

RACINE COUNTY PUBLIC WORKS, PARKS AND FACILITIES COMMITTEE MEETING
TUESDAY, MAY 8, 2018 - SUMMARY MINUTES

Public Works-Development Services Conference Room
Ives Groves Office Complex
14200 Washington Avenue
Sturtevant, WI 53177

Committee Present: Robert Grove, Tom Hincz, Monte G. Osterman, Tom Kramer
Members Excused: Nick Demske, Mike Dawson
Member Absent: Fabi Maldonado
Youth in Governance
Representatives Present: Paige Betthausen (present); Rasheed Muhammad (excused)
Staff Present: David Prott, Superintendent of Highways and Parks
Also Present: Michael Lanzdorf, Corporation Counsel
Jeff Collen, Racine Family YMCA President/CEO

1. Call to Order, Roll Call

The meeting was called to order at 6:00 p.m. by Chairman Robert Grove.

2. Review, discussion, and possible recommendation on a resolution by the Public Works, Parks and Facilities Committee authorizing Racine County to enter into an operations management agreement for the S.C. Johnson Community Sports Complex at Pritchard Park with the Racine Family YMCA (1st reading at the May 8, 2018, County Board meeting)

David Prott turned the discussion of this item over to Corporation Counsel Michael Lanzdorf. A previous resolution authorized the County to accept a \$6,500,000 donation from S.C. Johnson for the development and construction of an aquatic center in Pritchard Park. The resolution that is the topic of discussion tonight specifically addresses the agreement between Racine County and the Racine Family YMCA for management and operation of the S.C. Johnson Aquatic Center. It is anticipated that there will be a long-term relationship between the County and the YMCA. Lanzdorf stated that the proposed contract is a seasonal agreement and while the YMCA has vast experience operating similar facilities, this is a relatively new arrangement for the County. He commented that the County will have a better grasp of operations and financials after the first year of management. Using the budget attached as an exhibit to the agreement, an incentive of \$5000.00 is included if there is a deficit of less than \$10,000.00 for the 2018 season and if there is a deficit exceeding \$19,061.28, the County will revisit its willingness to offset such additional deficit.

DISCUSSION FOLLOWED.

Lanzdorf noted that an outside entity conducted a study of Pritchard Park on the County's behalf and found the YMCA proposal to be a very conservative, sound budget. Supervisor Hincz asked questions about the three-year term of this agreement, liability insurance and membership revenue. Lanzdorf stated that after this first season, the expectation is that the terms of the agreement will be revisited and any significant deviation will be subject to further approval. Lanzdorf noted the liability numbers included in the agreement are in keeping with standard terms and conditions. In addition, the County reached out to its insurance underwriter to ensure the accuracy of the financial obligations. Concerning actual liability, statutory limits would apply like any other sort of public park and there would also be recreational immunity in most instances.

Regarding membership/pass revenue figures, it was noted that it was S.C. Johnson's desire to establish conservative rates that would be low enough so that every member of the community could enjoy the park complex. Jeff Collen commented that the YMCA believes the seasonal rates, at a cost of \$180 for a seasonal family pass and a \$2 daily fee for youth, are very reasonable. The Committee further questioned and discussed clarification of the term of the contract and operational costs, including the allowance of carry-ins; pool maintenance and water chemistry; liability insurance coverage and rates; hours of operation; scholarship and financial assistance; utility costs and impact fees; and whether or not 16 or 18 should be the cut-off age for youth.

During discussion, it was discovered that the excel spreadsheet in its entirety submitted by Racine Family YMCA that included detailed line-item expenditures was inadvertently not included in its entirety in tonight's PWPFC meeting packets. Staff will forward the additional detailed documentation to the Committee prior to the next meeting on May 10, 2018.

SUPERVISOR OSTERMAN MOVED, seconded by Supervisor Kramer, to forward a resolution to the County Board for 1st reading on May 8, 2018, with a recommendation to approve, with the understanding that the detailed documentation omitted in tonight's meeting packets will be provided to the PWPFC prior to May 10, 2018. **Motion carried unanimously. VOTE: 4/0**

3. Miscellaneous Public Works Business

- Next PWPFC meeting: Thursday, May 10, 2018

4. Adjourn

There being no further business, **SUPERVISOR OSTERMAN MOVED, seconded by Supervisor Hincz**, to adjourn at 6:30 p.m. **Motion carried unanimously. VOTE: 4/0**