

**Special Meeting
Oneida County Board of Supervisors
July 21, 2015 – 9:30 a.m.
Oneida County Courthouse - County Board Meeting Room**

CALL TO ORDER:

Chairman Hintz called the meeting to order at 9:30 a.m. in the County Board Meeting Room of the Oneida County Courthouse. There was a brief moment of silence for our troops here and overseas, followed by the Pledge of Allegiance.

MEMBERS PRESENT: Supervisors: Ted Cushing, Bill Freudenberg, Billy Fried, David Hintz, Scott Holewinski, Jim Intrepidi, Mitchell Ives, Robb Jensen, Tom Kelly, Bob Metropulos, Bob Mott, Greg Oettinger, Carol Pederson, Sonny Paszak, Tom Rudolph, Jack Sorensen, Michael Timmons, Alan VanRaalte, Alex Young and Lisa Zunker.

OF MEMBERS PRESENT: - 20

SUPERVISORS EXCUSED, - 1, Lance Krolczyk

STUDENT REPRESENTATIVES: 0

OTHERS PRESENT: Mary Bartelt, County Clerk; Melodie Gauthier, Chief Deputy Clerk; Brian Desmond, Corporation Counsel; Freeman Bennett, Highway Department; Mike Romportl, Land Information; Roger Luce, O.C. Economic Development Corp.

ANNOUNCEMENTS BY CHAIR, CORRESPONDENCE AND COMMUNICATIONS:

- Sign Attendance Form at the Podium
- Please Use Microphones When Speaking
- Supervisor Intrepidi passed out an information sheet on the upcoming fair. Please volunteer if you can to help out.
- Senator Tom Tiffany will attend the August 18, 2015 County Board meeting to answer any questions regarding the budget process related to the NR115.

ACCEPT THE MINUTES OF THE JUNE 16, 2015 REGULAR MEETING.

MOTION/SECOND: Cushing/Paszak to accept the minutes of June 16, 2015 County Board meeting. **Corrections, deletions or additions:** Supervisor VanRaalte, page 1 under tourism update, third bullet, take out the word "as". Page 13, under Roll Call Vote, after the Nays, VanRaalte should be Sorensen. Page 14, under the second Roll Call Vote, it should read after the number 5, the word "absent". Supervisor Rudolph added, page 1, under (additions, deletions, corrections: line 6, delete the word "working." Page 2, line 1, delete the word "and" and replace it with the word "for". Page 7, last paragraph correction "underminds" should be "undermines". Supervisor Mott, page 12, last paragraph, in the first sentence, the word "implicating" should be "implying". All "aye" on amended minutes, motion carries.

The County Board members wished Brian Desmond, Corporation Counsel, a Happy Birthday.

REPORTS/PRESENTATIONS

- Highway Facility Evaluation Committee Presentation

Mike Romportl, Land Information Director, gave a brief outline of the Highway Facility. Chairman Hintz recognized the six Highway Facility Evaluation Committee members as Sonny Paszak, Bob Mott, Jack Sorensen, Scott Holewinski, Robb Jensen and himself, David Hintz. He stated all have put in a lot of work and time into evaluating the Highway Facility. Chairman Hintz also acknowledged a number of Department Heads and Dan Gleason, Committee Secretary, for all of their time and work for the Committee. Chairman Hintz explained the agenda for the presentation and stated there are three options, two of which are to remodel the current facility; and the third option is to construct a new facility. The first option, Eastside, will be presented by Supervisor Scott Holewinski and the second option, Westside, will be presented by Supervisor Bob Mott. The third option, to construct a new facility, will be presented by Supervisor Robb Jensen. All three levels are at the conceptual design level which is a fairly high level. Supervisor Holewinski presented the Eastside option explaining that the current facility exterior needs to be energy efficient by replacing windows, doors, siding etc.

There will be an additional area added on, approximately 16,500 square feet which will house an additional heated parking garage and an auto vehicle wash area. All three options will house 26 vehicles. Fuel stations and scale may be moved to a new area. Cold storage, at this time, will stay where it is. There will be an addition to the meeting room. The second story will be utilized for crew support, administration and additional storage. The difference between the Eastside and Westside is that the Eastside plan utilizes the second story which has 5,014 square feet.

