

Richland County Campus Reconfiguration Committee

Date Posted: April 7, 2025

NOTICE OF MEETING

Please be advised that the Richland County Campus Reconfiguration Committee will convene on Wednesday, April 9, 2025 at 6:00 PM in the Richland County Board Room of the Courthouse located at 181 West Seminary Street, Richland Center, WI 53581.

Information for attending the meeting virtually (if available) can be found at the following link:

<https://administrator.co.richland.wi.us/minutes/campus-reconfiguration-committee/>

If you have any trouble accessing the meeting, please contact MIS Support at 608-649-4371 (phone) or mis@co.richland.wi.us (email)

AGENDA

1. Call To Order
2. Roll Call
3. Verification Of Open Meetings Law Compliance
4. Approval Of Agenda
5. Approval Of Minutes From March 18, 2025
6. Public Comment
7. Reports
 - A. UW Campus Status Update
 - B. Venture Architects Updates
 - C. Update On Assessment Of Specialized Items In Campus Buildings
8. Discussion & Possible Action: MOU Between Richland School District And Richland County For Use Of Gym At Campus
9. Discussion & Possible Action: Use Of Campus Facilities By Richland County Sheriff's Department For Training Purposes
10. Discussion & Possible Action: Discussion & Possible Action: Set Future Meeting Date(s)
11. Correspondence
12. Future Agenda Items
13. Adjourn

A quorum may be present from other Committees, Boards, or Commissions. No committee, board or commission will exercise any responsibilities, authority or duties except for the Richland County Campus Reconfiguration Committee.

Derek S. Kalish
County Clerk

Richland County

Campus Reconfiguration Standing Committee

March 18, 2025

The Richland County Campus Reconfiguration Standing Committee convened on March 18, 2025 in person and virtually at 5:00 PM in the County Boardroom of the Richland County Courthouse.

Call To Order: Chair Turk called the meeting to order at 5:00 PM.

Roll Call: Deputy Clerk Hege conducted roll call. Committee members present: Steve Carrow, Gary Manning, Ingrid Glasbrenner, David Turk, Melvin “Bob” Frank, and Steve Williamson. Committee member(s) absent: None.

Verification Of Open Meetings Law Compliance: Deputy Clerk Hege confirmed the meeting had been properly noticed.

Approval Of Agenda: Motion by Frank, second by Glasbrenner to approve agenda. Motion carried and agenda was approved.

Approval Of Minutes From February 12, 2025 Meeting: Chair Turk asked if there were any corrections to the minutes from the February 12, 2025 meeting. Hearing none, Chair Turk declared the minutes from the February 12, 2025 meeting approved as published.

Public Comment:

Mr. Richard Lowe of Richland Center expressed his concerns for the pianos left behind at the campus. Mr. Larry Engel as a member of the Symons Natatorium Committee, spoke on the space needs for the Symon’s Recreation Complex and several option for the gymnasium space on the former campus. Chief Deputy Aaron Wallace of the Richland County Sheriff’s Department spoke to the committee on the history of the Sheriff’s Department using various spaces on the former campus for training purposed and also state the deputies would like to use the gymnasium space for exercise.

Reports:

A. Campus Status Update: Chair Turk reported that the committee was unable to make quorum for the 03/05/25 meeting. County Maintenance Manager, Randy Nelson gave a brief report on a leak in the ceiling of the band room caused by the failure of a drain and valve on a pump that is part of the heating system. Mr. Nelson reported that the damage was limited to the ceiling and the valve had been replaced, temporarily fixing the leak. Brief discussion ensued. Chair Turk reported on his continued talks with Representative Kurtz on the campus issue.

B. Venture Architects Updates. Chair Turk reported that Venture Architects continues to look at the space needs for the county as a whole. Brief discussion ensued.

Discussion & Possible Action: Assessment Of Specialized Items In Campus Buildings: Discussion on the specialized equipment left in the campus buildings, including pianos and other musical instruments, lab equipment and geological specimens, taxidermies, kitchen equipment, and technological equipment ensued. Consensus from the committee was for the area experts to set up a time to review the equipment left behind and the County Administrator would be the contact person for the county. Mr. Lowe reiterated his desire to inspect the pianos along with another piano technician.

