

Buildings & Grounds Committee Meeting Minutes

Date: November 16, 2021

Time: 4:00 p.m.

Place: Courthouse County Board Room 101; 126 Cherry St; Phillips, WI 54555

Call to order and Roll Call: Meeting called to order by Jordan Spacek, Committee Chairperson at 4:00 p.m. Present: Brian Ernst, Robert Kopisch, Mark Kyle, Waldermar Madsen, Jordan Spacek. Also present: Nick Trimner, David Bockerstette, Allan Barkstrom.

Nick reviewed process for attending via conference call.

Items for discussion and possible action:

1. Public Comment and Communications: Lyn Ludwig, Town of Worcester; Sam Opresik, Town of Elk regarding options to purchase and/or maintain the Price County Fairgrounds Property.
2. Meeting Minutes – October 5, 2021: Motion Ernst/Madsen to approve the minutes of the October 5, 2021 meeting as presented. Motion carried.
3. Financial Reports and Vouchers: Motion Kopisch/Kyle to approve the vouchers in the amount of \$40,724.81. Motion carried.
4. Fairgrounds Property Options: An ad was placed in the paper requesting interested parties to come forward, with a deadline of November 10th. Received response from Darin Baratka and Alexis Baratka and a call from Lyn Ludwig. Reached out to several companies to get information on building maintenance and/or replacement options. Contact with Michael Best real estate attorney regarding County's legal ownership, which was verified and cleared the option to sell. Also discussed contingencies on the deed to protect access and operation by the Price County Fair, Antiques Association, 4-H and Boy Scouts. Could also place expectations on the contract. Reviewed condition of current buildings and what it would take to fix them.

- a. Barn Update: Unusable. Contacted a builder specializing in barn restoration. They came back with \$50,000 for stabilizing the two wings and rotunda, based on photos they were sent. The builder was asked to come and do a hands-on assessment, but they would charge \$1,000. Consulted Samuels Group, the engineer who evaluated the building, and they questioned if it could be done so cheaply. Samuels Group provided in initial estimate of \$1.1 to \$1.4 million to repair, rebuild or replace building.
- b. Retain Ownership and make needed repairs/improvements: Besides the barn, significant investment would need to be made to repairs to the pig barn, theater building, chapel, poultry shed and grandstands. The poultry shed will need to be repaired before it can be used going forward. Initial estimate of \$750,000 for an event building. Discussion on managing the building and competing with private businesses.
- c. Retain Ownership and leave status quo: Keep facility safe and accessible for current events as long as possible.
- d. Sell to a Private Party: Presentation by Darin Baratka and Alexis Baratka. Two prime objectives would be saving the barn and improving the arena area, to include expanding the arena, grandstands and constructing an auxiliary building. Would also include upkeep on other existing buildings. Planning a Community Events Center in the future. Would work with all of the groups currently using the facilities and guarantee continued use. Nick discussed options of sale or lease with legal counsel.
Lyn Ludwig provided more information on creating a local non-profit organization to purchase and manage the property.

Nick will compile the information presented regarding the three options discussed for the next meeting.

5. Repair/Replacement/Maintenance Projects
 - a. Normal Building: Chiller project is done with air handler and controls. Window replacement – one bidder came in at the budget of \$330,000, which includes non-opening windows. \$90,000 additional for opening windows. Motion Kyle/Ernst to proceed with the bid option presented at \$330,000. Motion carried.
 - b. Safety Building: Updated ductwork is done. Future – new air handler and cooling unit.
 - c. Courthouse: Working on RFP for chiller project and then the roof can be fixed.
6. Set next meeting date: December 7 at 9 a.m.
7. Meeting adjourned at 5:50 p.m.

Submitted by: Jean Gottwald, County Clerk