Oneida County Highway Department			
Existing Site Redevelopment Cost Estimate			
Option 1 - New Garage on East side			
Update 6/15/2015 by Hwy Sub Comm - Scott's design			
Construction and Building Systems	SF/Quantity	Cost per SF	Total
Remodeling			
Vehicle Repair Garage (Remodel Existing) 6 stalls	10,260	\$40.00	\$410,400
Old Welding (Remodel Existing)	1,216	\$32.00	\$38,912
Men's Lockers- no change	810	\$0.00	\$0
Parts Dept (Remodel Existing)	2,640	\$22.00	\$58,080
Parking Garage (Remodel Existing) 900 sf/14 stalls	16,200	\$36.00	\$583,200
Second Floor - No Change	5,014		\$0
Elevator (required or not?)	0	\$0.00	\$0
Salt Shed- No Change	3,000	\$375,000.00	\$0
New Construction (Additions)			
Vehicle Parking Garage 1060sf/trk (12 stalls)	12,720	\$92.00	\$1,170,240
Administration Addition (Meeting Room)	151	\$125.00	\$18,875
Automatic Vehicle Wash Bay	3,693	\$92.00	\$339,756
Fuel Island and equipment	1	\$120,000.00	\$120,000
Brine/patch	884	\$92.00	\$81,328
Concrete Floor Cold Storage (partial in pole build)	5,120	\$2.00	\$10,240
Other existing cold storage (remain pole shed & other)	14,720	\$0.00	\$0
Total Sq Ft & Cost Subtotal	76,429	Subtotal	\$2,831,031
Equipment			
Bulk fluids system including reels (incl in parking gar)	1	\$76,000.00	\$76,000
Tail pipe exhaust system	1	\$46,000.00	\$46,000
Emergency generator	1	\$40,000.00	\$40,000
Automatic Wash Equipment	1	\$195,000.00	\$195,000
Total Equipment		Subtotal	\$357,000
Site Construction			
Grading and Pavement	1	allow	\$375,000
		Construction Costs	\$2,831,031
		Equipment Costs	\$357,000
		Site Construction Costs	\$375,000
		Total Construction Cost	\$3,563,031
Soft Costs			
Estimating Contingency		2.00%	\$71,261
Construction Contingency		3.00%	\$106,891
Inspection and Fees		allowance	\$50,000
		Total Soft Costs	\$228,152
Summary			
2015 Design (average 6% design fees)		6.00%	\$227,471
2016 Construction			\$3,791,183
		Total Option I Costs	\$4,018,654
2% bonding			\$80,373
			\$4,099,027

Supervisor Mott presented the Westside option stating the scale area will be updated. Fuel pump area will remain the same. Fuel storage building will be enlarged to accommodate another 10,000 gallon storage tank to go with the two that are there now. There will be an added salt storage building which will accommodate 4,000 tons and will be for county use. The salt dome will be for State salt only. There will also be expanded visitor parking. Supervisor Mott stated

there are a number of code violations with the current building, an air makeup system in the repair garage; fire doors do not function properly between the repair garage and the parking garage. Guard rails and hand rails are needed on the existing back stairs. Other areas would be addressed like automatic sprinkler systems, smoke detection, and if necessary, an elevator would be added, which is still open for debate. The second floor offices would be brought down to the first floor and four offices created. A current locker-room and parts area would become storage for bulk fluids and other materials. Upgrading throughout would consist of lighting, insulation, drainage, floor surfaces, air circulation, fire door, fire suppression, the entry door will be enlarged to provide a larger entrance for trucks. Electrical service including a backup generator will be upgraded. In the new construction, men and women showers would be built, a welding shop, material storage, fuel island and equipment, added heated parking which will allow for new and longer trucks. Next to the new addition will be an automated wash bay. A pole shed will be relocated to allow for better movement of vehicles around the building. There would be added employee parking in addition to resurfacing the entire parking lot.

Oneida County Highway Department			
Existing Site Redevelopment Cost Estimate			
Option 2 - New Garage on West side			
Update 6/15/2015 by Hwy Sub Comm			
Construction and Building Systems	SF/Quantity	Cost per SF	Total
Remodeling			
Vehicle Repair Garage (Remodel Existing) 6 stalls #9	10,260	\$40.00	\$410,400
Old Welding and Lockers (Remodel existing to storage)	2,169	\$32.00	\$69,408
Parts Dept (Remodel Existing) Barr #11	2,640	\$22.00	\$58,080
Parking Garage (Remodel Existing) 900 sf/16 stalls	16,200	\$36.00	\$583,200
Second Floor Storage	5,014	\$0.00	\$0
Elevator (required or not?)	0	\$0.00	\$0
Salt Shed	3,000	\$375,000.00	\$375,000
New Construction (Additions)			
Vehicle Parking Garage 1060sf/trk (10 stalls)	10,600	\$92.00	\$975,200
Welding Shop per Barr would affect other area #10	2,000	\$105.00	\$210,000
Crew Support #12 sq ft chg to match Opt 3	2,580	\$112.00	\$288,960
Administration Addition (4 Offices/Meeting Room)	823	\$125.00	\$102,875
Automatic Vehicle Wash Bay (chg per Barr #5E)	3,693	\$92.00	\$339,756
Fuel Island and equipment	1	\$120,000.00	\$120,000
Move pole building (new slab)	11,200	\$34.00	\$380,800
Brine/patch	884	\$92.00	\$81,328
East entry door enlarge per Barr #6B	0		\$110,000
Other existing cold storage - no remodel	8,640	\$0.00	\$0
Total Sq Ft & Cost Subtotal	79,704	Subtotal	\$4,105,007
Equipment			
Bulk fluids system including reels	1	\$76,000.00	\$76,000
Tail pipe exhaust system	1	\$46,000.00	\$46,000
Emergency generator	1	\$40,000.00	\$40,000
Automatic Wash Equipment	1	\$195,000.00	\$195,000
Total Equipment		Subtotal	\$357,000
Site Construction			
Grading and Pavement	1	allow	\$375,000
		Construction Costs	\$4,105,007
		Equipment Costs	\$357,000
		Site Construction Costs	\$375,000
		Total Construction Cost	\$4,837,007
Soft Costs			
Estimating Contingency		2.00%	\$96,740
Construction Contingency		3.00%	\$145,110
Inspection and Fees		allowance	\$50,000
		Total Soft Costs	\$291,850
Summary			
2015 Design (average 6% design fees)		6.00%	\$307,731
2016 Construction			\$5,128,857
		Total Option I Costs	\$5,436,589
2% bonding			\$108,732
			\$5,545,321

Supervisor Jensen presented the new construction option in which the County will relocate to a new area of county-owned land on Lake Julia Road, north of the Pizza Haven. With a new facility there will be new technology. As we move forward we need to be sensitive to these needs. On this site there is room to expand facilities over time and to meet any new changes. A new building

would be built to industrial standards and up to code. There would be ample space for vehicle repair and maintenance. Security and facility organization will be efficient. The new facility would provide appropriate crew support area and training area. The parts area will provide for quicker and more efficient storage. Everything will be built more energy efficient and adaptable to new technology. Life span will be 60-70 years; total square feet is approximately 77,864.

