

PARKS & RECREATION COMMITTEE MEETING MINUTES

DATE & TIME: May 30, 2017 @ 1:30 p.m.

PLACE: JP Coughlin Center
Conference Rm. B.
625 E. Cty. Rd. Y
Oshkosh WI 54901

PRESENT: Parks Committee – Jerry Finch, Tom Konetzke, Mike Norton, Larry Lautenschlager, Steve Binder

ALSO PRESENT: Rob Way, Vicky Redlin, Tom McInnis – Winnebago County Parks Dept., Tom Egan - Winnebago County Fair & County Board, Tom Ellis – Winnebago County Board, Eileen McCoy – Solid Waste Board, John Rabe – Solid Waste Mgmt. Board, John Dougherty & Dave Romenesko– Life Promotions, Michelle Diener & Jeff Lemiesz – Oshkosh Speed Zone, Kevin Kemnitz – Winnebago BMX.

1. Call to order – Chairman Finch called the meeting to order at 1:30 p.m..
2. Approval of Agenda – Chairman Finch called for a motion to approve the agenda. Mike Norton moved to approve the agenda. Tom Konetzke seconded. Motion carried 5-0.
3. Approval of the Minutes of April 17, 2017 – Chairman Finch called for a motion to approve the April 17 meeting minutes. Mike Norton moved to approve the minutes. Larry Lautenschlager seconded. Tom Konetzke noted a correction in item #7 line 15, should read ‘ ... the WDNR and GF, they indicated that they had no...’ The minutes were approved following the correction 5-0.
4. Public Comment Relevant to Items on the Agenda – Jeff Lemiesz president of Impact Motorsports spoke against the erection of a stage within the grandstand racetrack area. Tom Egan president of the Winnebago County Fair Assoc. and Winnebago County Board Supervisor stated that this year the Fair was planning on doing something different with their entertainment by bringing in a larger stage and having it under a tent in the parking lot instead of using the grandstand. He also noted that he will abstain from any County Board vote on the grandstand stage project and that the Fair will work with whatever is decided.
5. Approval of MOU between Winnebago County Solid Waste Management Board (SWMB) and Winnebago County Parks & Recreation Committee for Development and Management of the Ken Robl Conservation Park – Rob outlined the timeline of the project so far. John Rabe and Eileen McCoy are attending from the Solid Waste Department and Board. The area is designed to need little maintenance that Parks would be in charge of. Any improvements must be approved by the SWMB which will establish guidelines for such improvements. Steve Binder stated that Parks is having a difficult time doing maintenance on what they already have with only 2 full time people and some seasonals for 3 months out of the year. He stated that the SWMB should be able to fund maintenance and operating costs out of the monies that they have for this project. Can an amendment be made to this agreement to fund the ongoing maintenance and operating costs? Rob stated that some maintenance of the prairie, such as burning every few years, and pond maintenance for invasive species would cost approximately \$3,000 to \$5,000. Mike Norton questioned the need for a contingency fund for necessary maintenance and future improvements. Steve Binder made a motion to amend the agreement as follows; Section III, item D - The SWMB and P&R will evaluate maintenance needs for the park after one year and determine an appropriate cost sharing mechanism for maintenance funds. Mike Norton seconded. Motion carried 5-0. Approval of amended agreement, Larry Lautenschlager moved to approve the amended agreement. Mike Norton seconded.

Motion carried 5-0. John Rabe will take the amended agreement back to the SWMB for approval next week.

6. Approval of Life Promotions, Inc. Ground Lease Agreement – Rob provided an overview of the history of this project and where Life Promotions currently stands. The non-renewal of the racetrack promoter contract by Impact Motorsports opened the door for redirecting programming within the grandstand facility. The establishment of an infield entertainment area will provide for multi-purpose use which the area currently lacks due to the unusability of the clay surface and angled track areas. The biggest factor facing Life Promotions is lack of additional area for camping at the Expo which is estimated to max out in either 2018 or 2019. Camping is the main funding source for Lifest from patrons attending the event. Rob went over the options for developing camping areas over the next 2 years and where the project of a stage in the grandstand facility will ease the need for additional camping space for at least 10 years. Lifest currently brings in over \$5Million in tourism spending as per the Oshkosh Convention and Visitor's Bureau calculations. Rob stated that the Gabert & Rusch property, that had been brought up previously in 1998 and again in 2005 when Country USA was considering leaving the Expo due to lack of space, was previously appraised at \$350,000.00 for approximately half the property that is currently farmed. There is another parcel involved that is owned by another party. Adding in appreciation costs, road building, electrical and plumbing install the property could be made into additional camping area for \$1Million+. Rob then went over the ground lease agreement with Life Promotions which is based on current agreements between the County and the Hilton Garden Inn and several hangers at the airport. Rob went over the most important talking points of the lease with the remainder mainly as boiler plate required legal language for a document of this type. Corporate Counsel has approved this lease with the addition of the official legal description of the property which is being done by Ayres Associates this week. This agreement is seen to be final with at most a few minor tweaks to some verbiage. Some highlights of the lease mentioned were; all improvements to the leased property is funded by Life Promotions, no charge for stage use to Life Promotions for the duration of the lease, other clients will be charged at maximum of \$10,000 to use the stage depending on the amenities required from Life Promotions, other clients will be billed through Parks and will co-insure Life Promotions for use, the Fair will not be charged a fee to use the stage as is. Steve Binder questioned the ability to market the facility. The OCVB will market it as well as staff though bookings will probably not take place for larger events until a few years have passed due to the cyclical nature of concert tours and the fact that booking will not take place until the facility is actually built. Therefore, smaller events will probably be the first booked into the new facility. Mike Norton moved to approve the grounds lease agreement with Life Promotions. Steve Binder seconded. Roll call vote; Jerry Finch – Aye, Tom Konetzke – Aye, Steve Binder – Aye, Larry Lautenschlager – Aye, Mike Norton – Aye. Carried 5-0.
7. Approval of Life Promotions, Inc. Multi-year Expo Rental Agreement – Rob went on to go over the 10 year rental agreement for the Lifest event with Life Promotions. He noted a few exceptions to the standard contract that is in use for events. Those items noted are; no charge for the stage facility, and a rental range from \$25,000 per year to \$35,000 per year over the life of the contract (which is a negotiated rate). Rob also reminded the Committee that Life Promotions would not pay a rental fee for the stage however they would be charged at standard rental prices any time they were to use the Expo grounds beyond Lifest. Mike Norton moved to approve the Multi-year Expo Rental Agreement with Life Promotions. Tom Konetzke seconded. Roll call vote; Jerry Finch – Aye, Tom Konetzke – Aye, Steve Binder – Aye, Larry Lautenschlager – Aye, Mike Norton – Aye. Carried 5-0.
8. Approval of Stage Facility Plans – Rob went over the plans provided for the stage by Life Promotions and their architect. Mike Norton moved to approve the plans as submitted.

