

This special meeting of the Vilas County Board of Supervisors was held in the Town of Lincoln Town Hall located at 1205 Sundstein Road, Eagle River, WI.

Call To Order

Vilas County Board Chairman Charles Rayala, Jr. called the assembly to order at 9:00 A.M. and instructed the Clerk to read aloud and insert into the minutes the following notice: A public meeting notice was given to the public by posting on the bulletin boards in the hall by the main entrance to the Vilas County Courthouse, Olson Memorial Library and Eagle River City Hall. The Vilas County News-Review; the Rhinelander Daily News; the Lakeland Times; the Ironwood Daily Globe; W.E.R.L. Radio; W.R.J.O. Radio; W.C.Y.E Radio and Channel 12 TV were notified on August 26, 2010 more than twenty-four hours prior to the meeting. The Clerk then requested that all present silence their cell phones and pagers for the duration of the meeting.

Pledge of Allegiance - The Chairman asked all in attendance to stand for the Pledge of Allegiance.

Roll Call - Roll call found the following members present: Emil Bakka, Alden Bauman, Maynard Bedish, James Behling, Edward Bluthardt, Jr., Gene Ciszek, Ronald De Bruyne, Bob Egan, Stephen Favorite, Jack Harrison, Sig Hjemvick, Leon Kukanich, Christopher Mayer, Dennis Nielsen, Mary Platner, Fred Radtke, Kathleen Rushlow, Ralph J. Sitzberger, Erv Teichmiller, Linda Thorpe and Charles Rayala, Jr. The Clerk reported 21 Supervisors in attendance, constituting a quorum of the County Board.

The Chairman then called for the following motions:

Approval of the Agenda to be Discussed in any Order - Motion by D. Nielsen, seconded by A. Bauman to approve the agenda, with the order of discussion to be at the Chair's discretion. All voted aye. Carried.

Approval of the Minutes of the August 17, 2010 Meeting - Motion by R. Sitzberger, seconded by E. Bakka to approve the minutes of the August 17, 2010 meeting as presented. All voted aye. Carried.

Omit Reading of all Resolutions and Ordinances by the County Clerk Unless Requested - Motion by J. Harrison, seconded by L. Thorpe to omit the reading of all resolutions and ordinances by the Clerk, unless requested from the floor. All voted aye. Carried.

Suspend the Rules to Act on Any Resolutions or Ordinances Received After the Ten-Day Deadline - Motion by K. Rushlow, seconded by L. Kukanich to suspend the rules to act on any resolution or ordinance received after the 10-day deadline, but received in time to list to the press and post. All voted aye. Carried.

Option D – Vilas Village Mall Lease Proposal – Estimated Remodeling Costs Summary-Presentation by Kurt Berner of The Samuels Group - K. Berner presented Option D, summarizing the projected costs of remodeling the space offered for lease to the County by the owner of the Vilas Village Mall. Discussion then took place regarding the level of renovation needed. Pros and cons of leasing were also discussed.

Discussion of all Proposed Building and Site Options Including all Add Alternates, Lease Proposals, Architectural And Engineering Issues, Cost Estimates and Financing.

The Board discussed the proposed building project at length. B. Viegut, representing Baird, presented an overview of financing options. Levy limit and budgeting implications were also discussed. The Chairman then asked each Supervisor to briefly present their personal opinions on the proposed Courthouse addition and funding.

ALL RESOLUTIONS AND ORDINANCES, IN THEIR ENTIRETY, ARE ON FILE IN THE COUNTY CLERK'S OFFICE.

RE: Option A - Construction of a Courthouse Addition onto the Existing Courthouse Building

WHEREAS, overcrowding and lack of space for future expansion for those County departments located in the Social Services Annex have been an ongoing concern; and

WHEREAS, current and future space needs for those County departments located in the Social Services Annex have been studied and discussed by the Public Property Committee for a number of years; and

WHEREAS, upon the recommendation of the Public Property Committee The Samuels Group and Potter Lawson Architects were hired by Vilas County to provide owner's representative and design concept services, respectively; and

WHEREAS, County Board leadership assigned the task of studying and discussing all aspects of the resultant design concept, including all alternates and additional building and site options to the Building Design Committee and charged them with presenting their recommendations to the County Board; and

WHEREAS, the Building Design Committee has determined that Option A - Construction of a Courthouse Addition onto the Existing Courthouse Building as presented on August 17, 2010 to the County Board is a viable option that can be considered, at an estimated cost of \$9,100,000 including Add Alternates 1, 2 and 3.

WHEREAS, a 2/3rd majority vote is necessary to approve of building projects; and

WHEREAS, any future fiscal impact of Option A will be subject to further County Board approval.

NOW, THEREFORE, BE IT RESOLVED by the Vilas County Board of Supervisors in session this 31st day of August, 2010 that Option A-Construction of a Courthouse Addition onto the Existing Courthouse Building including Add Alternates 1, 2 and 3 is approved to move forward into the architectural and engineering phase, subject to County Board approval of cost and financing of said services, with the deliverable being bid ready architectural drawings and construction documents.

Submitted by: **Building Design Committee**

s/ Sig Hjemvick, Chair

s/ Emil Bakka

s/ Ron De Bruyne

s/ Bob Egan

s/ Kathleen Rushlow

Motion by J. Harrison, seconded by R. Sitzberger to adopt. Discussion. A roll call vote found the following 6 Supervisors voting aye: E. Bakka, B. Egan, S. Hjemvick, M. Platner, K. Rushlow and R. Sitzberger. The following 15 Supervisors voted no: Alden Bauman, Maynard Bedish, James Behling, Edward Bluthardt, Jr., Gene Cizek, Ronald De Bruyne, Stephen Favorite, Jack Harrison, Leon Kukanich, Christopher Mayer, Dennis Nielsen, Fred Radtke, Erv Teichmiller, Linda Thorpe and Charles Rayala, Jr. Adoption failed.

RESOLUTION 2010 – 102

RE: Option B – Purchase and Remodel of the Surgipath Building for Use as Offsite Office Space

WHEREAS, overcrowding and lack of space for future expansion for those County departments located in the Social Services Annex have been an ongoing concern; and

WHEREAS, current and future space needs for those County departments located in the Social Services Annex have been studied and discussed by the Public Property Committee for a number of years; and

WHEREAS, upon the recommendation of the Public Property Committee The Samuels Group and Potter Lawson Architects were hired by Vilas County to provide owner's representative and design concept services, respectively; and

WHEREAS, County Board leadership assigned the task of studying and discussing all aspects of the resultant design concept, including all alternates and additional building and site options to the Building Design Committee and charged them with presenting their recommendations to the County Board; and

WHEREAS, the Building Design Committee has determined that Option B – Purchase and

Remodel of the Surgipath Building for Use as Offsite Office Space as presented on August 17, 2010 to the County Board is a viable option that can be considered, at an estimated construction and remodeling cost of \$8,300,000 including Add Alternates 1, 2 and 3, and an estimated real estate purchase price of \$1,000,000.

WHEREAS, a 2/3rd majority vote is necessary to approve of building projects, building acquisitions and land purchases; and

WHEREAS, any future fiscal impact of Option B will be subject to further County Board approval.

NOW, THEREFORE, BE IT RESOLVED by the Vilas County Board of Supervisors in session this 31st day of August, 2010 that Option B – Purchase and Remodel of the Surgipath Building for Use as Offsite Office Space including Add Alternates 1, 2 and 3 is approved to move forward and the Forestry, Recreation & Lands Committee is authorized to make an offer to purchase the Surgipath real estate at a price not to exceed \$1,000,000, with said offer to purchase contingent upon, among other things, County Board approval of the architectural, engineering and construction phase of Option B and County Board approval of total project financing.

Submitted by: **Building Design Committee**

s/ Sig Hjemvick, Chair
s/ Emil Bakka
s/ Ron De Bruyne
s/ Bob Egan
s/ Kathleen Rushlow

Motion by E. Bluthardt, seconded by K. Rushlow to adopt. Discussion. A roll call vote found no Supervisors voting aye. The following 21 Supervisors voted no: Emil Bakka, Alden Bauman, Maynard Bedish, James Behling, Edward Bluthardt, Jr., Gene Cizek, Ronald De Bruyne, Bob Egan, Stephen Favorite, Jack Harrison, Sig Hjemvick, Leon Kukanich, Christopher Mayer, Dennis Nielsen, Mary Platner, Fred Radtke, Kathleen Rushlow, Ralph J. Sitzberger, Erv Teichmiller, Linda Thorpe and Charles Rayala, Jr. Adoption failed.

RESOLUTION 2010 – 103

RE: Option C – Construction of an Off Site Office Building on County Owned Land

WHEREAS, overcrowding and lack of space for future expansion for those County departments located in the Social Services Annex have been an ongoing concern; and

WHEREAS, current and future space needs for those County departments located in the Social Services Annex have been studied and discussed by the Public Property Committee for a number of years; and

WHEREAS, upon the recommendation of the Public Property Committee The Samuels Group and Potter Lawson Architects were hired by Vilas County to provide owner's representative and design concept services, respectively; and

WHEREAS, County Board leadership assigned the task of studying and discussing all aspects of the resultant design concept, including all alternates and additional building and site options to the Building Design Committee and charged them with presenting their recommendations to the County Board; and

WHEREAS, the Building Design Committee has determined that Option C – Construction of an Off Site Office Building on County Owned Land as presented on August 17, 2010 to the County Board is a viable option that can be considered, at an estimated construction and remodeling cost of \$8,600,000 including Add Alternates 1, 2 and 3.

WHEREAS, a 2/3rd majority vote is necessary to approve of building projects; and

WHEREAS, any future fiscal impact of Option C will be subject to further County Board approval.

NOW, THEREFORE, BE IT RESOLVED by the Vilas County Board of Supervisors in session this 31st day of August, 2010 that Option C – Construction of an Off Site Office Building on County Owned Land including Add Alternates 1, 2 and 3 is approved to move forward into the architectural and engineering phase, with the deliverable being bid ready architectural drawings and construction documents, subject to County Board determination of an acceptable building site to be located on County land and County Board approval of financing of the architectural and engineering services.

Submitted by: **Building Design Committee**

s/ Sig Hjemvick, Chair
s/ Emil Bakka
s/ Ron De Bruyne
s/ Bob Egan
s/ Kathleen Rushlow

Motion by E. Bluthardt, seconded by K. Rushlow to adopt. Discussion. All voted no. Failed.

RESOLUTION 2010 – 104

RE: Lease and Remodeling of Vilas Village Mall Space for Use as an Offsite Office Building

WHEREAS, overcrowding and lack of space for future expansion for those County departments located in the Social Services Annex have been an ongoing concern; and

WHEREAS, current and future space needs for those County departments located in the Social Services Annex have been studied and discussed by the Public Property Committee for a number of years; and

WHEREAS, upon the recommendation of the Public Property Committee The Samuels Group and Potter Lawson Architects were hired by Vilas County to provide owner's representative and design concept services, respectively; and

WHEREAS, County Board leadership assigned the task of studying and discussing all aspects of the resultant design concept, including all alternates and additional building and site options to the Building Design Committee and charged them with presenting their recommendations to the County Board; and

WHEREAS, the Building Design Committee has determined that the option to lease and remodel the Vilas Village Mall space as presented on August 17, 2010 to the County Board is a viable option that can be considered.

NOW, THEREFORE, BE IT RESOLVED by the Vilas County Board of Supervisors in session this 31st day of August, 2010 that a plan be developed that determines which County departments can satisfactorily be re-located at the Vilas Village Mall location, along with all necessary interior and exterior remodeling plans and costs, subject to further approval by the Vilas County Board.

Submitted by: **Building Design Committee**

s/ Sig Hjemvick, Chair
s/ Emil Bakka
s/ Ron De Bruyne
s/ Bob Egan
s/ Kathleen Rushlow

Motion by D. Nielsen, seconded by R. De Buyne to adopt. Discussion. All voted no. Failed.

RESOLUTION 2010 - 105

RE: Plan for Alternative Solution to Address Vilas County Space Needs with Onsite and Off-site Locations

WHEREAS, the east wing of the courthouse currently houses Social Services, Commission on Aging, Veteran Services, Child Support and the IT Departments; and

WHEREAS, the east wing consists of approximately 9,000 square feet and was originally constructed as the Sheriff's office and County Jail; and

WHEREAS, there is a lack of adequate space and client confidentiality is compromised; and

WHEREAS, currently the Vilas County Board is considering a total replacement of the east wing of the courthouse at an estimated cost of \$9,100,000; and

WHEREAS, the \$9,100,000 cost of the projected addition, coupled with Vilas County's current debt load of approximately \$7,000,000, is excessive in the current economic climate and further weakens the financial position of Vilas County regarding budgeting and labor contracts issues; and

WHEREAS, it is time to seriously address the overcrowding and congestion within the

courthouse building, including issues of inadequate ingress and egress and parking deficiencies and general site and soil condition limitations; and

WHEREAS, dividing certain segments of County Government into two locations; a Human Service Resource Center and Land and Water Resource Center, is an alternate solution to relieve the lack of adequate space and to provide client confidentiality at the Courthouse building; and

WHEREAS, the Human Service Resource Center should consist of departments such as Social Services, Commission on Aging, Public Health, Veteran Services and Child Support, where confidentiality, security and Court access are important and should be located in the Courthouse building; and

WHEREAS, a Land and Water Resource Center consisting of Zoning & Pollution Control, Surveyor, Land Records and Mapping, Land & Water Conservation, Register of Deeds and Tax Listing provide a type of “retail” service to the general public and could operate in a cooperative and more open type of office environment;

NOW, THEREFORE, BE IT RESOLVED by the Vilas County Board of Supervisors in session this 31st day of August, 2010 that a plan be developed for the Social Services, Commission on Aging, Public Health, Veteran Services and Child Support departments to be located in the Courthouse building in a Human Service Resource Center.

BE IT FURTHER RESOLVED that a plan be developed for an off-site Land and Water Resource Center consisting of Zoning & Pollution Control, Surveyor, Land Records and Mapping, Land & Water Conservation, Register of Deeds and Tax Listing departments.

BE IT FURTHER RESOLVED that the cost of developing said plans be budgeted for and approved by the Vilas County Board.

Submitted by:

s/ Stephen J. Favorite

s/ James R. Behling

Motion by A. Bauman, seconded by R. De Bruyne to adopt. Discussion. All voted no. Failed.

Letters and Communications - The Chairman instructed the Clerk to read aloud a note of thanks from Shirley Wranosky regarding the previous passage of Res. 2010-88 In Memoriam – Charles Wranosky.

Pay per Diem – Motion by A. Bauman, seconded by J. Harrison to approve payment of per diem. All voted aye. Carried.

E. Bakka \$77.00, A. Bauman \$95.50, M. Bedish \$54.50, J. Behling \$49.00 Bluthardt \$52.00, G. Ciszek \$83.00, R. De Bruyne \$77.00, B. Egan \$56.00, S. Favorite \$53.00, J. Harrison \$96.00, S. Hjemvick \$66.00, L. Kukanich \$52.00, C. Mayer \$86.40, D. Nielsen \$68.00, M. Platner \$58.00, F. Radtke \$62.00, C. Rayala \$86.00, K. Rushlow \$50.50, R. Sitzberger \$72.00, E. Teichmiller \$72.00, L. Thorpe \$47.00.

Adjournment - Motion by R. Sitzberger, seconded by A. Bauman to adjourn. All voted aye. Carried.

Meeting adjourned at 11:06 P.M.

Prepared and submitted by:

David R. Alleman, Vilas County Clerk