Oneida County Highway Department			
New Facility Cost Estimate			
Option 3 New Facility			
Update 06/15/2015 by Hwy Sub Comm			
Construction and Building Systems	SF/Quantity	Cost per SF	Total
Vehicle Parking Garage (26 stalls 1060sf each)	27,560	\$92.00	\$2,535,520
Heated Repair Garage 6 stalls (90 x 135)	12,150	\$107.00	\$1,300,050
Welding Storage and Equipment	2,000	\$105.00	\$210,000
Shops (Bulk Fluids)	517	\$96.00	\$49,632
Wash Bay (Auto wash equipment listed separately)	3,693	\$92.00	\$339,756
Parts Department Barr #11	2,640	\$92.00	\$242,880
Crew Support	2,580	\$112.00	\$288,960
Administration Barr#13	3,000	\$125.00	\$375,000
Cold Storage Barr #23	19,840	\$34.00	\$674,560
Salt Storage	3,000	\$375,000.00	\$375,000
Brine/patch	884	\$92.00	\$81,328
Total Sq Ft & Subtotal of Construction Costs	77,864	Subtotal	\$6,472,686
Equipment			
Bulk fluids system including reels	1	\$76,000.00	\$76,000
Tail pipe exhaust system	1	\$46,000.00	\$46,000
Emergency generator	1	\$40,000.00	\$40,000
7.5 ton bridge crane (repair bay)	1	\$165,000.00	\$165,000
Automatic Wash Equipment	1	\$195,000.00	\$195,000
Fueling Island and Equipment Barr #25	1	\$120,000.00	\$120,000
Total Equipment		Subtotal	\$642,000
Site Construction			
Earthwork, sitework, paving, and utilities	1	allow	\$2,131,500
320,000 Sewer & Water; 700,000 Excavation			
54,000 culvert; 200,000 retention pond			
610,500 pavement; 176,000 gravel, 71,000 utilities			
		Construction Costs	\$6,472,686
		Equipment Costs	\$642,000
		Total Site Costs	\$2,131,500
		Total Construction Cost	\$9,246,186
Soft Costs			
Estimating Contingency		2.00%	\$184,924
Construction Contingency		5.00%	\$462,309
Inspection and Fees		allowance	\$50,000
		Total Soft Costs	\$697,233
Summary			
2015 Design (average 6% design fees)		6.00%	\$596,605
2016 Construction			\$9,943,419
		Total Phase I Costs	\$10,540,024
2% bonding			\$210,800
			\$10,750,825

Tax & Financing Impact.

Item	Eastside remodel	Westside remodel	New Facility
Gross Cost	\$4,009,027	\$5,545,321	\$10,750,825
- Facility Sale	0	0	\$2,300,000
- Building Fund	\$400,000	\$400,000	\$400,000
Bonding/Debt	\$3,699,027	\$5,145,321	\$8,050,825
10Y – 2.2% (Annual Payment)	\$416,120	\$578,821	\$905,675
20Y – 3% (Annual Payment)	\$248,633	\$345,846	\$541,142
Per \$100k 10/20	\$6.20/\$3.70	\$8.70/\$5.20	\$13.60/\$8.10

PUBLIC COMMENT:

Bob Elliott, Rhinelander – supports remodeling and updating.
 Nick Scholtes, Pine Lake – supports new facility.
 Al Sowinski, Sugar Camp – supports remodeling and updating.
 Tom Handrick - supports remodeling and updating.
 Karen Matchutat - supports remodeling and updating.
 Denny Nitzel, Sugar Camp – supports remodeling and updating
 Shirley Sowinski – Sugar Camp -supports remodeling and updating.

CONSENT AGENDA: None

Appointments to committees, commissions and other organizations - None

OTHER BUSINESS:

Closed Session: It is anticipated that the County Board may go into closed session pursuant to sec. 19.85 (1)(e) of the Wisconsin statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Motion will be made to enter into closed session.

- *Consideration and/or taking action on the offer to purchase from Kwik Trip regarding the County Highway Department property and any other various matters concerning the welfare of Oneida County, and the transaction of such other business as may legally come before said board.*

Upon completion of this portion of the meeting, it is anticipated the County Board will make a motion to return to open session to consider the remainder of the meeting agenda. Announcement of action taken in closed session (**NOTE:** if the announcement of action taken in closed session would compromise the need for the closed session, the action taken will not be announced. Any action taken in closed session will be announced when the need for the closed session, as passed).

MOTION/SECOND: Paszak/Pederson to enter into closed session.

ROLL CALL VOTE: 18 Ayes, 1 Nay – Fried, 2 Absent – Freudenberg and Krolczyk

MOTION: Passes.

Entered into closed session: 11:00 a.m.

Reconvene to open session: 12:10 p.m.

MOTION/SECOND: Sorensen/Timmons motion to return to open session. All “aye” on voice vote.

ANNOUNCEMENT OF CLOSED SESSION: A motion was made and seconded to reject the Kwik Trip offer. Roll Call Vote was: 10 Ayes, 9 Nays, 2 Absent.

MOTION: Passes.

CONSIDERATION OF RESOLUTIONS & ORDINANCES

RESOLUTION #55-2015

Resolution offered by the Supervisor Robb Jensen.