Richland County Campus Reconfiguration Standing Committee

Discussion & Possible Action: Oversight Of County Tennis Courts, Soccer Field, And Walking Trails:

Chair Turk presented the draft resolution to the committee. Extensive discussion ensued. Motion by Williamson, second by Manning to approve the resolution. Motion carried and the resolution was moved on to county board for final approval.

Discussion & Possible Action: MOU Between Richland School District And Richland County For Use Of Gym At Campus:

Chair Turk presented the proposed MOU to the committee. Richland School District Superintendent, Steve Board briefly spoke. Various committee members expressed concerns on the wording of the MOU being vague. Extensive discussion ensued. Chair Turk entertained a motion to postpone the MOU until the next committee meeting. Motion by Manning, second by Glasbrenner to postpone the MOU until the next committee meeting. Motion passed with Frank being in opposition. The MOU was postponed to the next meeting of the Campus Reconfiguration Committee.

Discussion & Possible Action: Set Future Meeting Date(s): Consensus from the committee was gained to set the next meeting to April 9, 2025 at 6:00 P.M.

Correspondence: Chair Turk stated that a copy of an email that had been sent to him had been uploaded to the meeting packet.

Future Agenda Items:

Discussion & Possible Action: MOU Between Richland School District And Richland County For Use Of Gym At Campus

Discussion & Possible Action: Use Of Campus Facilities By Richland County Sheriff's Department For Training Purposes

Report: Update On Assessment Of Specialized Items In Campus Buildings

Report: UW Campus Status Update

Report: Venture Architects Updates

Adjourn: Chair Turk entertained a motion to adjourn. Motion by Manning, second by Frank to adjourn. Motion carried and meeting adjourned at 6:03 PM.



Myranda H. Hege
Deputy County Clerk

Specialized Item Assessment Form

An assessment form needs to be completed for every specialized item you are assessing.

Assessor Name & Contact #: Richard Lowe Tim Foss

Assessment Date & Time: 3-26-05 10:00 - 11:00 a.m.

Item Assessed: Estonia Grand Piano and 2 Baldwin Hamilton Spinet Pianos

Item Location: Copper Top Theatre Also 2 Yamaha Electric Pianos

Assessment Notes

Include any notes (resale value, cost to refurbish, cost to remove, etc.) you feel are relevant to the item you are assessing.

See Attached

The Remaining Pianos:

Estonia Baby Grand Piano
Baldwin Hamilton Spinet (upright) Pianos (2)
Yamaha Electric Pianos (2)

None of these pianos appear to have much promise and are probably not worth any efforts to repair or refurbish them.

The Estonia baby grand Piano appears to be of old Soviet Bloc construction, which was never at the quality level of Western construction. There are a number of significant cracks in the finish and it just sounds bad. We doubt it can be tuned or regulated enough to make it worthwhile and there would be considerable cost in doing a complete refinishing. The value of refurbishing this piano would not be justifiable.

The two Baldwin Hamilton spinet pianos are not of high quality construction and, again, there is a question of whether or not they can be tuned or regulated properly.

We did not do an examination of the two Yamaha electric pianos. No electric piano is worthy of consideration for the use we have outlined for the Baldwin Model F.

We recommend that all these remaining pianos be disposed of as directed by the Board.

Specialized Item Assessment Form

An assessment form needs to be completed for every specialized item you are assessing.

Assessor Name & Contact #: Richard Lowe Tim Foss

Assessment Date & Time: 3-26-25 10:00 - 11:00 am

Item Assessed: Baldwin Model F Grand Piano s/n 190-499

Item Location: Copper Top Theatre

Assessment Notes

Include any notes (resale value, cost to refurbish, cost to remove, etc.) you feel are relevant to the item you are assessing.

See Attached

Richland County Piano Analysis

Baldwin Model F: Serial Number 190499, seven foot length.

This is a classic Baldwin piano built in 1970 in the State of Ohio. It is the only one out of all the pianos we examined that merits serious further attention. It was built at a time when Baldwin was considered one of the premier pianos in the world, rivaling Steinway, Bechstein, Bosendorfer, and a few others.

Later generation Baldwin grand pianos were built in Arkansas and Mississippi and are generally considered inferior to the ones built in Ohio. The newest generations of all Baldwin pianos are made in China and also have a lower reputation.

