

NOTICE OF MEETING
PROPERTY COMMITTEE
October 20, 2026 – 5:00 PM

Sheboygan County Administration Building
Room 119
508 New York Avenue
Sheboygan, WI 53081

To Join the Meeting Remotely via phone:
Dial: + 1 419-684-0926
Enter Pin Number: 445 154 993#

Members of the Committee may appear remotely.
Persons wanting to observe the meeting are encouraged to listen remotely.

AGENDA

Call to Order

Certification of Compliance with Open Meeting Law

Approval of Minutes

Property Committee – Regular Meeting – October 6, 2026 at 5:00 PM

Review and Approve Vouchers

Building Services Director's Report

The Department Head Report is a summary of key activities. No action will be taken by the Property Committee resulting from the report unless it is a specific item on the agenda.

Correspondence

- None

Building Services

- Consideration of Res. No. ____ approving the University of Wisconsin-Green Bay, Sheboygan Gymnasium Lease between Sheboygan County and Flawless Hoops.
- Consideration of Res. No. ____ approving Third Amendment to Lease Agreement for College and Extension Use of UWGB-Sheboygan Campus.

Approval of Attendance at Other Meetings or Functions

Date / Time / Location of Next Meeting

Tuesday – November 3, 2026 – 5:00 PM
Sheboygan County Administration Building - Room 119
508 New York Avenue
Sheboygan, WI 53081

Adjourn

Prepared by:
Jennie Dulmes
Recording Secretary

Jon Kuhlow
Committee Chairperson

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe, and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board*, 173 Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

Wis. Stat. § 19.84 requires that each meeting of a governmental body be preceded by a public notice setting forth the time, date, place, and subject matter of the meeting. This Notice and Agenda is made in fulfillment of this obligation. Electronic versions of this Notice and Agenda may hyperlink to documents being circulated to members in anticipation of the meeting and are accessible to the public for viewing. Additions, subtractions, or modifications of the hyperlinked materials do not constitute an amendment to the meeting agenda unless expressly set forth in an Amended Notice and Agenda. Members of the public are encouraged to check from time to time before the meeting to see whether the hyperlinked content has been changed from what was originally posted.

Persons with disabilities needing assistance to attend or participate or those without access to adequate telephone services are asked to notify Jennie Dulmes at (920) 459-4342 prior to the meeting so that accommodations may be arranged.

SHEBOYGAN COUNTY PROPERTY COMMITTEE MEETING MINUTES

Sheboygan County Administration Building
Room 119
508 New York Avenue
Sheboygan, WI 53081

October 6, 2026

Called to Order: 5:02 pm

Adjourned: 5:30 pm

MEMBERS PRESENT: Jon Kuhlow, Chairperson; Stephanie Arndt, Secretary; Kurt Jensen and Drew Phillips; Members.

MEMBERS ABSENT: Brian Smith, Vice Chairperson

OTHERS PRESENT: IN PERSON: Kevin Dulmes and Jennie Dulmes of Building Services

CALL TO ORDER

Chairperson Jon Kuhlow called the meeting to order at 5:02 PM.

CERTIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

Posted October 5, 2026 at 3:00 PM

APPROVAL OF MINUTES

Property Committee - Regular Meeting - September 1, 2026 at 4:30 PM - Moved by Supervisor Arndt, seconded by Supervisor Phillips to approve minutes as presented; motion carried 4-0

REVIEW AND APPROVE VOUCHERS

Moved by Supervisor Arndt, seconded by Supervisor Phillips to approve vouchers as presented; motion carried 4-0.

DIRECTOR UPDATE

- Director Dulmes provides a staffing update to Committee Members. Director Dulmes also gave an overview of the progress of various projects across all buildings.

CORRESPONDENCE

- None

BUILDING SERVICES

- Consideration of Fund Transfers - This request is to transfer \$6,500 from DC Electric account, \$5,000 from DC Natural Gas account, \$8,000 from HHS Plumbing account, \$5,000 from LEC Plumbing account, and \$4,000 from HHS Heat account to Courthouse Machinery and Equipment account. This request also includes up to \$10,000 from the CH Incidental Expenses account. Funds will be used to purchase a new Kubota. Moved by Supervisor Jensen to approve of the Fund Transfers as presented, seconded by Supervisor Arndt; motion carried 4-0.

