



SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

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SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT OPERATIONS COMMITTEE MEETING MINUTES September 30, 2014

SEWPBPD Conference Room
One Brewers Way
Milwaukee, WI 53214

Committee members present: Daniel McKeithan, Jr., *Chairman*; Jerry Gonzalez; Bill Maslowski; Kris O'Meara

Committee members excused: Erik Johnson

Others present: Michael Duckett, Kristi Kreklow, Mike Brockman, SEWPBPD Staff; Media and other interested parties.

1) Call to Order

Chairman McKeithan called the meeting to order at 3:04 pm and stated for the record that a quorum of Committee members was present to conduct business.

a) Review Open Meeting Notice

Chairman McKeithan noted that the agenda was properly noticed pursuant to open meeting laws.

Chairman McKeithan asked if there were any members of the public that wished to address the Committee. There were no comments.

b) Approval of Meeting Minutes – October 1, 2013 Meeting

MOTION: It was moved by Mr. Gonzalez and seconded by Mr. Maslowski to approve the minutes of the October 1, 2013 Operations Committee meeting. The meeting minutes were approved by unanimous voice vote.

2) Segregated Reserve Fund (SRF)

a) Final 2013 SRF Report

Chairman McKeithan presented the final 2013 SRF report, noting that the 2013 projects were \$161,000 under budget. It was noted that the \$161,000 would be added to the SRF reserve balance.

b) Status of 2014 SRF Projects

Chairman McKeithan presented the 2014 SRF report and called on Mr. Brockman to review the 2014 projects. Mr. Brockman provided an overview of several 2014 SRF projects, including the 400 ton air cooled chiller and controls upgrade, pavement rehabilitation and building envelope repairs. He stated that the 2014 projects are expected to come in at or below the \$2.116 million budget. Discussion ensued on the 2014 projects.

c) Consideration of Conceptual and Final Approval of 2015 SRF Program

Chairman McKeithan presented the 2015 Recommended SRF Program and called on Mr. Brockman to review the 2015 projects. Mr. Duckett pointed out that the current master plan had called for a 2015 budget of \$1,875,000 and that staff is recommending a \$1,522,000 budget. He noted that this was primarily due to project 2015-22, sprinkler pendant replacement, not being funded. The required testing of a sample of dry sprinkler system pendants indicated no failures and therefore no sections of Miller Park's sprinkler pendants required replacement.

Mr. Brockman provided an overview of the 2015 proposed projects. He noted that projects 2015-23 through 2015-34 are standard projects that are included in the SRF each year. Those projects include things such as plaza trip hazard repairs, environmental management and building envelope repairs. Discussion ensued on the 2015 recommended projects.

The newly updated SRF master plan was reviewed. Ms. Kreklow noted that the unexpended funds from the 2013 budget and the lower than anticipated 2015 SRF budget results in a \$2.3 million SRF reserve balance, an increase of over \$500,000. The new master plan anticipates a total fund balance of \$11.1 million at the end of 2015.

MOTION: After discussion, it was moved by Ms. O'Meara and seconded by Mr. Maslowski to provide conceptual and final approval of the 2015 SRF program as presented. The motion was approved by a unanimous voice vote.

3) Other Business

a) Roof Structural Inspection Report

Chairman McKeithan called on Mr. Brockman to provide the Committee with an overview of the 2014 roof structural inspection report provided by Fish & Associates, Inc. and Burgess & Niple. Mr. Brockman stated that the inspection results were positive and that the pivot structure, tension cables, bogie system and A and B-trusses inspected this year were all shown to be in good to fair condition. Mr. Brockman reviewed some of the findings of the inspection and noted that the 2015 roof steel painting program would be based upon the findings of this inspection. Discussion ensued on the roof structural inspection report.

4) Convene into Closed Session to discuss personnel issues, contract negotiations, litigation or potential litigation matters, deliberate or negotiate the purchase of public properties, the investment of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session

The meeting did not convene into closed session.

5) Adjourn

MOTION: It was moved by Mr. Maslowski and seconded by Mr. Gonzalez to adjourn the meeting. The motion passed by unanimous voice vote. The meeting was adjourned at 4:28 pm.