

**PROCEEDINGS OF THE BROWN COUNTY
EDUCATION & RECREATION COMMITTEE & ADMINISTRATION COMMITTEE**

Pursuant to Section 19.84 Wis. Stats., a joint meeting of the **Brown County Education & Recreation Committee and Administration Committee** was held on Thursday, June 6, 2013 in Room 200, Northern Building, 305 E. Walnut Street, Wisconsin.

Present: **Ed & Rec Committee:** Chair Vander Leest, Supervisor Campbell, Supervisor Hoyer, Supervisor Williams, Supervisor Van Dyck
 Administration Committee: Chair Fewell, Supervisor Carpenter, Supervisor De Wane, Supervisor Jamir

Excused: Supervisor Steffen

Also Present: Supervisor Hopp, Supervisor Lund, Supervisor Dantine, Supervisor Landwehr, Supervisor Sieber, Supervisor Robinson, Scott Anthes, Dave Hjalmsquist, Brent Miller, Lynn Stainbrook, Neil Anderson, Dan Process, Matt Kriese, Juliana Ruenzel, Doug Marsh, Kathy Pletcher, Troy Streckenbach, Lori Denault, Doug Hartman, other interested parties

I. **Call to Order:**
 The joint meeting was called to order by Chairman Vander Leest at 5:00 p.m.

II. **Approve/modify Agenda.**

Motion made by Supervisor Campbell, seconded by Supervisor Hoyer to approve. Vote taken.
MOTION CARRIED UNANIMOUSLY

NEW Zoo

1. **Resolution to appropriate excess fund balance for the construction of an ECO Adventure Park.**

NEW Zoo Director Neil Anderson thanked the Committees for the opportunity to talk about the proposed adventure park at the NEW Zoo. He had a visual aid of the Park that was shown to the Committee and he also referenced the information that was contained in the agenda packet. Anderson believes the proposed adventure park will compliment both the Zoo and the Reforestation Camp. An Adventure Park would also give the opportunity to attract not only the visitors that currently visit the Zoo but also the adventure enthusiasts that use the bike and ski trails. Anderson continued that adventure park experiences are very popular within the zoo industry right now and this has been a growing trend throughout zoos which provide not only great experiences but also are great revenue generators.

Anderson continued that what they are proposing are three experiences. These experiences will include a zip line coming off the existing tower. It will be a dueling zip line so you could race somebody if you wanted to and it will go down about 800 feet. The zip line will take people down to the front entrance of the Zoo and will provide the opportunity for motorist driving on the road to watch the zip liners. In addition to the zip line, a ropes challenge course is being proposed which would be an aerial obstacle course to use to test your skills and push limits and challenge yourself. The last piece of the Adventure Park would be a climbing wall.

Anderson felt this proposed Adventure Park would anchor the site and provide additional attendance into the Zoo and Reforestation Camp and provide additional revenue generating opportunities, sustainability and would provide a regional destination spot for people to spend the whole day at the Zoo. Anderson felt this was a fantastic idea and also mentioned that with regard to the property tax levy, if they can get close to 15% of the current market numbers that they have use the Adventure Park they would be able to take the Reforestation Camp off the levy. He feels that figures in the 10 – 15% range are realistic. Being off the levy would put them in a sustainable model and puts them in a position to go ahead and grow and have community support for projects. Based on experiences other zoos in the country have had with adventure parks Anderson felt this would be

a great addition and one that fits the Reforestation Camp well. He also mentioned that the shelter is available for corporate rentals and they are planning on developing an entire team building program for not only corporations but also for the general community and the schools.

Ed & Rec Committee Motion:

Motion made by Supervisor Campbell, seconded by Supervisor Hoyer to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

Administration Committee Motion:

Motion made by Supervisor De Wane, seconded by Supervisor Jamir to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

2. **Budget Adjustment Request (13-48) Category 4: Interdepartmental reallocation or adjustment (including reallocation from the County's General Fund – Request for addition of an ECO Adventure Park to be located at the NEW Zoo & Reforestation Camp property.**

Ed & Rec Committee Motion:

Motion made by Supervisor Williams, seconded by Supervisor Campbell to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

Administration Committee Motion:

Motion made by Supervisor De Wane, seconded by Supervisor Jamir to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

Golf Course

3. **Resolution to appropriate excess fund balance for the renovation of the Brown County Golf Course greens.**

Supervisor De Wane asked Golf Course Superintendent Scott Anthes why Brown County had so many problems when other golf courses in the area did not. Anthes responded that Brown County is not the only golf course that had damages. He indicated that Fox Valley had eight greens damaged and Northbrook also had damage. Anthes indicated that the newer a golf course is the better the drainage they have so the newer courses will have less damage. He noted that Brown County Golf Course is 55 years old and they used to put 50,000 rounds through and the green took a beating. They are only meant to last 15 – 30 years. Anthes stated that every year there is some sort of damage from the weather.

Anthes continued that the proposal is to do all 18 holes and noted that they will not shut down. They will put temporary greens out in front and mow them down and top dress them.

Ed & Rec Committee Motion:

Motion made by Supervisor Campbell, seconded by Supervisor Hoyer to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

Administration Committee Motion:

Motion made by Supervisor Jamir, seconded by Supervisor Carpenter to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

4. Budget Adjustment Request (13-49) Category 4: Interdepartmental reallocation or adjustment (including reallocation from the County's General Fund – Request to transfer \$400,000 from the General Fund to be appropriated to the Brown County Golf Course greens renovation project.

Vander Leest noted that the Agenda Item 4 should read \$300,000 instead of \$400,000. This is a typographical error. He also noted that the bids did come back favorably and this includes a contingency as part of the \$300,000. The adjusted schedule would come out to roughly \$33,836 per year that would be paid back. Vander Leest also noted that the golf course clubhouse will be paid off at the end of 2013 which will free up about \$60,000 that is being paid towards that bond and those funds could then be applied to this project. He felt that bringing the greens to a high level is necessary for the golfers. He felt that this is a good investment in the future and the golf course will see more players on the course. He also noted that the golf course is an enterprise fund and is not on the tax levy so investments need to be made to keep it productive and at a point where people want to play the course.

Van Dyck felt it was important to note that this is a loan that will be paid back by the golf course and is not a permanent advancement of funds. He also felt it was important to point out that the golf course in the past, with the exception of the past couple of years when play has been down due to the economy, routinely returns \$50,000 - \$100,000 annually to the general fund and in some instances even more than that. He felt that this was deferred maintenance for which money should have been set aside over the years instead of stripping 100% of the proceeds out and putting them back in the general fund. Van Dyck felt that this is somewhat of a payback for the fact that funds were not set aside to make the repairs.

Vander Leest stated that he has spoken with Anthes and once the dust settles on this project and they get through the transition period a reserve fund will be created similar to what was used to help pay for the clubhouse.

Ed and Rec Motion:

Motion by Supervisor Williams, seconded by Supervisor Campbell to approve with the notation of \$300,000 over a period of 10 years. Vote taken. MOTION CARRIED UNANIMOUSLY.

Administration Committee Motion:

Motion made by Supervisor Carpenter, seconded by Supervisor Jamir to approve with the notation of \$300,000 over a period of 10 years. No vote taken.

De Wane was glad to hear what was said and he felt that we need to watch what is being done so these things do not continue to happen. He felt that we have to make sure there are funds available to maintain County properties so we do not get in this situation of asking for large sums of money after a bad year. He felt that care needs to be taken in these instances and if we are going to run something he wants to make sure it is done right.

Fewell stated he would support this, however, he felt that it was somewhat of a foolish plan in that over the years the golf course has paid back \$1.9 million dollars to the general fund. What is being done is a shuffle game and in his mind he felt it would make more sense to give the golf course the \$300,000 and let them use their excess funds to establish a fund balance because they have already given the general fund \$1.9 million dollars. Fewell would rather see the golf course be given the \$300,000 and tell them to use the money to get the greens fixed and take the additional money instead of paying the County back to put it in a reserve fund and come up with a deferred maintenance plan to make them self-sustaining and they do not have to come back for more money. He felt this 10 year plan is weird because they are asking to be paid back when they have already

given \$1.9 million dollars and he sees this as almost giving them back the \$300,000 that probably should have been put in a reserve fund to take care of these kinds of issues.

Motion by Supervisor De Wane, seconded by Supervisor Carpenter to give the Brown County Golf Course \$300,000 in a separate fund for maintenance and that the Brown County Golf Course establish an ongoing maintenance fund. Motion withdrawn by De Wane.