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

WHEREAS, Kwik Trip has tendered to Oneida County an offer to purchase for the property where the County Highway Department is currently located (730 Kemp St., Rhinelander, WI)

WHEREAS, the Oneida County Board has been presented options with regards to the construction of a new Highway Facility and the remodeling of the existing facility; and

WHEREAS, Oneida County must respond to the Kwik Trip offer to purchase by August 1st, 2015; and

WHEREAS, Oneida County Board of Supervisors, to date, has not indicated whether they wish to proceed with negotiations with Kwik Trip with regard to the offer purchase the aforementioned Highway Department property; and

WHEREAS, should Oneida County wish to proceed with negotiations regarding the aforementioned offer to purchase, Corporation Counsel and the County Board Chairman should be the representatives of the County in said negotiations.

NOW, THEREFORE, BE IT RESOLVED, by the Oneida County Board of Supervisors that the County should enter negotiations with Kwik Trip regarding their offer to purchase the aforementioned County Highway Department property; and

BE IT FURTHER RESOLVED, that Corporation Counsel and the County Board Chairman are designated as the representatives for Oneida County in such negotiations; and

BE IT FURTHER RESOLVED, that the County representatives should seek a three month extension with regards to the time to respond to the offer to purchase in order to facilitate negotiations with Kwik Trip;

BE IT FURTHER RESOLVED, that the representatives of Oneida County shall bring a final counteroffer to the full County Board for approval no later than the regularly scheduled October County Board meeting.

BE IT FURTHER RESOLVED, that any counteroffer shall contain a contingency that passage of a binding referendum, at the April 2016 elections, be passed by the electorate of Oneida County authorizing the County to bond for not more than 10.7 million dollars for the construction of a new highway facility.

Offered and passage moved by: Supervisor Jensen

Seconded by: Supervisor Mott.

MOTION/SECOND: VanRaalte/Cushing to postpone Resolution #55-2015 indefinitely.

ROLL CALL VOTE: 16 Ayes, 3 Nays – Ives, Mott and Jensen, 2 Absent – Krolczyk and Freudenberg.

MOTION: Passes.

RESOLUTION #56-2015

Resolution offered by the Supervisors of the Administration Committee

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

WHEREAS, in 2012, the Department of Administration – Division of Housing (DOH) changed the method of distribution for the Community Development Block Grant (CDBG) housing funds to require the formation of regional Housing Consortia comprised of County Governments; and

WHEREAS, the following counties agreed to form the Northwoods Region consisting of: Florence, Forest, Langlade, Lincoln, Menominee, Oconto, Oneida, Shawano, and Vilas Counties, with Langlade County serving as the Lead County; and

WHEREAS, by agreeing to participate as a member of the Northwoods Region, the member Counties understand that Langlade County will act as the applicant and will have the responsibility to assume all obligations under the terms of the grant, including assuring compliance with all applicable laws, program regulations and performance of all work in accordance with the grant contract; and

WHEREAS, by adopting this Resolution, Oneida County understands that a CDBG Housing Consortium Agreement, adopted pursuant to Section 66.0301 of Wisconsin Statutes,

must be filed with the DOH by August 14, 2015 as a condition for receipt of CDBG housing funds; and

WHEREAS, as set forth in the CDBG Housing Consortium Agreement that is to be negotiated, each member County shall have representation on the Northwoods Regional Housing Committee; and

WHEREAS, it is understood that the Agreement to form a regional CDBG Housing Consortium shall not deprive any municipality served by the Region of any power, zoning authority, development control or other lawful authority which it presently possesses.

NOW, THEREFORE, BE IT RESOLVED, by a majority vote of the Oneida County Board of Supervisors to enter into an Agreement with Florence, Forest, Langlade, Lincoln, Menominee, Oconto, Shawano, and Vilas Counties to cooperate in the Regional Community Development Block Grant Consortium collectively referred to as the Northwoods Region, with Langlade County serving as the lead County.

Offered and passage moved by Supervisors: Cushing, Jensen, Paszak and Mott.

FISCAL NOTE: The Northwoods Region has received \$3,233,760 in CDBG grant funds.

ROLL CALL VOTE: 19 Ayes, 0 Nays, 2 Absent – Krolczyk and Freudenberg.

RESOLUTION #56-2015: Adopted.

ADJOURNMENT:

MOTION/SECOND: Rudolph/Cushing to adjourn at 12:20 pm. All “ayes” on voice vote, motion carries.