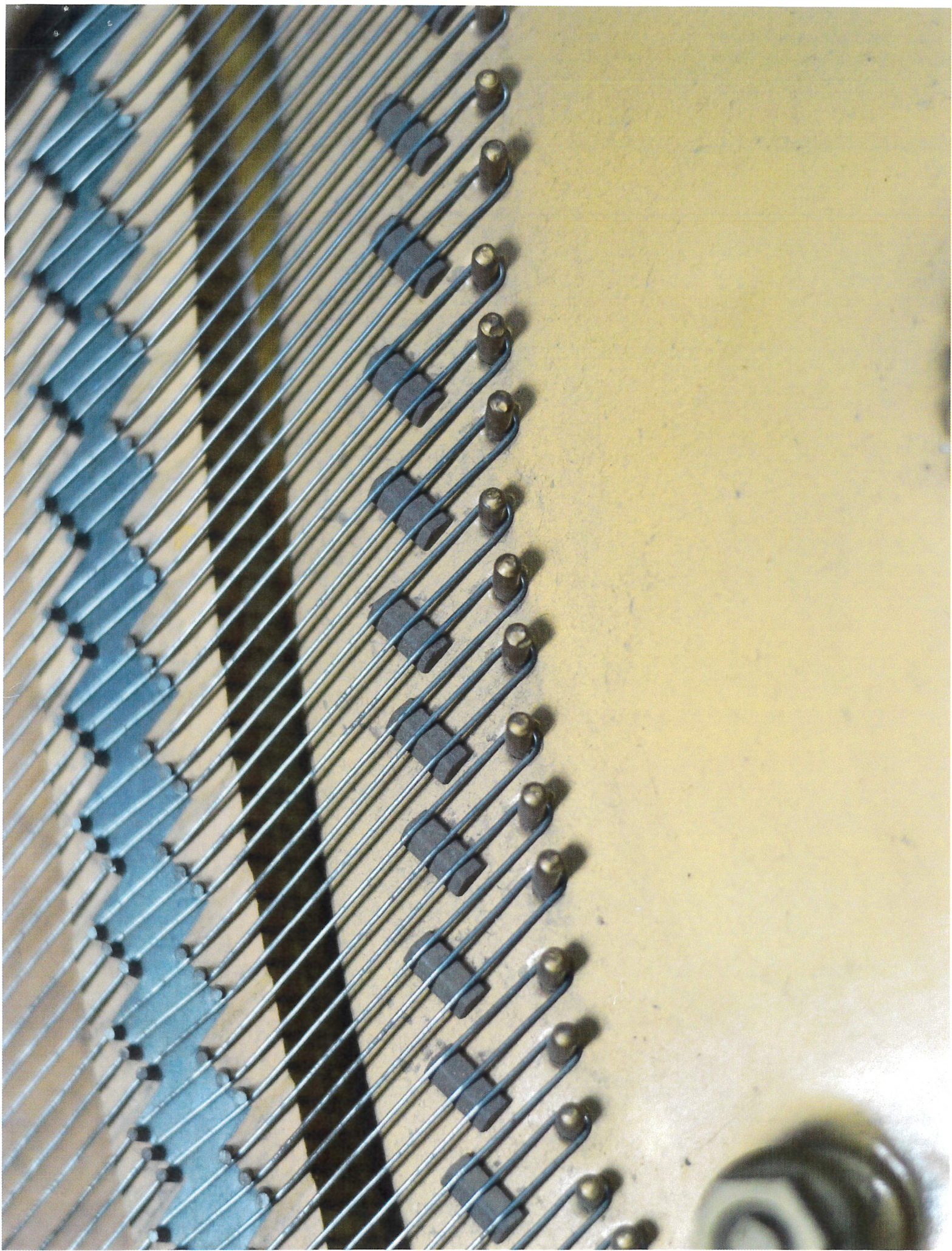
This is considered a “semi” concert grand piano which three experts have separately said would be quite sufficient for use in the 750 seat auditorium located at Richland Center High School. It could be used for high level piano concerts, bands and orchestras, school lyceum programs, solo and ensemble events, and other occasions.

