

Property Committee Meeting Minutes

September 17, 2012

8:30 a.m.

Room A260

Meeting was called to order by Chairman Allen at 9:30 a.m. The meeting was properly announced. Roll Call: Allen, Djumadi, James, Kotlowski and Miller all present. Also present: Bays, Larson, Grosshuesch and Renner. Several individuals were present in the audience for bid openings on tax deeded properties.

Motioned by James/Kotlowski to approve the agenda. Motion carried by unanimous voice vote.

Miller corrected agenda to reflect July 18th instead of July 17th for the minutes. Motioned by Djumadi/Kotlowski to approve the July 18 & August 14 & 24, 2012 minutes. Miller corrected the location of a convenience store being inspected as a tax deed property as being located at County Trunk K and Hwy 13, not County Trunk P. Motion to approve minutes as corrected carried by unanimous voice vote.

Agenda Item #6 – Open sealed bids at 8:30 a.m. on tax deeded property. Sealed bids were opened on tax deeded property. Bids were as follows:

Parcel No.	Computer No.	Sold To:	Minimum Bid	Sale Price
1	2-1748	Glacier Properties	\$2,800.00	
2	2-1785	Conboy	\$2,800.00	
3	2-1790	Glacier Properties	\$2,800.00	\$5,800.00
4	2-1806	Glacier Properties	\$2,800.00	
5	4-1395-20	Barton	\$2,000.00	\$7,502.00
6	8-220	P&J of WI Dells	\$35,000.00	\$36,000.00
7	8-558-10	Belton	\$50.00	\$100.00
8	8-1283	Schlieper	\$8,000.00	\$9,351.00
9	10-1177	Huntington	\$4,000.00	
10	10-1266	Fry	\$2,000.00	\$2,900.00
11	12-720-10	Collins	\$800.00	\$800.00
	12-125-10/12-1991/12-1992			
12	Eiland		\$18,000.00	
13	18-684	Finn	\$7,000.00	\$12,500.00
14	18-963	Klosky	\$5,000.00	\$10,000.00
15	20-140	Maemori	\$20,000.00	\$26,100.00
16	20-818	Frodl	\$2,000.00	\$2,504.00
17	20-1815	Hense	\$6,500.00	\$10,506.00
18	24-303	Komatz	\$20,000.00	
19	24-1265/24-1266	Werhniak	\$200.00	
20	26-846	Kuhnwald	\$7,000.00	\$11,101.00
21	26-2440-10	Downing	\$600.00	\$600.00
22	30-1363	Parker	\$12,000.00	
23	30-1366	Snyder	\$16,000.00	\$16,650.00
24	30-2608	Kilburg	\$3,000.00	
25	30-2700	Yeldell	\$3,000.00	
26	30-2841	Grant	\$3,000.00	
27	30-2848	Pinc	\$3,000.00	
28	30-2950	Sofic	\$3,000.00	
29	30-3234	Mannes	\$3,000.00	
30	30-3427	Dompablo	\$3,000.00	\$3,031.00
		Steven Grant		

31	30-3475	Schwind		\$3,000.00	
32	30-3547	Bruno		\$50,000.00	
33	30-3557	Miles		\$3,000.00	
34	30-3678	Disalvo		\$4,000.00	
35	30-3993	Prodoehl		\$3,000.00	
36	30-4283	Campbell		\$3,000.00	
37	30-4766	Dalamangas		\$3,000.00	
38	30-4772	Barrett		\$3,000.00	
39	30-4894	Nelson	Jennifer Jarrell	\$3,000.00	\$3,551.51
40	30-6315	Bielowski		\$3,000.00	
41	30-6522	Cook	Rachel Crull	\$3,000.00	\$4,200.00
42	30-6627-15	Schuldt	Raymond Thompson	\$3,000.00	\$4,010.00
43	30-6861	Hamilton		\$3,000.00	
44	30-6938	Harris		\$3,000.00	
45	32-716	Nilson	George Comdohr	\$4,500.00	\$10,000.00
	32-1203-35/1203-40				
46	Pearce		Raquel Pearce	\$40,000.00	\$50,000.00
47	34-1613	Massino		\$55,000.00	
48	34-2202-542	Partlow		\$12,000.00	
49	34-2249	Szydlowski	Ann Palm	\$10,000.00	\$10,101.00
50	34-2860	McGee		\$1,500.00	
51	34-2897	McGee	Vicki Puetz	\$2,000.00	\$2,600.00
52	201-136	Warp	Pavels Cernomordjis	\$4,000.00	\$4,200.00
			Totals	\$417,350.00	\$244,007.51

There were 24 parcels of property that received bids.

Motioned by Kotlowski/James to accept the highest bids on properties #1 through #52, with the exception of properties #13 and #14 to be discussed separately. Motion carried by unanimous voice vote. The county will continue accepting bids on the remaining 28 parcels of property. The question was raised as to what happens to the money received if over the minimum bid. Bays stated if the property is a homestead property the excess goes back to the homeowner less 2% retained by the County. If the property is not a homestead property, the money goes to the County's General Fund.

Discussion was held relating to properties #13 and #14. Bids were received from the former property owners as well as from other bidders. County ordinance 22-1989 provides that the property may be awarded back to the former owner as long as the minimum bid is received, however does not have to be and may be awarded to the highest bidder. (Minimum bid does not include interest and penalty owned on back taxes which is three tax years and into the fourth year.) The owners had the opportunity to pay back taxes prior to going to Court. There is no guarantee that future taxes will be paid by anyone purchasing property. The fact that neither former property owners were present for the bid openings and neither property was homestead property entered into the decisions made for properties #13 and #14. (The property owner for property #14 did appeal the Court, however the Judge ruled in favor of the County.)

