space.
 - ii. Cost Estimate: Initial estimate – \$39,000 for entire structure. Could offer it for reclaiming that could reduce demolition costs.
 - b. Fix/Repair
 - i. Partial/Complete: Could repair the collapsed wing and other wing. Could save the rotunda. Will need to reach condition of being insurable.
 - ii. Cost Estimates: Need direction of project to get estimates.

- c. New Structure – Possibility, either on existing site or new site.
 - i. Large Animals
 - ii. Medium Animals
 - iii. Pigs
 - iv. Cost Estimates: \$634,000
 - 7. Open Class Building Options
 - a. Remove
 - i. Consequences: Historical value, space for fair exhibits.
 - ii. Cost Estimate: Would need to research.
 - b. Fix/Repair
 - i. Partial/Complete: Primarily foundation issues. Possible short term fix. Would need a structural engineer to draft any plan.
 - ii. Cost Estimates: Would need to research.
 - c. New Structure
 - i. Cost Estimates: Depending on scope. Could be a new facility that could be open for more community use and rental opportunities. \$338,000 for 5,300 sq ft with kitchen and bathrooms.
 - 8. Other County Fairground Buildings (Oneida, Sawyer, Taylor Counties): Several counties have done buildings and facilities replacement.
 - 9. Electrical Infrastructure to Fairground Buildings
 - a. Fix/Repair: Currently located in Open Class Building, which is not accessible.
 - b. Replace: 10' x 20' shed.
 - c. Cost Estimates: \$155,000. Could add to another building for \$55,000.
 - 10. Funding Sources
 - a. Grants: University, UW-Extension, 4-H.
 - b. Donors: Reach out with proposed plan.
 - c. County Tax Levy / Borrowing: Would need to go through the County budget process. Not feasible to include in the 2021 cycle that is starting now. Research selling the property and relocate to another location with new buildings.
 - 11. Report to Executive Committee
 - a. Request for General Contractor: A general contractor could look at the various options. Motion Spacek/Hallstrand to request funding from the Executive Committee to work with Samuels Group to explore various options. Motion carried.
 - b. Request for Funding Options: Not at that point yet.
 - 12. Report to the County Board: Consensus of committee to advocate for preserving the Fairgrounds and buildings.
 - 13. Next Steps: Nick will contact insurance company for reevaluation of claim and work with Samuels Group to develop options and costs.
 - 14. Next meeting date: July 9th at 9:00 a.m.
- Meeting adjourned at 4:55 p.m. to the Fairgrounds to view damage to the buildings.
Meeting adjourned at 5:39 p.m.
Submitted by: Jean Gottwald, County Clerk0