

BUILDING/PUBLIC PROPERTY COMMITTEE

COMMITTEE: BUILDING/PUBLIC PROPERTY
DATE: JANUARY 31, 2023
TIME: 4:00 P.M.
PLACE: COUNTY BOARD ROOM

CALL TO ORDER

Chairman Lukas called the meeting to order at 4:00 P.M.

ROLL CALL

Members Present: Landru, Lukas, Dehart

Absent: Fulcer

Others Present: Nora Matuszewski, Dave Wiebelhaus, Jeff Marvin, Jeff Musson, Joshua Bradley

APPROVE AGENDA

Motion by Dehart second by Landru to approve the agenda as presented. All present voting (AYE). Motion carried.

APPROVAL OF MINUTES FROM THE NOVEMBER 17, 2022 & THE DECEMBER 15, 2022 PUBLIC PROPERTY/BUILDING MEETINGS

Motion by Landru second by Dehart to approve the minutes from the two (2) previous Public Property/Building meetings. All present voting (AYE). Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS

None

MAINTENANCE UPDATES; POSSIBLE ACTION

- WHEEL CHAIR LIFT

Wiebelhaus had an estimate from A-1 Elevator to repair the Handicap lift. The cost for the part was \$3,594.66, which did not include the labor; lead time about 16 weeks. He also had an estimate for replacing the lift, which was between \$30,000-\$35,000. He told the committee there was a couple different scenarios that had to be taken into account. Musson told the committee there is the possibility to get around the ADA issues by providing a room where the handicapped would be able to be attended to. The committee would like Wiebelhaus to continue looking into replacing the elevator.

- BOILERS

The boilers are running pretty good right now. They noticed some condensation that was eating through some wires. Johnson Controls have a way to drain it and lessen the acidity of the condensation.

- GENERATORS

Bradley has not had a lot of time to look into the 1033 program. Wiebelhaus found five (5) places that have generators for rent. Currently United had two (2) and Sunbelt does not have any. The generator specifications need to be gathered and given to Bradley so he can put out there what is being looked for. Wiebelhaus has looked into electricians. They are going to do another switch-over with the generator and he is organizing everyone needing to be involved, so they can possibly get this issue with other problems.

- NORTH ANNEX – HEAT

The North Annex is always cold, the other day Wiebelhaus could not get the temperature above 69 degrees. He has investigated what is going on in the ceiling with the duct work and he sees some issues. The return air is not working correctly. He does not know who did the work on it, so he does not know who to call, but knows it is not working properly.

Motion by Landru to contact Rappley to come and look at the heat, second by Dehart. All present voting (AYE). Motion carried.

- COMBUSTION DAMPER – JAIL BOILER

Motion by Landru to take the money for the cost of the part from both the Jail and Maintenance budgets, which Lukas had approved because of the need before the meeting, second by Dehart. All present voting (AYE). Motion carried.

- ADRC BUILDING

Wiebelhaus had a picture of the tree that is tipping toward the property owner's carport next to the building.

Motion by Dehart to have Votis come and remove the tree, second by Landru. All present voting (AYE). Motion carried.

The staff in the building wants the bubbler removed as it has not worked for several years. Maintenance will look over before a decision is made. They also would like all of the offices painted. Staff will look into painting when the paint goes on sale around Memorial Day.

There are a few issues with the flooring contractor not replacing the door stops and some very uneven trim. The flooring looks very good. Musson will contact them to replace the door stops and the trim before the invoice will be paid. Once they fix everything the invoice will be paid.

- AES

AES showed up unannounced last week and when Wiebelhaus asked them why they were there, they were vague, only telling him they were tying up loose ends. He noticed they had a list, so, he asked them for a list of what they had done when they leave. They gave him a small note which did not tell him much of anything. They were in the ceiling, looking at cabinets, etc.

- PARKING LOT ISSUES

Wiebelhaus told the committee there are quite a few issues and asked how soon are the parking lots going to be done, because there are some issues that cannot wait very long because they are heaving so bad.

JEFF MUSSON UPDATES: DISCUSSION AND POSSIBLE ACTION ON ITEMS LISTED BELOW

- NEW PARKING LOT LAYOUT

Marvin had some suggestions for revisions. Musson will revise and bring back to the next meeting.

- SOUTH ANNEX WINDOWS

Musson hopes to have a second quote by the end of this week.

- UPDATE – DOME

Musson had a rough time finding someone to restore the metal. He did find someone to give budget, which included roofs, clock towers, etc. Musson called Kulps about the roof and was told it was still under warranty, so that can be removed, but the whole budget was around \$1.3 million.

- UPDATE SECURITY DOORS

Bradley had an estimate from SGT's for the doors, which is not the actual doors, but the control of the doors. It was in the amount of \$245,700. The doors themselves are an issue in the courthouse building because of the need to keep with the look of the actual aged building and not look like a Jail. Musson will put together a few styles and bring them back for committee suggestion.

POSSIBLE FUTURE AGENDA ITEMS

- Updates – Maintenance
- Updates - Musson

ADJOURNMENT

Motion by Dehart to adjourn, second by Landru. All present voting (AYE). Motion carried. Meeting adjourned at 5:33 p.m.

These minutes are not official until approved at the next scheduled meeting of Building/Property meeting.