

COMMITTEE: PUBLIC PROPERTY/BUILDING  
DATE: MAY 6, 2020  
TIME: 5:30 PM  
PLACE: COUNTY BOARD ROOM

#### CALL TO ORDER

Chairman Lukas called the meeting to order at 5:30 p.m. and read the agenda.

#### ROLL CALL

Present: Lukas, Collins, Laabs & Dehart

Absent: Stamper

Others Present: Cindy Gretzinger, Nora Matuszewski, Lynne Black, Josh Bradley, Mark Rinehart, John Dennee, Ed Quade, Bill Anderson, Bill Chaney & others by Go-to Meeting.

#### APPROVE AGENDA

Motion by Collins to approve the agenda as presented, second by Dehart. All present voting AYE. Motion carried.

#### APPROVE MINUTES FROM MARCH 5, 2020 PUBLIC PROPERTY/BUILDING MEETING

Motion by Laabs to approve the minutes from March 5, 2020 Building/Property meeting, second by Lukas. All present voting (AYE). Motion carried.

#### INTRODUCTION OF NEW MEMBERS, PROJECT UPDATES TO DATE WITH MUSSON AND COMMITTEE

The two new members Collins and Dehart were updated on all of the projects. Musson did a brief overview and told the committee he had tentative approval of the Jail plans and he had worked out a schedule for construction and bidding. As well as set up the timeline for the advertisement for the bidding, the walk-through of the building and qualifications of contractors. The bids received will have to go to full county board again for approval because the original \$130,000 estimate will not be accurate. The generator project has been bid out and awarded and will begin in the next week or so.

#### DISCUSSION AND POSSIBLE ACTION ON THE OLD GENERATOR AT THE JAIL AND THE POSSIBILITY OF THE HIGHWAY PURCHASING IT WITH IN-KIND SERVICE

Lukas would like to give the generator to the Highway for in-kind service, but Anderson says they cannot do that, they would have to buy it outright.

Motion by Dehart to sell the Highway the generator for \$4,000.00, second by Collins. All present voting (AYE). Motion carried.

#### DISCUSSION AND POSSIBLE ACTION ON STEPS GOING FORWARD ON THE DONATED GENERATOR THAT IS NOT USEABLE BY THE COUNTY

Rinehart had sent Mr. Meier an email to ask if he would like the generator back, and he has never responded since the first email in March and the Forestry would like their trailer back that it is sitting on. Black said she has talked with him and he does want it back, it could be dropped

off at the Town of Lincoln. She will discuss it with Mr. Meier at the next Town of Lincoln meeting.

Motion by Collins to return the generator to its original owner who donated it, second by Dehart. All present voting (AYE). Motion carried.

#### DISCUSSION AND POSSIBLE ACTION ON THE APPROVED RESOLUTION FOR THE OLD JAIL/RESIDENCE BUILDING

There will be quotes obtained for the windows and doors through Musson.

#### DISCUSSION AND POSSIBLE ACTION ON EQUIPMENT PURCHASES FOR THE MAINTENANCE DEPARTMENT AND APPROVED BUDGETED TRUCK PURCHASE

The tractor that was quoted had all of the attachments needed for an estimated cost of \$43,000.00-\$53,000.00. The truck that was budgeted for needs to get quoted out soon, and the crimper was already approved.

#### DISCUSSION AND POSSIBLE ACTION ON NEW ELECTRICAL WORK UPGRADE FOR THE COURTHOUSE AND A 100K GENERATOR

The generator will be around \$212,000.00 and the electrical upgrade to the Courthouse estimated around \$240,000.00-\$250,000.000.

The question came up as to why the generator for the Jail was not quoted to run both the Jail and the Courthouse. Lukas called Cottrell and he told him it was not done because of the two entrances, it would not work.