Vander Leest felt that this was splitting hairs. He stated that they have worked to get the best solution available and that he had some other ideas earlier. This has been out there for over a month and he felt that this was poor timing to bring it forward like this and further, the hurdle of getting 18 votes on the County Board exists. That is why this was set up for a repayment plan and not the way that Supervisor Fewell stated. Vander Leest asked Corporation Counsel Juliana Ruenzel to comment.

Ruenzel stated that the resolution was passed and the resolution had a payback in it. The question is if the resolution needs to be amended. She felt that if it goes where there will not be a payback then the resolution will need to be amended.

Vander Leest asked the supervisors to think about this because there will be a split decision and there are a lot of golfers who want to get this done who will be up in arms. This could create a lot of angst for people from now until the County Board meeting. He would like to see a unified voice to carry out what Ed & Rec has approved and move on. The concepts are easy and he felt this was being set up in an appropriate manner. He does not want to see a split decision that will cause heartache and concern from the community and from golfers who want to see this project done. Vander Leest wants to see this get done and he felt that the Administration Committee was putting this in jeopardy and he does not support it.

Fewell stated that what the Administration Committee is doing is what should be done. This is an enterprise fund that should be self-sustaining and they should not have to pay back the money and they should set aside the excess funds that they normally pay back to the general fund in an ongoing maintenance fund to take care of the golf course. That would be a long-term solution and what is being proposed is simply a bandaid approach. Fewell noted again that they have already given the general fund \$1.9 million dollars. Fewell did not know how this is upsetting the public because the golf course will be fixed. Fewell does not want to continue playing the game of not having maintenance for facilities the County offers. He does not want to play a ten year game with the golf course. He wants to see this cleaned up right now and done the right way.

Jamir stated that it seems that everyone is in agreement that the golf course needs to be fixed. Both committees support fixing the golf course. Since this is a now a split vote, Jamir asked if the Ed and Rec Committee would reconsider their vote to amend to what the Administration Committee did.

Vander Leest felt it would be a greater hurdle to pass County Board if the golf course is not paying the funds back. For this reason, he would rather not have their motion reconsidered. Jamir asked if this was any different than what was done earlier in the meeting for the Zoo and noted that the Zoo is not being asked to pay their funds back. Vander Leest clarified that the Zoo is taking money off the tax levy immediately and creating a maintenance fund for the future and he also noted that the Adventure Park is truly a revenue producer. The golf course project is more of an improvement and getting the greens back where they should be. For this reason, it was structured the way it was. He felt that there would be a lot people worried and up in arms from now until the County Board meeting. He would rather see a unified vote and that is what he is asking for. He thinks it is a greater hurdle to get 18 votes if the golf course does not have to pay the funds back. The golf course will be able to pay this back every year over 10 years and then as they go along a reserve fund can be

created. Vander Leest also noted that the economy has been down and golf has been down since 2008 by 20 – 25% nationally. Brown County is not immune to that and has also seen decreased play.

Supervisor Hopp was glad that Fewell brought up the points he did because this has been in the works for a month and it has already been discussed if the golf course would have to pay back money. Hopp stated that compounded interest on \$1.9 million dollars since 1999 would be \$2.8 million dollars. He stated when this comes to the full Board he will support Fewell's motion. He would like to see this passed tonight and if it fails at full County Board it could be put back in with the repayment plan and then try to pass it.

Vander Leest stated that we are on a schedule. If this is approved tonight and then it is approved at the June 19 meeting, the greens will be closed and the temporary greens will be put in on July 16. Uncertainty is being created by doing this vote and this is Vander Leest's opinion. He would rather have certainty and agreement and move forward and that is why it is structured the way it is. Hopp noted that there is no certainty to anything with the Board. Vander Leest felt the Board likes to tinker and make something that is well perfect and try to tinker with things that do not need tinkering with. Hopp stated that this is loaning the golf course money that has already been paid to the general fund plus charging them interest on it. The golf course has already paid for this. Hopp stated if they go forward with Fewell's suggested motion and do it without a repayment plan and allow the golf course to keep the \$33,000 per year and put that into a reserve account for future use you could kill two birds with one stone. If for some reason a supervisor has a problem with this they will have a problem with it the other way as well. If it does not pass the first time around, it can be brought back at the same meeting and be passed that way. The work on the golf course is going to pass one way or another and it is just a matter of repayment or not repayment.

