

BULDING/PROPERTYCOMMITTEE MINUTES

COMMITTEE:	BUILDING/PROPERTY
DATE:	NOVEMBER 4, 2024
TIME:	9:00 A.M.
PLACE:	FOREST COUNTY BOARDROOM

CALL TO ORDER

Lukas called the meeting to order at 9:00 a.m. and read the agenda.

ROLL CALL

Present: Decorah, Landru (9:04a.m.), Lukas, Miller, Weber

Absent:

Others Present: Nora Matuszewski, Dave Wiebelhaus, Tom Hoffman, Jeff Musson, Brian, Knutson, Jeannie Fannin

APPROVE AGENDA

Motion by Weber to approve the agenda as presented, second by Miller. All present voting (AYE). Motion carried.

APPROVE MINUTES FROM THE OCTOBER 9, 2024 BUILDING/PROPERTY MEETING

Motion by Weber to approve the October 9, 2024 Building/Property minutes, second by Landru. All present voting (AYE). Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS

None

DISCUSSION/ACTION ON THE TRI-COUNTY OFFICE SPACE AND UTILIZATION FOR THE FINANCE ADMINISTRATOR

Motion by Miller to allow Zoning and Land Conservation to put 14 file cabinets in the front office of the Tri-County Office, approval based on discussion of all three (3) department heads and see how it goes on temporary basis; Finance Administrator to utilize the open office space, second by Landru. All present voting (AYE). Motion carried.

DISCUSSION/ACTION ON AYRES QUESTIONS FOR THE BLACKTOP PROJECT

The committee went through the questionnaire that Ayres sent for the committee and Musson will forward to Clerk. The committee discussed the pros and cons of requiring a performance bond. They discussed the need for the bidders to actually walk the site before bidding (before hunting season) and the need to get it done before the snow comes; Musson pointed out the sidewalks and parking lots will be plowed. They want the bidding process underway in December. The pavement markings are going to be yellow and blue and the sidewalk by the Sheriff Department to be at the same level as the parking lot.

DISCUSSION/ACTION WITH JEFF MUSSON AND TOM HOFFMAN ON COURTHOUSE/JAIL PROJECTS, AND CHANGE ORDERS FOR CURRENT CONTRACTS

There was discussion on the paint drips on the second floor from the painter noticed on the wall and floors after the scaffolding was taken down. These will be cleaned up, per Hoffman. There is a piece of

glass missing when you look up from the second floor. Hoffman will look into getting the broken pane fixed.

Hoffman discussed the spray foaming of the rotunda, roof, sheriff residence; just the courthouse was \$60,000. Wiebelhaus requested getting a note on the cost for Focus on Energy.

Musson had a picture of the addition that will be going onto the courthouse and told the committee the peaked roof will not work; it will have to be the same as the roof on the north annex with drains in the roofs. He talked about 7'4" roofs with open duct work. The entrance will be heated by a small furnace. Musson discussed the Sheriff residence and what to do with the third floor for office space. He will be meeting with the state this week to see what can be done. The question would be that the space is not handicap accessible and having a space on the first floor to meet for the handicapped. Should the attic be sealed off and foam sprayed for insulation? Hoffman and Musson will meet to discuss attic utilization.

The tuck pointing that needs to be done above what has been done could be around \$1,000,000 more. There was discussion about the corbels, columns and shingles left from the building.

Motion by Miller to sell corbels on the surplus site as a bundle, with starting bid at \$100.00, second by Decorah. All present voting (AYE)(5); Opposed (1) Weber. Motion carried.

Motion by Decorah to sell shingle on surplus site as a bundle, with starting bid at \$100.00, second by Miller. All present voting (AYE). Motion carried.

MAINTENANCE UPDATES-POSSIBLE ACTIONS

1. There are several roof leaks from the rain last Thursday in the roof, where the shingles were removed for the scaffolding and they have not been replaced yet. The shingles will not be put on until the clocks are done and they can get back here, which may not be until December.

2. Johnson Controls looked at the boiler #2 in the Courthouse and Maintenance worked with them to change the check valve and a pressure relief valve. So far the system is running without air in the system. The thought was the air in the system was the check valve.

3. The block heater is out on the generator at the Law Enforcement Center and there are other repairs and a full service that needs to be done on it. The full service with the block heater will cost around \$5,000.

Motion by Weber to do the repairs and the block heater for the \$5,000 and take it from the Sheriff Department budget out of repairs, second by Miller. All present voting (AYE). Motion carried.

4. Gun Range is almost complete. Wiebelhaus has 4 benches done and seats; per the grant there needs to be signage put up.

5. Wiebelhaus has heard nothing on the water softeners or fire suppression. He said the Sheriff was going to check into it and get back to him, but, he has heard nothing yet.

6. The boilers in the Law Enforcement Center are almost done. The pumps are here and the contractors have some more work to do, but, they are pretty close to being done.

FUTURE AGENDA ITEMS

None

ADJOURNMENT

Motion by Miller to adjourn, second by Weber. All present voting (AYE). Motion carried. Meeting adjourned at 11:31 a.m.