#### DISCUSSION AND POSSIBLE ACTION ON A NEW FURNACE FOR THE COURTHOUSE

The idea of a furnace was corrected to say boiler, as it is not a furnace. The idea of three boilers was discussed and at a cost of \$35,000.00 a piece, but, the cost cannot be known at this time because the existing system is steam and a new boiler system would have to be water, which may or may not work with the existing system.

#### DISCUSSION AND POSSIBLE ACTION ON NEW THERMOSTATS FOR THE NORTH ANNEX

A bid for this was done in the past, with a cost of around \$80,000.00.

#### DISCUSSION AND POSSIBLE ACTION ON A NEW ELEVATOR FOR THE COURTHOUSE

The cost was discussed and the original quote sent out came back around \$105,000.00 so the committee estimated the cost to be around \$125,000.00.

#### MAINTENANCE UPDATES ON COURTHOUSE REPAIRS AND LISTING OF FUTURE PROJECTS

- Rinehart would like to get bids on stripping and waxing the floors.
- The floor tiles by the boiler room need to be abated. The abatement for the District Attorney office as very high odor for quite a few days. Rinehart told they committee so they would be aware.

- The split-unit air conditioners work very well and Rinehart would like to bid out three more. (Clerk of Courts/Register of Deeds, Little Courtroom/Register of Probate, and the Jury Room/Judicial Assistant).
- Replacement of bubblers on the 1<sup>st</sup> and 2<sup>nd</sup> floor, with the capability to fill water jugs, with a price of around \$1,000.00 a-piece.
- New floor in entranceway as well as board room, with new chairs and tables, etc.
- New sinks, faucets, counters in 1<sup>st</sup> floor bathrooms.
- Door and railings need to be stripped and re-varnished from the sanitizing.
- Four roofs still need to be replaced: District Attorney, Above the Elevator, and the Sheriff and Old Jail Residence.
- Rinehart would like to purchase a Lysol fogger for the future.
- Windows in the Jail for John and Alex offices have seal failures in them.
- Sidewalk replacement in front of the Sheriff Department.
- There is a problem with the HVAC in the Jail that was installed last year by Schultz Equipment. The committee asked Rinehart to have someone come in and tell them what is wrong with it and then speak with Payant to send them a letter giving them a week to come and look at it.

#### DISCUSSION AND POSSIBLE ACTION ON A NEW PARKING AREA ON THE SOUTH END OF THE COURTHOUSE COMPLEX

Rinehart had a plan to cut into the hill behind the courthouse behind the deer pen to open up parking. There would have to be a retaining wall put up there, but, it would add quite a bit of parking.

#### DISCUSSION AND POSSIBLE ACTION ON REPAIRING OR REPLACING THE SIDEWALKS IN FRONT OF THE LAW ENFORCEMENT CENTER

Motion by Laabs to go out to bids for replacing the whole length of the crack of the sidewalk in front of the Sheriff Department, second by Collins. All present voting (AYE). Motion carried. Musson with work with Rinehart on this.

#### DISCUSSION AND POSSIBLE ACTION ON FUTURE BORROWING FOR PROJECTS AND STAYING WITHIN PAST DEBT LEVY AMOUNT

Motion by Collins to have Musson put together proposals for projects and contractor budgets for projects listed above:

- Modulating Boilers
- 4-Roofs
- Electrical and generator for Courthouse
- Thermostats
- Windows, roof, doors in Sheriff/Jail Residence
- Flooring in boardroom and entranceway
- Proposals for tractor
- Split-unit air conditioners

Second by Laabs. All present voting (AYE). Motion carried.

Motion by Collins, second by Dehart to forward to finance a Capital Improvement resolution with intent to borrow up to 3.25 million. All present voting (AYE). Motion carried.

#### SET NEXT MEETING DATE AND POSSIBLE TOPICS

No date was set, with possible topics being the driveway blacktop.

#### ADJOURNMENT

There being no further business, motion by Collins to adjourn, second by Dehart. All present voting AYE. Motion carried. Meeting Adjourned at 8:18 p.m.