Supervisor Lund felt it does not matter one way or the other. If the golf course pays the funds back plus interest, it does not matter because they are going to be paying back to the general fund anyway. When the repairs are made, there will be more people playing golf and thus more money returned to the general fund. He did not think it was punitive either way. The golf course will return more money to the general fund if they do not have to pay \$33,000 back every year. Lund stated it is the same money and noted that the golf course is going to start a maintenance fund anyway since the clubhouse will be paid off soon.

Fewell stated that what he is asking for is to truly make the golf course an enterprise fund and let them do their maintenance. His concern is that the golf course runs itself and does the ongoing maintenance and does not have to come back and ask for money in the future because it should be a self-contained operation and that is the whole idea of the enterprise fund. They have already given the general fund \$1.9 million dollars. He would like to see that nonsense stopped and let them put that money in their fund and upgrade the golf course and make the necessary repairs so that the golf course takes care of itself.

Supervisor Robinson stated that he does not have a strong opinion one way or the other but noted that he sees the point Lund made. That being said, as to the point of whether or not the golf course should return money to the general fund, Robinson felt that the golf course is a non-essential service and having it is great and it is great that they generate money and he felt it would be good for them to set up a maintenance fund and after sufficient funds have been put in the maintenance fund, if the general fund can get money back to fund essential services, he feels that is proper. As far as the golf course keeping all of the money they generate off the course, he would like to see them keep enough money to sustain it, but if there is money beyond that, he is perfectly fine with returning that to the general fund to fund essential services.

Fewell agreed that once there is a fund balance set aside for maintenance, there should not be excess funds in the account. If that fund balance for maintenance is set at a specified amount, then

when it gets to that level if we want to have them give the excess back to the general fund he does not see a problem with that. He did feel that this should be set up some way where the golf course is not coming back and asking for money ever.

Robinson agreed with Fewell and felt that having a policy for a fund balance is something they can talk about at the County Board level, but he felt a policy needs to be in place for all of the fund balances for all accounts.

Van Dyck said he understands where Fewell is coming from and he supports it but for him it is a matter of perception. The \$1.9 million dollars that is being referenced is in the past and has been transferred to the general fund and is gone. He would like to see the focus on today and the future and he felt both can be accomplished. He felt that the last several years have probably been an anomaly with regard to play and revenue at the golf course so even if play does not return to what it was four years ago, the golf course is still going to generate revenue. Right now they are paying \$60,000 per year for the clubhouse loan. If you take the \$33,000 payment, there would still be \$30,000 of additional money starting next year that will be cash flow. In a 10 year period of time that would mean another \$300,000 that if kept would build up \$300,000 in a fund to take care of repairs. In addition to the fact that if they generate revenue like they have done in the past they can keep a portion of that as well. Van Dyck agrees with Lund in that one way or another it is all the same money and if the general perception can be given to the public that taxpayer dollars are not being invested in the golf course and it is sustaining itself by paying back this loan this would be a positive for everyone and he felt we could still accomplish creating a maintenance fund. Additionally, there has been an appraisal done on an extra piece of property at the golf course and although it is not known what will be done with it, if that were to get sold, that would create another pot of money that something could be done with. He would like to see this move on with the way the resolution was passed.

Hopp also reminded the Committees that the golf course is paying over \$22,000 in taxes every year so it is not like they are getting off scott free. They are paying taxes and the public deserves to know that and should know that.

County Executive Troy Streckenbach stated that in the last 10 years they have come to the realization that the County made a lot of investments into different areas of cultural institutions and those infrastructures are now coming to the point where, for whatever reason, funding has not been available to maintain them to the level that they should be maintained. He agrees with the proposal that was made by Supervisor De Wane and brought up for discussion in the sense that we do absolutely need to get back to the point where the golf course or Zoo or parks are starting to put money back into these building asset accounts so funds are available for maintenance. With regard to the golf course paying back \$1.9 million dollars to the general fund, it must be remembered that that is in lieu of taxes. The comment was in order for us to maintain and own a municipal golf course, they felt it was right to pay the taxes that would normally be paid for if it was on the general tax rolls. This is part of the reason why the County had made the obligation to continue to have in the budget a line going back to the general fund. Long term as this is looked at, Streckenbach stated that at the end of the year in 2013 and 2014 is to be able to come to the County Board in March and say this is how much money we have left to return to the general fund because. As we look at the five year or 10 year strategic plan, he would like to take some of the money that they would have normally put into the general fund and put it into a segregated account that will help maintain facilities. This is what will happen in 2014 when they come to Admin Committee with the proposal of carryovers or return to the general fund. He felt that both things can be accomplished here and if you look at the \$300,000 and the amortization over ten years it is an amount that the golf course will be able to maintain and it allows for the County to continue to maintain the level of essentially having money from the taxpayers to maintain and improve upon and make the investment and then because it is a business just like any other business it would return the money back to the general