Larry Lautenschlager seconded. Roll call vote; Jerry Finch – Aye, Tom Konetzke – Aye, Steve Binder – Aye, Larry Lautenschlager – Aye, Mike Norton – Aye. Carried 5-0.

9. Approval of Amendment to Sunnyview Exposition Center Fee Schedule – Rob explained the necessity of adding a tiered pricing structure for the newly improved grandstand facility. Therefore, an update to the current Expo fee schedule has been devised. Mike Norton moved to approve the additional pricing. Tom Konetzke seconded. Motion carried 5-0.
10. **Committee Endorsement in pursuing a future County Related Video Development Agreement w/ CGI. Communications – Chairman Finch removed this item due to lack of information.**
11. Approval of NRPA “Meet Me at the Park” Campaign Grant – Vicky explained the grant opportunity which is a very good match for The Natural Way in the Community Park. She attended a webinar last week explaining the grant and the approval process. Funds that have already been spent ie. the Ayres architectural plans and purchases of plants/shrubs and trees can be included to make up the County portion of the grant. We will be applying for \$26,000.00 for inclusive play equipment items. With the installation of these items it is hoped that sponsors will be more willing to fund future improvements. Mike Norton moved to approve. Tom Konetzke seconded. Motion carried 5-0.
12. Update on Pursuit of Asylum Point Bridge Replacement – Rob stated that the bridge will probably not be fixed or replaced this year. The grant cycle has already passed. Currently, parks is waiting on a contractor to provide an estimate for repair of the current bridge. Once that estimate is in hand then the insurance company will weigh in on what it will pay if anything. The land bridge estimate was well above the cost of replacing the bridge with a clear span bridge.
13. Waukau Creek Nature Preserve Dog Issues – Rob asked to table this item as the citizen who requested it to be on the agenda has not appeared.
14. Parks Director’s Updates: Waukau Creek Dam - Girl Scout Gold Award Project – this project is similar to the one done at Waukau Nature Preserve, Hmong Memorial Day Festival Report – went very well with only minimal damage to turf. The event was very well attended Mascoutin Valley Trail - Eagle Scout Project – a bike fixing station will be installed at the parking area later this year or sometime in spring of 2018.
15. Committee Chairman’s Updates: - Chairman Finch attended the Hmong festival and was impressed by the cleanliness.
16. Committee Member’s Updates: - Mike Norton explained what CGI is and his need for a resolution to put before the Board. Larry Lautenschlager stated that the CGI project is funded through sponsorships that the company receives from local businesses. Steve Binder clarified his statements regarding the maintenance issues in the Community Park as he noted in the discussion of the MOU for the SWMB project as relative to the startup of seasonal employees not intended as a critique of staff. Tom Konetzke had no statements.
17. Staff Updates: Vicky reported on the Park 50th Birthday event on August 19, sponsors are signing up and posters are being printed. She also stated that the second part of the economic impact survey funded by a grant from ECWRPC will begin June 1 and is in conjunction with the birthday event. The arch project is currently on hiatus and Rick will be devising a new marketing strategy for raising funds for that project. Tom McInnis reported that the Waukau Dam ADA access point has been completed and he feels the site will see more use as the single track is completed. He also stated that park seasonals

started yesterday. Also grass parking for soccer events has been expanded into former prairie area on the south end of the park to accommodate the larger crowds expected. Trees and shrubs provided in part by a grant from South West Rotary were installed in The Natural Way butterfly/song bird/pollinator gardens.

18. Next Meeting Date and Future Agenda Items: June 19, 2017 Boat tour August 7, 2017/
19. Adjournment – Chairman Finch called for a motion to adjourn. Larry Lautenschlager moved to adjourn. Steve Binder seconded. Motion carried 5-0. Meeting adjourned 4:20 p.m..

Respectfully Submitted
Vicky Redlin
Program Mgr.