

COUNTY FACILITIES COMMITTEE MINUTES
Oneida County Courthouse • County Board Room
Monday, February 2, 2026 • 8:15 a.m.

COMMITTEE MEMBERS PRESENT: Billy Fried and Michael Tautges

COMMITTEE MEMBERS PRESENT VIA ZOOM: Russ Fisher

COMMITTEE MEMBERS ABSENT (excused): Robert Almekinder and Robert Briggs

ALSO PRESENT: Troy Huber, Lindsey Kennedy (Buildings & Grounds); Tracy Hartman (Administrative Coordinator); Steven Schreier (County Board Supervisor)

CALL TO ORDER

Vice-chairman Fried called the County Facilities Committee to order at 8:16 a.m. in the County Board Room at the Oneida County Courthouse. This meeting has been properly posted in accordance with the Wisconsin Open Meetings Law and complies with the Americans with Disabilities Act.

APPROVE AGENDA

Motion by Tautges to approve the agenda for today's meeting, with the order of items at the chair's discretion. Second by Fisher. All Committee members present voting 'Aye'. Motion carried.

PUBLIC COMMENT

Steven Schreier commented that while he was in the Clerk's Office, he viewed artifacts that had been brought up from the basement. He noted that the documents are legible and believes there may be a significant number of additional items in the crawl space. Kerry Bloedorn expressed interest in entering the crawl space to take an inventory of the items. Huber stated he preferred that County staff handle any removal of items rather than allowing an outside individual to enter the space, citing safety concerns. Schreier stated it could be a good human-interest opportunity. Huber indicated he does not see an issue with exploring the items if done appropriately.

Fried suggested making this a future agenda item so a plan can be developed and direction provided to the Buildings and Grounds Department before approving or moving forward with any action. He also recommended obtaining approval from Corporation Counsel.

APPROVE MINUTES

Motion by Tautges to approve the minutes of the January 5, 2026, committee meeting. Second by Fried. All Committee members present voting 'Aye'. Motion carried.

ADRC FACILITY USE APPROVAL

Kennedy reviewed a request submitted by ADRC Manager Mya Olkowski and noted that an ADRC committee board member initiated the request. The request applies to a single event, a widow's weekend craft sale planned for the fall. Olkowski's request stated that County Code requires approval from certain committees to allow cash sales from outside groups in County facilities, including the County Facilities Committee.

The committee discussed the limited information provided in the request. Fried stated he felt that the committee did not have enough detail to make a decision at this time. Fisher, who serves on the ADRC Committee, stated that Olkowski is in the early stages of the process and is working through required steps, including obtaining approvals from the appropriate committees. Fisher stated that the date and exact scope of the event have not yet been determined.

Motion by Fried to approve the widow's event to be held at the ADRC, contingent upon review by Corporation Counsel and approval by any other committees deemed appropriate by Corporation Counsel. Second by Tautges. All committee members present voted "Aye." Motion carried.

REVIEW AND AWARD 2026 CIP PROJECT BIDS

a. ONEIDA COUNTY FIRE PANEL UPGRADES

Huber reported that three bids were received as follows:

- SGTS Inc. for \$113,863.72
- Systems Technologies for \$459,000
- Van Ert for \$324,500

Huber noted the significant variation in pricing and that the bids were received on Friday, indicating the department needs additional time to review the submissions to confirm that all vendors fully meet the bid specifications. Huber suggested inviting all three vendors to present at the next County Facilities Committee meeting to assist the committee in making an informed award decision.

Fried stated that vendor presentations would not be helpful to him, as he would not have sufficient familiarity with the technical details being discussed. Kennedy explained that while the department understands the required quantities of panels, pull stations, annunciators, and notification devices, as well as the need for the system to directly alert dispatch, selecting a specific panel type or manufacturer is outside the department's area of expertise. Kennedy further noted that for projects of this scope, an external consultant is typically engaged to assist with system selection.

The committee directed the department to report to chairman Fisher and work with the vendors to gather additional information and to report back at the next committee meeting with a recommendation for bid award.

Schreier asked whether the local fire department could provide guidance or recommendations regarding system selection or qualified experts. Huber stated he would contact Rhinelander Fire Chief A.J. Johnson to request a recommendation and determine whether he could suggest a qualified expert to assist with the evaluation.

b. HEALTH AND ADRC FACILITY ROOF REPLACEMENT

Huber reported that four bids were received for the roof replacement project as follows:

- Wickman Construction for \$76,230
- Nasi Roofing for \$62,200
- Oneida Roof and Chimney for \$70,800
- C&C Services, LLC for \$76,158

Consistent with the previous project, the department requested to defer awarding the project pending additional review. The bid documents require a bid bond, cash deposit, or certified check equal to 10 percent of the project amount; however, the bid submitted by Oneida Roof and Chimney did not include this required item.

The project specifications also require a 40-year manufacturer warranty. Two bidders included documentation confirming this requirement, while Nasi Roofing, the lowest bidder, did not include warranty information in its submission. Huber indicated that the department intends to follow up with the bidders to confirm compliance with all scope and specification requirements outlined in the bid documents prior to making a recommendation for award.

Huber also questioned whether a bid bond is necessary for this project and was directed by the committee to follow up with Corporation Counsel regarding that requirement.

The department will provide the additional information and a recommendation for bid award at the March committee meeting.

c. EXTERIOR PAINTING AT THE HEALTH AND ADRC FACILITY

Huber reported that three bids were received for the project as follows:

- TMI Coating for \$166,500
- KSW for \$66,088
- Wickman Construction for \$115,983

Huber noted that all bids substantially exceeded the project budget of \$30,000. The project budget was based on a prior quote from a vendor who ultimately chose not to submit a bid, citing the requirements for a bid bond and the sealed bid process. The committee recommended that the department follow up with Corporation Counsel to discuss options for rebidding the project.