However, at present, it needs to undergo some refurbishing. These are some of the areas that need addressing:

- While the ivory keys are generally considered a plus, they need a sanding and cleaning in order to bring them up to a higher level.
- There are small cracks in the soundboard that need repair, but the soundboard itself does not appear to need replacing.
- The bridge pins and bridge need some repair work.
- In part because of the above needs, there should be new strings and possibly other miscellaneous parts.
- The black satin finish needs rework.
- It needs a good cleaning throughout.
- The action itself may need examination. While it appears to be good, we did not disassemble it for more detailed look. Any further work here requires verification with a full shop analysis.

At present, we do not know what the cost of this rework will be. We also need to know if there are other people or organizations that would be willing to share in paying the cost of any refurbishing, including the travel expense involved in getting the piano to a rebuilding location and back.

All of this needs to be discussed with the Committee for further guidance.







190499

F

Memorandum of Understanding

Between

Richland School District

And

Richland County

Formatted: Centered

Effective Date: January 1, 2025

Formatted: Centered

Purpose

This Memorandum of Understanding (MOU) establishes a shared agreement between the Richland School District ("RSD") and Richland County ("County") regarding the use of the building known as the "Gymnasium Building" ("Gym") and adjoining facilities, including the soccer field and tennis courts, located at 1200 US Hwy 14 W, Richland Center, WI 53581, formerly part of the UW-Richland property. These facilities shall be utilized for district-sponsored events and activities to enhance educational and extracurricular opportunities for students.

Terms and Conditions

1. Use of the Gymnasium Building

RSD shall have the right to use the ~~Gymnasium Building~~ for district-sponsored events ~~and events booked through the RSD Facility Use Agreement~~, at no cost, provided such use does not interfere with regularly scheduled use of the Gym. The Parties shall meet regularly to negotiate and/or exchange schedules of their pre-planned events. RSD shall be responsible for monitoring and scheduling their own events and ensuring they do not interfere with County events. The County shall be responsible for communicating with RSD when it intends to schedule an event.

[RSD shall not collect any fees for events held in the Gym.]

2. Custodial Services and Supplies

RSD shall provide all custodial services and necessary supplies to maintain the areas used, including but not limited to restrooms, snow removal as needed, and mowing of adjacent field.

~~3. Locker Rooms and Weight Room~~

~~Locker rooms within the Gymnasium Building may be used for storage purposes only. The weight room may be used under proper supervision provided by RSD.~~

~~4. Access to the Property~~

~~Access to the Gym or to areas therein may be limited at the County's sole discretion for reasons of health or safety. County shall provide notice of areas to be restricted as expediently as possible to RSD.~~

RSD personnel authorized to access the Gymnasium Building ~~include are limited to~~ building principal(s), the activities director, the district administrator, the director of maintenance and grounds, custodial staff responsible for maintaining the property, and any designees of the aforementioned individuals. ~~Any such designee must be consented to in writing by the County prior to their exercise of this authority.~~

Authorized personnel shall be provided access via key or key fob issued by the County, ~~subject to approval per the preceding. Failure to abide by the terms of this Agreement may lead to the revocation of such approval for a given individual.~~

~~RSD may store at the Gym only those materials necessary to facilitate events held at the Gym.~~

5. Utilities and Equipment

The County shall provide electricity, water, sewer, heat, and other necessary utilities for the Gymnasium Building.

~~The County shall also ensure access to scoreboard control panels and any other accessories needed for conducting normal events within the gymnasium.~~

6. Access to Adjoining Facilities

RSD shall have access to the adjoining field, provided no permanent structures are erected, to be used for outdoor sports such as soccer, golf, or cross country. ~~RSD acknowledges that, from time to time, County may engage in maintenance activities which may impact the accessibility of the field, and County acknowledges it will provide reasonable notice of such activities unless unable to do so.~~

RSD shall also have access to the tennis courts for district-sponsored events and activities.

7. Effective Date and Termination

This MOU shall take effect immediately upon execution by both parties and will remain in force until terminated.

Either party may terminate this agreement by providing written notice at least thirty (30) days in advance.

8. Amendments

Any amendments to this MOU must be made in writing and signed by both parties.

9. Liability and Insurance

RSD agrees to indemnify and hold harmless Richland County from any claims, liabilities, or damages arising from the use of the Gymnasium Building and adjoining facilities under this agreement, except for claims arising from the County's negligence or misconduct.

Both parties shall maintain adequate liability insurance coverage for activities conducted under this agreement. ~~RSD shall, upon demand of the County, add the County as an additional insured under any such coverage for activities governed by this agreement.~~

10. Dispute Resolution

In the event of a dispute arising under this MOU, the parties agree to engage in good-faith negotiations to resolve the matter amicably. ~~If a resolution cannot be reached, the dispute may be submitted to mediation or another mutually agreed-upon method of resolution.~~

Signatures

By signing below, the parties agree to the terms outlined in this Memorandum of Understanding.

****Richland School District****

****Richland County****

By: _____

By: _____

Name: Steve Board

Name: ~~Candace Petsch~~

Title: District Administrator

Title: County Administrator

Date: _____

Date: _____

Memorandum of Understanding

Between

Richland School District

And

Richland County

Purpose

This Memorandum of Understanding (MOU) establishes a shared agreement between the Richland School District ("RSD") and Richland County ("County") regarding the use of the building known as the Gymnasium Building ("Gym") and adjoining facilities, including the soccer field and tennis courts, located at 1200 US Hwy 14 W, Richland Center, WI 53581, formerly part of the UW-Richland property. These facilities shall be utilized for district-sponsored events and activities to enhance educational and extracurricular opportunities for students.

Terms and Conditions

1. Use of the Gymnasium Building

RSD shall have the right to use the Gym for district-sponsored events at no cost, provided such use does not interfere with regularly scheduled use of the Gym. The Parties shall meet regularly to negotiate and/or exchange schedules of their pre-planned events. RSD shall be responsible for monitoring and scheduling their own events and ensuring they do not interfere with County events. The County shall be responsible for communicating with RSD when it intends to schedule an event.

[RSD shall not collect any fees for events held in the Gym.]

2. Custodial Services and Supplies

RSD shall provide all custodial services and necessary supplies to maintain the areas used, including but not limited to restrooms, snow removal as needed, and mowing of adjacent field.

3. Access to the Property

Access to the Gym or to areas therein may be limited at the County's sole discretion for reasons of health or safety. County shall provide notice of areas to be restricted as expediently as possible to RSD.

RSD personnel authorized to access the Gymnasium Building are limited to building principal(s), the activities director, the district administrator, the director of maintenance and grounds, custodial staff responsible for maintaining the property, and any designees of the aforementioned individuals. Any such designee must be consented to in writing by the County prior to their exercise of this authority.

Authorized personnel shall be provided access via key or key fob issued by the County, subject to

approval per the preceding. Failure to abide by the terms of this Agreement may lead to the revocation of such approval for a given individual.

RSD may store at the Gym only those materials necessary to facilitate events held at the Gym.

5. Utilities and Equipment

The County shall provide electricity, water, sewer, heat, and other necessary utilities for the Gymnasium Building.

6. Access to Adjoining Facilities

RSD shall have access to the adjoining field, provided no permanent structures are erected, to be used for outdoor sports such as soccer, golf, or cross country. RSD acknowledges that, from time to time, County may engage in maintenance activities which may impact the accessibility of the field, and County acknowledges it will provide reasonable notice of such activities unless unable to do so.

RSD shall also have access to the tennis courts for district-sponsored events and activities.

7. Effective Date and Termination

This MOU shall take effect immediately upon execution by both parties and will remain in force until terminated.

Either party may terminate this agreement by providing written notice at least thirty (30) days in advance.

8. Amendments

Any amendments to this MOU must be made in writing and signed by both parties.

9. Liability and Insurance

RSD agrees to indemnify and hold harmless Richland County from any claims, liabilities, or damages arising from the use of the Gymnasium Building and adjoining facilities under this agreement, except for claims arising from the County's negligence or misconduct.

Both parties shall maintain adequate liability insurance coverage for activities conducted under this agreement. RSD shall, upon demand of the County, add the County as an additional insured under any such coverage for activities governed by this agreement.

10. Dispute Resolution

In the event of a dispute arising under this MOU, the parties agree to engage in good-faith negotiations to resolve the matter amicably.

Signatures

By signing below, the parties agree to the terms outlined in this Memorandum of Understanding.

****Richland School District****

****Richland County****

By: _____

Name: Steve Board

Title: District Administrator

Date: _____

By: _____

Name:

Title: County Administrator

Date: _____