

COMMITTEE: BUILDING/PUBLIC PROPERTY
DATE: JUNE 24, 2025
TIME: 10:00 A.M.
PLACE: COUNTY BOARD ROOM

CALL TO ORDER

Chairman Lukas called the meeting of the Building/Public Property to order at 10:00 A.M.

ROLL CALL

Members Present: Decorah, Landru, Lukas, Miller, Weber

Absent:

Others Present: Nora Matuszewski, Jeff Musson, Tom Hoffman, Dave Wiebelhaus, Matt Looby (Teams)

APPROVE AGENDA

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

APPROVE MINUTES FROM THE JUNE 17, 2025 MEETING

Motion by Miller to approve minutes from the June 17, 2025 Building/Property meeting, second by Weber. All present voting AYE. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS

DISCUSSION/ACTION WITH HOFFMAN AND CONTRACTOR ON UNFORESEEN ISSUES WITH THE STONE FLOOR PROJECT

Hoffman and Tammi (Aset Janitorial) explained the floor project was bid without knowing the floors had not been stripped or waxed properly for years. It took Aset Janitorial 38 additional hours to strip the floor and it still is not all stripped and some of the rooms still have wax on them. Her team worked diligently to get all of the product off the floor. The floors were not sealed or waxed with the proper material according to Hoffman and Tammi. Tammi told the committee she has been doing floors her entire life and has never seen anything as bad as what she is working on at the County. She told the committee there is no way to know how badly maintained floors are or how many coats of wax are on the floor until she starts stripping it. The committee asked if she has even come and looked at the floors before she bid it. Hoffman intervened and told the committee she has been in the building cleaning several times for past projects, but, there would be no way for her to tell. It was asked why Tammi did not build in contingency for a possible issue such as this and Hoffman intervened again and said that would not be bid this way because there would be no way to know, they would assume it was taken care of properly. Decorah told him that when he had contractors that bid incorrectly they ate the cost. There was a long discussion as to how the project was bid and Tammi figured it will take approximately another 100 hours to get the floors done.

Wiebelhaus told the committee that Hoffman had talked to Victory about the product to use on the floors and it was the same product that was used by the previous maintenance crew. Victory claims it is the right product but, Hoffman told the committee he researched the product and it is not correct, he claims he has found the correct product and is able to purchase it through a company that has the product in stock. The product cannot be returned to Victory because it was special order and it cost the County over \$1,700 and it was brought up that Hoffman should have checked into the product before not after there was an issue. The committee is concerned about paying Hoffman to research a product after the fact instead of before and now there is an issue and they feel if Victory told him the product is correct and it is not then they should take back the product.

Motion by Miller to return the product to Victory, if they do not take it back to find a new vendor; buy the correct product (Techniseal) from County Materials, second by Landru. Roll call vote: Decorah ABSTAIN, Landru AYE, Lukas AYE, Miller AYE, Weber AYE.

Decorah told the committee that Victory told him that the product (Pantheon) purchased from Victory is a product they can use on the floors and the company would like to bid the project as well. This will come back to committee at the next meeting for consideration after both Aset and Pantheon bring quotes.

DISCUSSION/ACTION ON BID FROM AL FANNIN PLUMBING FOR BORING “8” HOLE THROUGH THE FOUNDATION WALL OF THE OLD SHERIFF RESIDENCE

Motion by Weber to hire Fannin based on his bid, second by Landru. All present voting AYE. Motion carried.

DISCUSSION/ACTION ON QUOTE FROM KRUEGER TO UPGRADE LIONS CLUB BUILDING ELECTRIC

No Action

The committee would like a bid from Krueger to just put in the conduit.

MAINTENANCE UPDATE; POSSIBLE ACTION

1. Skallerud explained the board room has been an issue with all screens not having information on all three screens if the TEAMS is not working. He spoke with Naunkca and was told it can be done with a HDMI splitter for around \$80 to \$100.

Motion by Weber to purchase the HDMI splitter out of the Maintenance budget for up to the \$100, if there is not enough in his budget, then take the cost from the Capital Projects fund, second by Miller. All present voting AYE. Motion carried.

2. Wiebelhaus had three bids for the gutters for the outer garage. Motion by Decorah to accept the bid from Lempel for \$960, second by Weber. All present voting AYE. Motion carried.

MUSSON UPDATES ON PROJECTS; POSSIBLE ACTION

1. There was discussion about the concrete that needs to be put in for the ramp area on the old Sheriff residence. Matt Looby suggested a change order for David Tenor who is already doing the project, with an additional cost of \$7,000. The committee would like to see if they can bid this out and get a local bid for the concrete. Musson thought it would be a good idea to get bids for comparable costs.

2. Musson is supposed to get the entryway numbers today.

FUTURE AGENDA ITEMS

1. Musson – Firewall Change order
2. Bids for the storage building
3. Conduit for Lions Club electric
4. Floor project
5. Change order bids for old Sheriff residence concrete for ramp

ADJOURNMENT

Motion by Miller to adjourn the meeting, second by Landru. All present voting AYE. Motion carried. Meeting adjourned at 12:13 p.m.