

COUNTY BOARD STAFF / GENERAL SERVICES COMMITTEES
Minutes – November 21, 2013

Call to Order. Chair Podzilni called the meeting of the County Board Staff and General Services Committees to order at 5:30 P.M. in the Jury Deliberation Room on the fourth floor of the Rock County Courthouse-East.

Committee Members Present: County Board Staff Committee: Supervisors Podzilni, Kraft, Arnold, Brill, Bussie, Mawhinney, Peer and Yankee; General Services Committee: Supervisors Owens, Brill, Collins and Nash.

Committee Members Absent: County Board Staff Committee - Supervisor Jensen; General Services Committee - Supervisor Heidenreich.

Staff Members Present: Craig Knutson, County Administrator; Randy Terronez and Nick Osborne, Assistants to the County Administrator; Jeff Kuglitsch, Corporation Counsel; Rob Leu, General Services Director; Sherry Oja, Finance Director.

Others Present: Supervisors Beaver, Fox and Richard; Larry Barton, Cindy Zaharias, Renee Castro, Jose Carrillo, Dennis Condon and Scott Bordwell, UW Rock Foundation; Dean Carmen Wilson and Michael Pierick, UW Rock County.

Approval of Agenda. Supervisor Collins moved approval of the agenda as presented, second by Supervisor Arnold. ADOPTED.

Citizen Participation, Communications and Announcements. None.

Resolution.

Copies of a replacement resolution and agreement were handed out.

Transfer of Property to Rock Residential Foundation Inc. for the Purpose of Building a Dormitory on the UW Rock County Campus

“NOW, THEREFORE, BE IT RESOLVED by the Rock County Board of Supervisors in session this 21st day of November, 2013 that they hereby approve the transfer of not more than 4 acres of land to the Rock Residential Foundation, Inc., for the purpose of building a residence hall on the UW Rock County campus.

BE IT FURTHER RESOLVED that the County Board approves the attached agreement with the Rock Residential Foundation, Inc.

BE IT FURTHER RESOLVED that the actual real estate transfer will not occur until the Rock Residential Foundation, Inc., is incorporated and the General Services Committee approves a final site plan and legal description.

BE IT FURTHER RESOLVED that the County Board Chair and County Clerk are hereby authorized to sign a deed to transfer the property to the Rock Residential

Foundation, Inc., as well as any other documents necessary to complete the transaction including the amending the Rock County's existing lease agreement with the UW Board of Regents."

Mr. Knutson said this replacement resolution has changes to the following: line 2) limits the transfer of land to no more than 4 (four) acres of land; line 11) if the Foundation fails to enter into a construction contract within two years, the property reverts to the County; 30-32) that the actual real estate transfer will not occur until the Rock Residential Foundation, Inc. is incorporated and the General Services Committee approves a final site plan and legal description.

Mr. Knutson went over the provisions of the Agreement Between the County of Rock and Rock Residential Foundation, Inc.

Mr. Barton said the real estate has a little different footprint from the last meeting as the neighbors had a few concerns at the prior nights meeting. The building is set another 30 feet +/- from Garden Drive and there are more parking spaces in the proposed parking lot. He said they have been assured this site is sufficient for storm water retention control.

Dean Wilson said they met with the neighbors the prior evening and they could not negate that the view would change. She added that the new proposal would add 120 parking spaces, which will help with the parking challenges. She said this is a great opportunity for the campus and for the City of Janesville.

Supervisor Bussie said it sounds like the neighbors would like the dorm someplace else. Dean Wilson said they have not had a chance to talk to the neighbors about this new plan. Mr. Barton said he sees this as ongoing dialogue.

Supervisor Peer asked what the proposed distance from the neighboring houses is. Dean Wilson said it had been 25 feet when they met with the neighbors, but it was changed and is now proposed at a minimum of 60 feet.

Supervisor Brill suggested flipping the dorm to the other side of the parking lot, which would increase the open space between the dorm and the residents. Ms. Zaharias said they are at a point now that it almost makes the project unfeasible, that flipping the dorm to the other side of the parking lot would probably be cost prohibitive.

Supervisor Nash said he does not believe there is a need for this rush, that moving the building should not be a problem, and he has trouble working with an unformed corporation.

Supervisor Peer said it bothers him that it seems there was no thought to the neighbors when putting the buffer distance at 25-30 feet, and that if the neighbors asked for 75 feet why give only 60 feet. He said that moving the project over the 75 feet would show they are putting forth the effort and thinking of the residents. Dean Wilson said some of the residents did not want to look at a parking lot.

Supervisor Brill said he feels there needs to be more time to iron out some issues, that December 12 is not viable.

Chair Podzilni said that the project was supposed to be behind the maintenance building but borings showed there was concrete there. He asked if they knew how much concrete there is. Ms. Zaharias said that opening a hole to find out would be a lot to ask of a non-profit.

Supervisor Kraft said it seems we can't come up with any solutions, that the choice of a final site should go to the County Board for a vote, and that she agrees with Supervisor Brill that this project is moving too fast.

Chair Podzilni said if this is not advanced to the County Board, the item would be deleted from the County Board agenda this evening.

Supervisor Owens moved to approve the new resolution dated November 21, 2013, second by Supervisor Brill.

Supervisor Nash moved to table the resolution, second by Supervisor Peer. FAILED on the following vote: YES – Supervisors Mawhinney, Peer, Arnold, Nash, Owens; NO – Supervisors Podzilni, Kraft, Brill, Collins, Bussie, Yankee.

Chair Podzilni called for a vote on the first motion. FAILED on the following vote: YES – Supervisors Podzilni, Yankee, Bussie, and Collins; NO – Supervisors Mawhinney, Kraft, Arnold, Peer, Nash, Brill and Owens.

Supervisor Owens said the General Services Committee has been concerned with how fast this has been moving forward and that this will create more problems. He asked if the reason for moving so fast is to get students in the dorm for the fall semester. Dean Wilson said that if the resolution does not go to the Board of Regents for their December 5-6 meeting it would probably wait for another year.

Supervisor Bussie moved to forward the original resolution in the packet on to County Board without approval for discussion and possible action, second by Supervisor Kraft. ADOPTED.

Adjournment. Supervisor Arnold moved adjournment at 6:23 P.M., second by Supervisor Peer. ADOPTED.

Respectfully submitted,

Marilyn Bondehagen
Confidential Administrative Assistant

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.