

NOTICE OF MEETING
PROPERTY COMMITTEE
February 2, 2016 - 4:30 PM

615 North 6th Street
Sheboygan, WI 53081
Courthouse Annex

Agenda

Call to Order

Certification of Compliance with Open Meeting Law

Approval of Minutes

Property Committee - Regular Meeting - Jan 19, 2016 4:30 PM

Review and Approve Vouchers

Correspondence

Building Services

Consideration of USDA Farm Service Agency Lease

New Resolutions or Ordinances to be Introduced

Consideration of Resolution #____ (2015/16) Re: Approving Sale of .44-acre Parcel from Taylor Park Complex to Adjacent Property Owners

Approval of Attendance at Other Meetings or Functions

Date / Time / Location of Next Meeting

Tuesday - February 16, 2016 @ 4:30 PM

Courthouse Annex Building

Building Services Conference Room

615 North 6th Street - Sheboygan, WI

Adjourn

Prepared by:

Gail Ulezelski

Recording Secretary

James Glavan

Committee Chairperson

NOTE: The Committee welcomes all visitors to listen and observe, but only Committee members and those invited to speak will be permitted to speak.

A majority of the members of the County Board of Supervisors or of 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 are asked to notify Gail Ulezelski at 920-459-4342 prior to the meeting so that accommodations may be arranged.

SHEBOYGAN COUNTY PROPERTY COMMITTEE MINUTES

Sheboygan County Courthouse
615 North Sixth Street
Sheboygan, WI
Building Services Conference Room

January 19, 2016

Called to Order: 4:30 pm

Adjourned: 5:15 pm

PRESENT: Jim Glavan, Chairman; Tom Epping, Vice Chairman; Bob Ziegelbauer, Secretary; Brian Hilbelink, Henry Nelson, Members.
OTHERS PRESENT: Adam Payne; Carl Buesing; Tom Anhalt; Steve, Reed & Ryan Schmitt; Anton Doneff; Paul Steinbrecher – SMI; Jim Schuessler - SCEDC; Jim TeBeest, Gail Ulezelski, Building Services.

CALL TO ORDER

Called to order by Chairperson Glavan at 4:30 PM.

CERTIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

Posted January 15, 2016 at 2:00 PM.

APPROVAL OF MINUTES

Property Committee – Regular Meeting – January 5, 2016 @ 4:30 PM – Moved by Supervisor Epping/seconded by Supervisor Nelson to approve minutes; motion carried.

REVIEW AND APPROVE VOUCHERS

Moved by Supervisor Epping/seconded by Supervisor Ziegelbauer to approve vouchers as presented; motion carried.

CORRESPONDENCE

Salvation Army requests to use Pennsylvania Avenue parking lot March 19 & 20, 2016 for their 100th year anniversary celebration. Committee consensus ok for them to use parking lot as it a Saturday and Sunday and not a conflict.

BUILDING SERVICES

- Consideration of Request to Purchase/Lease/Obtain Easement Over a Portion of Taylor Park/Veterans Memorial – Steve Schmitt, Jos. Schmitt & Sons presented request for access over 0.44 acre of County-owned property to 6.82 acre proposed development area.

Supervisor Hilbelink arrived at 4:35 pm.

Anton Doneff, Doneff Co. explained the \$5.3 million project consists of five 16 (1- 2 bedrooms) unit buildings which they will own and manage on property purchased with north portion of Sunny Ridge.

Adam Payne, County Administrator supports the development and explained the project was tweaked from the initial design presentation to increase distance from the Veterans Memorial.

Minutes Acceptance: Minutes of Jan 19, 2016 4:30 PM (Approval of Minutes)

Carl Buesing, Corporation Counsel noted a land transaction requires full County Board approval. He explained the County holds operating agreements with the Veterans Memorial Committee and the Sheboygan County Historical Museum; both should be contacted and made aware of the potential development. He suggested the parcel in question be surveyed as to its relation to the Memorial.

Following discussion, it was moved by Supervisor Epping/seconded by Supervisor Hilbelink to request Corporation Counsel draft a resolution to be brought back at the next Property Committee meeting (for review), for the sale of property with terms and conditions negotiated by the County Administrator; motion carried.

- Consideration of Request to Post, Fill and Hire LTE Summer Help – Moved by Supervisor Nelson/seconded by Supervisor Ziegelbauer to approve request and forward to Human Resources Committee to hire three (3) LTE summer help employees; motion carried.
- Consideration of Project Updates –
 - Information Technology Computer Room – remodeling room as equipment has downsized. Approved by Finance Committee; TeBeest managing project.
 - Taylor Park Shelter – Bid awarded to A. Chappa Construction; waiting on weather.
 - University of Wisconsin Sheboygan Water Main Replacement – Bidding soon; construction to begin after May graduation.

UW CAMPUS

- Consideration of Fine Arts Building Renovation and Addition – Dan Anhalt noted potential donor requesting architect renderings. Moved by Supervisor Epping/seconded by Supervisor Hilbelink to allocate up to \$1,500 to cover cost of renderings; motion carried.

APPROVAL OF ATTENDANCE AT OTHER MEETINGS OR FUNCTIONS

- Moved by Supervisor Epping/seconded by Supervisor Nelson to approve Supervisor Ziegelbauer's attendance at the January 13, 2016 Finance Committee meeting; motion carried.
- Moved by Supervisor Nelson/seconded by Supervisor Ziegelbauer to approve Supervisor Epping's per diem for attendance at the January 25, 2016 W.C.A. County Board Organizational Meeting in Stevens Point; motion carried.

DATE / TIME / LOCATION OF NEXT MEETING

Tuesday – February 2, 2016 at 4:30 PM

Courthouse Annex Building – Building Services Conference Room

615 North 6th Street – Sheboygan, WI

ADJOURNMENT

Moved by Supervisor Ziegelbauer/seconded by Supervisor Epping to adjourn; motion carried, meeting adjourned.

Respectfully Submitted,

Gail Ulezelski
Recording Secretary

Robert Ziegelbauer
Secretary

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SHEBOYGAN COUNTY RESOLUTION NO. _____ (2015/16)

Re: **Approving Sale of .44-acre Parcel from Taylor Park Complex to Adjacent Property Owners**

WHEREAS, through the adoption of Resolution No. 45 (2009/10), April 13, 2010, the County Board approved the sale of certain property heretofore owned by Sheboygan County adjacent to the south and west of Taylor Park to third parties, and

WHEREAS, these third parties and assigns are in the process of developing the property that they purchased from Sheboygan County to include five 16-unit apartment buildings with a total expenditure in excess of \$5.3 Million, and

WHEREAS, the proposed development would become more viable if it had access to the property over a small portion of the County's Taylor Park complex comprised of approximately .44 acres in the area shown on the map, a copy of which is on file with the County Clerk, and

WHEREAS, the developers have made a request to the County at the January 19, 2016, Property Committee meeting to acquire this .44-acre parcel from the County, and

WHEREAS, the Property Committee has reviewed the proposal from the developer and has concluded that the conveyance of this portion of the Taylor Park complex to support the development would serve the public interest while at the same time would not adversely impact the integrity of the Taylor Park complex;

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is authorized and directed to convey the above-described parcel to the developers upon such terms and conditions as the County Administrator determines are most advantageous to the County.

BE IT FURTHER RESOLVED that the County Board Chairperson and the County Clerk are directed to sign on behalf of Sheboygan County any documents necessary to complete the conveyance.

Respectfully submitted this 16th day of February, 2016.

PROPERTY COMMITTEE

James P. Glavan, Chairperson

Thomas V. Epping, Vice-Chairperson

Robert Ziegelbauer

Brian Hilbelink

Henry Nelson

Opposed to Introduction:
