

NOTICE OF MEETING
PROPERTY COMMITTEE
September 1, 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: + 1 347-486-7313
Enter Pin Number: 114 963 454#

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 – August 18, 2026 at 4:30 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 Resolution No. 11 - Approval of Lease Agreement with Sheboygan County Conservation Association to Operate a Pheasant-rearing Facility on Sheboygan County Owned Land
- Consideration of Courthouse Parking Lot Use November 15th.
- Consideration of Out of Cycle Pay Adjustments

Approval of Attendance at Other Meetings or Functions

Date / Time / Location of Next Meeting

Tuesday – September 15, 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

August 18, 2026

Called to Order: 4:31 pm

Adjourned: 5:31 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, Becky Barritt and Jennie Dulmes of Building Services; Brett Lobello, Historical Museum Director; Greg Lutz, Historical Museum Operations Manager; Jacy Klaske, Finance
REMOTE: Erik Alesom, University of Wisconsin Green Bay, Sheboygan Campus Facilities Director.

CALL TO ORDER

Chairperson Jon Kuhlow called the meeting to order at 4:31 PM.

CERTIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

Posted August 17, 2026 at 3:00PM

APPROVAL OF MINUTES

Property Committee - Regular Meeting - August 4, 2026 at 5:00PM - Moved by Supervisor Phillips, seconded by Supervisor Jensen to approve minutes as presented; motion carried 4-0

REVIEW AND APPROVE VOUCHERS

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

DIRECTOR UPDATE

- Director Dulmes makes introductions between meeting attendees and Committee Members. Director Dulmes informs the Committee that there are three contingency requests pertaining to the UW Campus.

CORRESPONDENCE

- None

BUILDING SERVICES

- Consideration of 2027 Sheboygan County Museum Operating Grant - Director Lobello provides an overview of the programs offered by the Museum to Students and Community Members. Director Lobello presented the grant request of \$121,378, which amounts to 26.5% of the Museum's operating budget. Moved by Supervisor Phillips to approve the grant request of \$121,378 as presented, seconded by Supervisor Arndt; motion carried 4-0.
- Consideration of 2027 University of Wisconsin Green Bay, Sheboygan Campus Operating Budget - Facilities Director Aleson presented the proposed budget of \$125,189 and highlighted changes within the budget. Moved by Supervisor Jensen to approve the budget request of \$125,189 as presented, seconded by Supervisor Arndt; motion carried 4-0.
- Consideration of 2027 Building Services Operating Budget - Director Dulmes presented the Building Services proposed budget of \$4,291,728. Director Dulmes provides insight into

changes made to the 2027 budget. Moved by Phillips to approve of budget request as presented, seconded by Supervisor Arndt; motion carried 4-0.

- Consideration of Contingency Request - UW Structural - Request to transfer \$6,935 from contingency to UW Structural account for repairs to damaged JACE. Moved by Supervisor Jensen to transfer funds as requested, seconded by Supervisor Arndt; motion carried 4-0.
- Consideration of Contingency Request - UW Electrical - Request to transfer \$8,945 from contingency to UW Electrical account for generator upgrades. Moved by Supervisor Arndt to transfer funds as requested, seconded by Supervisor Phillips; motion carried 4-0.
- Consideration of Contingency Request - UW Plumbing - Request to transfer \$15,000 from contingency to UW Plumbing account for fire hydrant replacement. Moved by Supervisor Phillips to transfer funds as requested, seconded by Supervisor Arndt; motion carried 4-0.

APPROVAL OF ATTENDANCE AT OTHER MEETINGS OR FUNCTIONS

- Supervisor Arndt requested the approval to attend a few other meetings and functions. Supervisor Arndt attended the Global Leadership Summit in Sheboygan, Wisconsin on August 6-7, 2026. Supervisor Arndt requested to attend a Solar and Wind tour on August 19, 2026 in Eden Wisconsin and a Lunch-n-Learn on Large-Scale Solar on August 27, 2026 in Sheboygan Wisconsin. Each solar event is presented by UW-Extension. Moved by Supervisor Jensen to approve of the attendance as presented, seconded by Supervisor Phillips; motion carried 3-0.