APPROVAL OF ATTENDANCE AT OTHER MEETINGS OR FUNCTIONS

DATE / TIME / LOCATION OF NEXT MEETING

Tuesday - October 20, 2026 - 5:00 PM
Sheboygan County Administration Building
Room 119
508 New York Avenue
Sheboygan WI, 53085

ADJOURN

Moved by Supervisor Phillips, seconded by Supervisor Arndt to adjourn; motion carried 4-0 and meeting adjourned at 5:30 pm.

Respectfully Submitted,

Jennie Dulmes

Recording Secretary

Stephanie Arndt
Secretary

SHEBOYGAN COUNTY RESOLUTION NO. _____ (2026/27)

Re: Authorizing Lease Between Flawless Hoops and Sheboygan County at the University of Wisconsin-Green Bay, Sheboygan Campus

WHEREAS, Sheboygan County owns the University of Wisconsin - Green Bay, Sheboygan Campus property, including the Gymnasium facility and approximately four (4) acres of adjacent undeveloped land (hereinafter "the Leased Premises"); and

WHEREAS, per Resolution No. 24 of 2025/26, the University Board of Regents and Sheboygan County agreed to remove the Gymnasium from the UW's campus use; and

WHEREAS, Flawless Hoops Inc. is a registered 501(c)(3) Wisconsin non-profit corporation seeking to enter into a lease agreement for the Leased Premises to provide public community basketball programming and youth sports development (the "Lease Agreement"); and

WHEREAS, entering into this Lease Agreement serves a vital public purpose by rehabilitating a County-owned facility and expanding athletic and community opportunities for the residents of Sheboygan County.

NOW, THEREFORE, BE IT RESOLVED by the Sheboygan County Board of Supervisors that Sheboygan County enter into the Lease Agreement with Flawless Hoops Inc. for the Gymnasium and adjacent four (4) acres of undeveloped land, a copy of which is on file in the County Clerk's office.

BE IT FURTHER RESOLVED that the County Board Chairperson and the County Clerk be directed and empowered to sign the Lease Agreement on behalf of Sheboygan County.

Respectfully submitted this 3rd day of November, 2026.

PROPERTY COMMITTEE

Jon Kuhlow, Chairperson

Brian Smith, ViceChairperson

Stephanie Arndt, Secretary

Kurt Jensen

Drew Phillips

Opposed to Introduction:

SHEBOYGAN COUNTY RESOLUTION NO. _____ (2026/27)

Re: Approving Third Amendment to Lease Agreement for College and Extension Use
of UWGB-Sheboygan Campus

WHEREAS, Sheboygan County owns the property currently used for the UWGB-Sheboygan Campus (hereinafter the "Campus") and all buildings thereon; and

WHEREAS, on June 20, 2018, the County and University entered into an Agreement for College and Extension Use of Campus and subsequently adopted amendments thereto (the "Agreement") memorializing and clarifying the parties' long-term relationship as to the Campus; and

WHEREAS, through a Second Amendment to the Agreement, the County and University agreed to remove the Gymnasium and Fine Arts Building from the premises leased to the University; and

WHEREAS, Flawless Hoops, Inc. ("Flawless Hoops") has expressed an interest in the Gymnasium and four (4) adjacent acres for community basketball programming and youth sports development, and County wishes to lease the same to Flawless Hoops; and

WHEREAS, County and University desire to amend the Agreement to remove the four (4) acres from the "Campus" as set forth on Exhibit C of the Agreement; and

WHEREAS, the University and the County deem it mutually advantageous to continue the contractual relationship to serve the educational needs of the people in the Sheboygan County area.

NOW, THEREFORE, BE IT RESOLVED by the Sheboygan County Board of Supervisors that Sheboygan County enter into an Amendment to the Agreement between Sheboygan County and the Board of Regents of the University of Wisconsin System to update the terms of the relationship between the parties with respect to the Campus.

BE IT FURTHER RESOLVED that the County Board Chairperson and the County Clerk be directed and empowered to sign on behalf of Sheboygan County the Amendment to the Agreement, a copy of which is on file in the office of the County Clerk.

Respectfully submitted this 3rd day of November, 2026.

PROPERTY COMMITTEE

Jon Kuhlow, Chairperson

Brian Smith, ViceChairperson

Stephanie Arndt, Secretary

Kurt Jensen

Drew Phillips

Opposed to Introduction: