

## MINUTES OF THE MEETING/TM

1. Attendance: Ad Hoc Chair John Hazelwood called mtg to order apprx 11:30am, Supervisors Uselding, Geracie, Stumpf, Wirth, Brooks, Kaul, Agricultural Society Pres. Ken Riemer, Ag Society Board members Bob Roden, Mark Matter, Dick Carlson, Dave Salkowski, City of Cedarburg Planner Jon Censky, Gail Kraus, Dan O'Neil from UW Ext, Director of Public Works/Highway Commissioner Bob Dreblow, Facility Manager Gerard Behlen, Co Administrator Tom Meaux.
2. **Current status of project planning:**
  - Zoning changes from Cedarburg: completed, in partnership with Cedarburg Fire Dept Inc and approved by City of Cedarburg in 2009.
  - Land purchase from CFD: completed, county purchased 3.84 acres, currently newly purchased area is not marked with fencing.
  - Curlers negotiations re multi-use building: ongoing, hoping to have go/no-go determination by 1<sup>st</sup> Q 2010, no later than mid 2010, Curlers expected to pay apprx 50% of proposed \$4M multi-purpose building.
  - Storm water plan: completed, Public Works adopted alternative #4 in Aecom report, involving swale on north property border, storm pipes and gutters on barns, some curbing, bio-retention storage west of Willowbrook Park Pond and 2/3 acre storm water detention pond on north east quadrant of newly acquired property.
  - Geotechnical report and topographic survey: completed, but additional scope will be requested, test borings done on contemplated building site for multi-purpose building on north end of county grounds, good results for construction, more analysis due.
3. **Developing a Fairgrounds master plan involving building, facility and activity needs, phasing/timing, project budget:**
  - Consensus was to form a work group to work out details.
  - New sheep barn could/should be located on newly acquired property.
  - Ozaukee Farm Bureau may be interested in participating in county planning or building their own facility on site.
  - Additional testing should be done to determine barn locations.
  - Ag Society may assist with consultant to help planning process.
  - All replacement buildings would be owned by Ozaukee County.

#### **4. Projected time frame:**

- Curlers decision may be prolonged, no urgency for a decision from user group side of things. Under any scenario, construction would not initiate until after 2010 County Fair.
- The interest rate subsidy as part of the American Recovery Act borrowing decision expires 12/31/10.

#### **5. Funding Plan:**

- There is NO county funding available for new construction on Fairgrounds. Any new construction/investment would likely involve county bond issue. \$40,000 appropriation was designated as part of 2008 county budget, additional transfer from general fund for land purchase, some expenses for studies including phase one environmental assessment for purchased land, storm water plan for entire grounds, & geo-technical and survey, 2010 est. balance \$30k.
- Two project building alternatives at this time, both estimates include \$500,000 for storm water & landscaping and \$500,000 barn replacements, but DO NOT assume a new building maintenance reserve or additional rental revenues:
  - ✓ potential \$5M project investment multi-purpose building with Curlers, \$4M building, estimated new annual levy impact for 20 year note, \$250k/yr.
  - ✓ potential \$3M project investment Ozaukee County multi-purpose building, estimated new annual levy impact for 20 year note, \$225k/yr.

#### **6. Other issues, next steps:**

- TM to form work group: Sup Hazelwood, Gail Kraus, Dan O'Neil, 4H rep, Ag Society Pres Ken Riemer, work on Fairgrounds master plan.
- Ag Society to make consultant contact to engage in planning process.
- Bob Dreblow & TM will discuss with Aecom to augment geo-technical report with additional site analysis for barn replacement locations and to help finalize master plan for Grounds.

#### **7. Adjournment: 12:30pm.**