DATE / TIME / LOCATION OF NEXT MEETING

Tuesday - September 1, 2026 - 5:00 PM
Sheboygan County Administration Building
Room 119
508 New York Avenue
Sheboygan WI, 53085

ADJOURN

Moved by Supervisor Arndt, seconded by Supervisor Jensen to adjourn; motion carried 4-0 and meeting adjourned at 5:31 pm.

Respectfully Submitted,

Jennie Dulmes

Recording Secretary

Stephanie Arndt
Secretary

COMMITTEE REPORT TO THE COUNTY BOARD

WE, THE PROPERTY COMMITTEE
TO WHOM WAS REFERRED RESOLUTION NO: 11

RE: **Approval of Lease Agreement with Sheboygan County Conservation
Association to Operate a Pheasant-rearing Facility on Sheboygan County
Owned Land**

HAVE CONSIDERED THE SAME AND RECOMMEND:

 ADDITIONAL TIME BE GRANTED TO CONSIDER THE MATTER
 THE RESOLUTION BE ADOPTED
 FILING WITH THE CLERK
 AMENDING THE RESOLUTION AS FOLLOWS:

RESPECTFULLY SUBMITTED THIS 15th DAY OF September 2026

PROPERTY COMMITTEE

OPPOSED TO THE REPORT:

JON KUHLOW

BRIAN SMITH

STEPHANIE ARNDT

KURT JENSEN

DREW PHILLIPS

CONCURRING IN THE REPORT:

JON KUHLOW

BRIAN SMITH

STEPHANIE ARNDT

KURT JENSEN

DREW PHILLIPS

SHEBOYGAN COUNTY RESOLUTION NO. 11 (2026/27)

Re: Approval of Lease Agreement with Sheboygan County Conservation Association to Operate a Pheasant-rearing Facility on Sheboygan County Owned Land

WHEREAS, since 1985, through a partnership with the City of Sheboygan (City) the Sheboygan County Conservation Association (SCCA) has raised pheasants on a portion of City parkland property for the entire Sheboygan County (County) populace to hunt at various locations and for population sustainability; and

WHEREAS, the SCCA and County have also had a long-standing relationship and have partnered on numerous projects, purchases, and educational programs affecting the County's recreational properties; and

WHEREAS, the SCCA has approached the County about relocating the pheasant-rearing facility onto County-owned property, specifically the Gerber Lake property which the SCCA has donated over \$300,000 towards in the past; and

WHEREAS, the County and SCCA have negotiated and crafted the attached Lease Agreement for SCCA to place and operate pheasant-rearing facilities on the Gerber Lake property.

NOW, THEREFORE, BE IT RESOLVED, the Sheboygan County Board directs the Planning & Conservation Director and County Administrator to sign the lease with the SCCA to operate the pheasant-rearing facilities on the Gerber Lake property.

Respectfully submitted this 18th day of August, 2026.

PLANNING, RESOURCES, AGRICULTURE, AND EXTENSION COMMITTEE*

Rebecca Clarke, Chairperson

Joe Liebau, Jr., Secretary

John Nelson, Vice-Chairperson

David Otte

Brian Smith

Opposed to Introduction:

*County Board members signing only



**LEASE AGREEMENT
BETWEEN
SHEBOYGAN COUNTY
AND
SHEBOYGAN COUNTY CONSERVATION ASSOCIATION**

This Lease Agreement (Agreement) is made and entered into as of the ____ day of _____, 2026, between Sheboygan County, Wisconsin, a municipal body corporate organized under the laws of the State of Wisconsin ("County") through the Planning and Conservation Department and Sheboygan County Conservation Association, a Wisconsin non-stock corporation ("Association").