fund as if it would be a separate business on its own. Because the appropriation is being made, it is being allowed to happen and you feel that they will be able to come to the Board in March and say they have X amount of dollars available and they would like to take an amount and put it into the maintenance fund and then have the rest go back to the general fund. Although he agrees with the motion because at the end of the day they do need to get the money into a maintenance account, but if you look at this long term he felt confident that they would be able to come to the Board in the next few years and say they are able to make their payments and also be able to put some money aside into a reserve fund. His suggestion is to leave the current resolution as set up and allow the golf course to be an enterprise fund and operate as a business.

Administration Committee Motion:

Motion made by Supervisor De Wane, seconded by Supervisor Carpenter to approve with the understanding that a reserve fund will be created for the golf course. Vote taken. MOTION CARRIED UNANIMOUSLY

5. Bid Results for Project 1708 Brown County Golf Course Green Renovation.

The sealed bid tabulation record was provided, a copy of which is attached. The low bid was made by Links Land LLC in the amount of \$228,000 and they are looking at doing base bid A as well as Option 2 in the amount of \$27,800 for a total of \$255,800.

Ed and Rec Motion:

Motion made by Supervisor Van Dyck, seconded by Supervisor Williams to approve the bid of Links Land LLC for the base amount of \$228,000 plus Option 2 in the amount of \$27,800 for a total of \$255,800. Vote taken. MOTION CARRIED UNANIMOUSLY

Administration Committee Motion:

Motion made by Supervisor De Wane, seconded by Supervisor Jamir to approve the bid of Links Land LLC for the base amount of \$228,000 plus Option 2 in the amount of \$27,800 for a total of \$255,800. Vote taken. MOTION CARRIED UNANIMOUSLY

6. Such other matters as authorized by law.

None.

7. Adjourn.

Ed and Rec Motion:

Motion made by Supervisor Van Dyck, seconded by Supervisor Williams to adjourn at 5:44 p.m. Vote taken. MOTION CARRIED UNANIMOUSLY

Administration Committee Motion:

Motion made by Supervisor Carpenter, seconded by Supervisor De Wane to adjourn at 5:44 p.m. Vote taken. MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Therese Giannunzio
Recording Secretary

SEALED BID TABULATION RECORD

Project # 1708 - BC Golf Course Green Renovation Project

PURCHASING REP: CAC

BID Due Date: June 5, 2012 at 11:00am to BC Clerk

OPENING DATE & TIME: Immediately following due date/time in the Northern Building, 2nd Floor, Room 201

No.	CONTRACTOR	Contact Name	BASE BID A	BASE BID B	ADDITIONAL OPTION #1	ADDITIONAL OPTION #2	TOTAL BASE BID A & OPTION 1 & 2	*BID BOND (5% for over \$50K)	ADD 1	ADD 2	ADD 3	Low Bid Intent to Award
1	Ryan Inc Central	Steve Ganong	\$ 299,000	\$ 316,000	\$ 10,000	\$ 36,000	\$ 345,000	X	X	X	X	
2	Golf Creations	Matt Lohmann	\$ 341,200	\$ 351,450	\$ 5,165	\$ 39,460	\$ 385,825	X	X	X		
3	TDI Golf	Jackie Taylor	\$ 321,144.15	\$ 321,144.15	\$ 4,417.71	\$ 35,427.86	\$ 360,989.72	X	X	X	X	
4	Links Land LLC	William Walton III	\$ 228,000	\$ 232,000	\$ 3,600	\$ 27,800	\$ 259,400	X	X	X	X	X
5												

*Bid bonds can be in the form of a bid bond, certified check or cashier's check for projects from \$50 - \$100K. Bid bonds for any projects over \$100K need to be submitted as a bid bond only.