Motion by Fried to reject the bids as presented and for the department to work with Corporation Counsel to explore alternative options for rebidding. Second by Fisher. Brief discussion held. Fried amended the motion to reject all bids as presented. Second by Fisher. All committee members present voted "Aye". Motion carried.

d. LAW ENFORCEMENT CENTER COOLING TOWER REPLACEMENT

Huber reported that one bid was received for the project from Tweet-Garot Mechanical for \$234,725. Huber recommended acceptance of the bid, noting that the County has previously worked with Tweet-Garot Mechanical and that their work has been satisfactory.

Fried expressed hesitation with accepting the bid due to it being the only bid received for the project.

Motion by Fisher to accept the bid from Tweet-Garot Mechanical for the LEC cooling tower replacement. Second by Tautges. All committee members present voted "Aye". Motion carried.

e. MONICO TOWER SITE GENERATOR REPLACEMENT

Huber reported that only one bid was received. Per the bid documents, the generator will be purchased directly by the County at a cost of \$24,537.04, with Van Ert submitting a bid for installation services only.

Motion by Fried to accept the bid from Van Ert in the amount of \$9,475 for the installation of the Monico tower site generator replacement. Second by Tautges. All committee members present voted "Aye". Motion carried.

f. ONEIDA COUNTY BUILDINGS AND GROUNDS MAINTENANCE TRUCK

Huber reported that one bid was received from Brickner for \$52,333 for a 2026 2500 Dodge Ram model equipped with the required plow. Huber recommended acceptance of the bid, noting it represents a favorable value. The approved budget for the purchase is \$70,000, and additional funds are expected from the sale of the existing Ford maintenance truck.

Huber noted that after the bid documents were submitted, additional plow options were identified that he would like to consider upgrading, with any additional costs to be funded through the CIP budget. Fried questioned whether adding options after bid submission could raise procedural concerns and directed Huber to follow up with Corporation Counsel to confirm that proper procurement procedures are followed.

Motion by Fried to approve the Oneida County Buildings and Grounds maintenance truck bid from Brickner in the amount of \$52,333. Second by Tautges. All committee members present voted "Aye". Motion carried.

UPDATES ON KOINONIA FACILITY MAINTENANCE

Fried stated that, at the last committee meeting, the department was given direction to review the projects requested by Bruce Decorah, Options Counseling Director, against the lease agreement between Oneida County and Options Counseling, to determine which projects fall under the county's responsibility. He explained that following that meeting, County Board Chair Holewinski, Administrative Coordinator Hartman, and Corporation Counsel Lynch clarified that the County Facilities Committee's role is only to obtain bids and pricing for the projects on Bruce's list, as well as any additional projects Huber deems necessary. The committee is not to decide which projects will move forward, but simply to gather pricing for presentation at a future meeting and for forwarding to the Executive Committee. Hartman confirmed this direction, and Huber added that the walkthrough and list compilation are in progress and that all bids will be reviewed once received. The department expects to have the compiled list ready for review at the March meeting.

Informational Only.

UPDATES/ACTION ON BUILDINGS & GROUNDS PROJECTS/ACTIVITIES

- a. **LEC COOLING TOWER REPLACEMENT:** Reviewed earlier in the meeting under 'Review and Award 2026 CIP Project Bids.'
- b. **MONICO TOWER SITE GENERATOR REPLACEMENT:** Reviewed earlier in the meeting under 'Review and Award 2026 CIP Project Bids.'
- c. **MAINTENANCE PLOW TRUCK:** Reviewed earlier in the meeting under 'Review and Award 2026 CIP Project Bids.'
- d. **FIRE PANEL UPGRADES (MULTIPLE FACILITIES):** Reviewed earlier in the meeting under 'Review and Award 2026 CIP Project Bids.'
- e. **PH/ADRC ROOF REPLACEMENT:** Reviewed earlier in the meeting under 'Review and Award 2026 CIP Project Bids.'
- f. **EXTERIOR PAINTING OF PH/ADRC FACILITY:** Reviewed earlier in the meeting under 'Review and Award 2026 CIP Project Bids.'

INVOICE PAID REPORT

Kennedy noted that the January 2026 invoices paid report had not yet been generated by Finance and will be presented at the next meeting.

Informational Only.

BUDGET/ACTUAL REPORT

The 2025 and 2026 year-to-date budgets were reviewed with the committee.

Informational Only.

NON-BUDGETED ITEM REQUEST

None.

ITEMS FOR NEXT AGENDA

- Koinonia Facility Repairs
- Artifacts in Courthouse crawl space
- 2026 CIPs bids

FUTURE MEETING DATE(S)

- Monday, March 9, 2026 at 8:15 a.m.

CLOSED SESSION

Motion by Fisher, second by Tautges for the County Facilities Committee to go into closed session pursuant to Section 19.85(1) (c), Wisconsin Stats., “considering employment, promotion, compensation or performance evaluation data of any public employee over which this body has jurisdiction or responsibility” (Topic: Annual Performance Evaluation and Goals Setting for Facilities Director)

Roll call vote taken; all members present voting in the affirmative. Motion carried. Committee went into closed session at 9:45 a.m.

Present in closed session: Huber, Hartman, and Schreier

RETURN TO OPEN SESSION

Motion by Fisher, second by Tautges to return to open session. Roll call vote taken; all members present voting in the affirmative. Motion carried. Committee returned to open session at 10:15 a.m.

ANNOUNCEMENT

Fried reports that there were no motions made in the closed session.

ADJOURNMENT

Fried adjourned the County Facilities meeting at 10:16 a.m.

Billy Fried, Vice-chairman

Date

Lindsey Kennedy, Recording Secretary

Date