RECITALS

WHEREAS, the Association wishes to operate a pheasant farm at the Premises described in Exhibit A pursuant to a Lease Agreement with the County and the County agrees that doing so is appropriate.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. **TERM.** County leases to Association the Premises described in Exhibit A, attached hereto, effective the date of Agreement execution and expiring December 31, 2036. After the initial 10 year Term, this Agreement shall remain in place on a year-by-year basis as provided in Paragraph 3 of this Agreement. Association's right to Premises during the Term of this Agreement is not exclusive. The County may enter upon the Premises at all reasonable hours for purposes that are necessary, incidental to or connected with the performance of its obligations hereunder or in the exercise of its governmental functions. When possible, County shall provide Association advance notice of its intent to enter upon the Premises so as to minimize any disruption to Association's activities.

2. **RENT & EXPENSES.** Association shall pay the County \$1.00 rent within thirty (30) days of Agreement execution. Association shall be solely responsible for any utility and operation costs associated with the Premises.

3. **AUTOMATIC RENEWAL.** This Agreement shall automatically renew unless either Party gives written notice of non-renewal to the other Party on or before December 31st, of the year prior to expiration, one year and one day before the beginning of the renewed contract term. (For example, should a Party desire not to renew this Agreement after December 31, 2036, the Party must provide notice of non-renewal by December 31, 2034.) If no such notice is given, the Agreement shall continue for one calendar year.

4. **PURPOSE AND USE.** The Premises may be used as a non-commercial game farm suitable for the propagation of pheasants as approved by the Wisconsin Department of Natural Resources. Association shall comply with all applicable laws and regulations in its occupation and use of the Premises. Association shall not utilize the Premises for any other purpose without the County's advance written consent.

5. **IMPROVEMENTS.** Association shall not make any improvements to the Premises without the County's advance written consent and all improvements shall have a total footprint of not more than 1.5 acres. Association shall place educational signage on pheasants and pheasant rearing

on the Premises; the content and location of such signs shall be approved by the County. Such improvements shall be solely at Association expense. All fixtures and improvements shall be removed from the Premises within 30 days after termination of this Agreement. Any fixture or improvements thereafter left at the Premises shall be deemed abandoned and the County may dispose of same as appropriate. Should the County incur expense in disposing of Association's abandoned property, the County shall submit an invoice for costs incurred to Association and Association agrees to pay same within thirty (30) days of receipt. Association shall not erect any signs upon the Premises without the County's advance written consent.

6. NEW STRUCTURE. Association may construct a 40 foot by 40 foot pole barn structure ("Structure") on the Premises, with the advanced written consent of the County. Association shall store all equipment or other items related to its operations inside the Structure. Association shall not store equipment or other items unrelated to its operations on the Premises. Association agrees to leave the Structure on the Premises for the County's sole use upon the expiration of this Agreement.

7. PHEASANT RELEASE. Association shall release pheasants onto the Premises and the Amsterdam Dunes Preservation Area annually for hunting by the general public, in numbers approved by the County on an annual basis.

8. ANNUAL REPORT. Association shall provide an annual in-person report on its operations to the County Planning, Resources, Agriculture & Extension Committee.

9. STATUS OF PROPERTY. Association has examined the Premises and accepts it in as-in condition. Association will maintain the Premises in safe and good order consistent with its permitted use.

10. EXPIRATION & TERMINATION. Upon expiration of this Agreement, Association understands that it is not entitled to any relocation costs, assistance, or payments of any kind. Upon expiration or termination of this Agreement, Association shall surrender possession peaceably. County may terminate this Agreement for cause if Association fails to perform as set forth herein when such failure is not remedied within thirty (30) days after written notice of default provided to Association by County via first class mail.

11. LIENS. During the term of this Agreement, or any extensions thereof, Association shall not suffer nor permit any liens to be filed against the interest of the County in the Premises, and nothing in this Agreement shall be deemed or construed in any way as constituting the County's express or implied consent to any contractor, subcontractor, laborer, materialman, or supplier for this performance of any labor or the furnishing of any materials for any improvement, alteration, or repair to the Premises or any part thereof. The County may demand, and Association shall comply with all reasonable demands, of evidence of payment or financing of all claims for materials and labor furnished for any improvement or alteration to the Premises.

12. NO ASSIGNMENT. Association shall not assign or sublet this Agreement or any interest therein without the County's advance written consent. Association shall not mortgage, pledge, or hypothecate this Lease Agreement or any interest herein.

13. INSURANCE. Association shall be responsible for maintaining insurance adequate to protect its assets and shall maintain liability insurance of at least \$1,000,000 per occurrence and \$2,000,000 general aggregate. Such liability policy shall identify "Sheboygan County" as additional insured, shall be primary and noncontributory to any insurance or self-insurance carried

by the County, and shall afford the County at least thirty (30) days' notice prior to any cancellation, modification, or nonrenewal. Association's insurance shall be placed with a responsible insurance company authorized to do business in the State of Wisconsin and shall be in a form commensurate with industry standards for Association's use of the Premises.

14. HOLD HARMLESS; INDEMNIFICATION. Association shall defend, hold harmless, and indemnify the County against any and all claims, liabilities, judgments, causes of action, costs, loss, and expense including reasonable attorney's fees imposed upon or incurred by Association arising from or related to the negligent or intentional tortuous acts or omissions of Association's officers, employees, or agents in this Agreement. Association shall promptly notify County of any claim arising under this provision, and Association shall fully cooperate in investigation, resolution, and defense of such claim

This Agreement does not waive any governmental or sovereign immunity. County retains all applicable governmental immunities, defenses, and statutory limitations available, including Wis. Stat. §§ 345.05, 893.80, and 895.52.

15. NOTICE. Except as otherwise provided by this Agreement, any notice required by this Agreement, or which either party desires to serve upon the other, shall be in writing and shall be deemed served when delivered personally, or when deposited in the United States mail, postage prepaid, return receipt requested, addressed as follows:

Sheboygan County Planning and Conservation Department
Attn: Planning and Conservation Director
508 New York Avenue
Sheboygan, WI 53081

Sheboygan County Conservation Association
P.O. Box 522
Sheboygan, WI 53082

This Provision shall not be construed as limiting routine business communications between the Parties.

16. NO WAIVER. The failure of any party to insist, in any one or more instance, upon performance of any terms, covenants, or conditions of this Agreement shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant, or condition by any party hereto but the obligation of such party with respect to such future performance shall continue in full force and effect.

17. SEVERABILITY. The provisions of this Agreement are severable. If any provision or part of this Agreement or the application thereof to any person or circumstance is held by a court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision of part thereof to other persons or circumstances shall not be affected thereby.

18. FORCE MAJEURE. In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reasons of strikes, lockouts, labor troubles, inability to procure materials, riots, insurrection, war or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this

Agreement, then performance of such act shall be excused for the period equivalent to the period of such delay, or if a longer period is reasonably required, within such longer period as is reasonably required, provided that Association provides the County written notice of such delay and the reasons therefor and further provided that Association acts with due diligence to cure delay and the reasons therefor and further provided that Association acts with due diligence to cure such defect or defects promptly.

19. DISPUTE RESOLUTION. The Parties agree to first utilize good faith negotiation to resolve any dispute arising under this Agreement. Should such negotiation fail to resolve the dispute, the parties may, upon mutual agreement, attempt to resolve the dispute via mediation. Alternatively, such dispute shall be resolved in Sheboygan County Circuit Court.

20. GOVERNING LAW. The terms of his Agreement shall be governed under the laws of the State of Wisconsin.

21. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

SHEBOYGAN COUNTY

By: Aaron Brault, Sheboygan County
Planning and Conservation Department
Director

**SHEBOYGAN COUNTY CONSERVATION
ASSOCIATION**

By: Josh McDole, President

FISCAL NOTE
August 2026

Resolution No. 11 (2026/27) RE: Approval of Lease Agreement with Sheboygan County Conservation Association to Operate a Pheasant-rearing Facility on Sheboygan County Owned Land

Funding:

This resolution authorizes a lease agreement with the Sheboygan County Conservation Association to operate pheasant-rearing facilities on County-owned Gerber Lake property.

No additional County levy is required by this action.

Respectfully Submitted,

A handwritten signature in blue ink that reads "James Webb". The signature is written in a cursive style with a large initial "J" and a stylized "W".

James Webb, Finance Director
August 18, 2026