Motioned by James/Kotlowski to accept the highest bid (\$12,500) for property #13. Motion carried by unanimous voice vote.

Motioned by Djumadi/Miller to accept the highest bid (\$10,000) for property #14. Motion carried by unanimous voice vote.

Discussion was held on a tax deeded property #22 which has abatement orders for clean up. As this is now County property, the citation order will not be enforced. However, Hamman should inspect the property to get the abatement order satisfied. Huelsemann (Environmental Health Specialist) knows what will be required to correct the problems and may be able to accompany Hamman. There are four properties to be brought back at the next meeting. Extensions were given to the owners.

Recess: Motioned by Djumadi/James to recess at 9:35 a.m.

Reconvened: Committee reconvened at 9:45 a.m. All present.

Agenda Item #7. Approximately 9:30 a.m. Jim Grabarski will discuss/update/answer questions about fairgrounds. Discussion held on knee deep water on midway at fairgrounds during the fair. Concern was expressed regarding safety of electric cords in water. Grabarski stated that the carnival generates its own power so there was no electricity in the water, as they stopped running their generators. The problem is that the sod along the county road is higher than the blacktop on the midway. The water problem was temporarily resolved by diverting the water toward the storm sewer on the county road. The blacktop has been on the midway longer than 1976. Grabarski was requested to get bids for blacktopping the midway for the next committee meeting.

Grabarski also reported that Scott Construction offered their equipment and personnel, at no cost, to convert the blacktopped track area used for the demo derby and tractor pulls to clay. The only expense would be to move some fencing and poles. There was no objection by members of the Committee.

There was lightning damage to the electric system at the fairgrounds. The problem was found, however \$2,337.37 costs were incurred. This is lower than the \$2,500 deductible insurance coverage the County now has. No funding was budgeted for this incident. Larson is to see where funding could be provided from and report back to the next meeting.

The Village of Friendship's Building Inspector has placed 2 red tags on the buildings used by the Old Farmers. It was thought that the issues can be worked out, however it is important that the Old Farmers get the required building permits prior to anything being done. Grabarski also reported that anyone using fairground property is required to get insurance coverage including the County in coverage. He has not received any insurance policy information from the Old Farmers.

Agenda Item #8 – Discuss and/or Industrial Park well/house pump. There was a tree which fell in the fence on the pump house location by the Highways 21 and 13 Industrial Park. Repair of the fence is \$1,092 and brushing done by the County Highway Department is estimated to be \$2,561.35. The Committee had no objection to the work being done but requested to see the final bill from the County.

Agenda Item #9 – Discuss and/or act on Coins/miscellaneous items from tax deed property. Djumadi will take coins found in the tax deeded property to the bank, however she would like the coins inventoried by the Treasurer's Department, prior to her transporting them.

Agenda Item #10 – Update on furniture at storage buildings. No information was available, however the Committee felt action should be taken on whatever needs to be done to clean out the storage buildings.

Agenda Item #11 – Reinstate paving proposals from previous meeting. Patchwork to be done by the Sheriff's Department in conjunction with other paving needs to be done before winter. It was thought that this has been completed but the Committee would like confirmation of this.

Agenda Item #12 – Update on safety plans. An AdHoc Committee has been formed by the Judge (who has statutory authority to form a committee) to look at safety plans. The AdHoc Committee will then recommend

their best and most cost effective proposal to the Committee. It is thought the plan would be implemented in phases.

Agenda Item #13 – Update on inventory list policy, asset list and/or rules. The Committee requested Larson work on a Rule change proposal for the Committee to look at.

Agenda Item #14 – Update on cleanup of Rome property. Landon has cut trees on this property and it was believed that the debris was hauled to the landfill last week. Djumadi will check with the Rome Fire Chief to be sure the cleanup has been completed.

Agenda Item #15 – Update on gate at storage facility. The gate at the storage facility has been added to the insurance. A thank you was given to the DNR for providing the costs for this project, which includes a punch pad and three remotes. Miller stated the Sheriff's Department could receive additional remotes if they wished to pay for them.

Agenda Item #16 – Update on the Land & Water fenced in area (west side of garage). Discussion was held on the Land & Water fencing, however no decision was made.

Agenda Item #17 – Update on the old highway parking lot in Village of Friendship. This has not been completed. Bays suggested that as this is not tax deeded property; the quickest way of handling the sale of the property would be through sealed bids. A minimum bid of \$2,000 seemed appropriate to the Committee, however the Committee requested Bays to research a reasonable value for the property and advertise for bids for the old highway parking lot located in the Village of Friendship. Motion by Djumadi/Kotlowski to allow the Treasurer to place an advertisement for sealed bids, using a minimum bid of \$2,000 for three weeks, for the old Highway Department parking lot. Motion carried by unanimous voice vote. Bids will be opened at the October 2, 2012 Committee meeting.

Agenda Item #18 – Update on Health & Human Services project. Altmann's subcontractor has been replaced by a new subcontractor, to complete the spray foam insulation for the Health & Human Services project. They will be onsite today and tomorrow and it is expected that the work will be completed by Friday. There will be no additional costs to the County for the replacement of the subcontractor, as it is the contractor's responsibility. A follow-up final punch list is requested. A meeting should also be scheduled to see how the County can get through projects of this kind without the problems that have occurred with this one.

Agenda Item #19 – Discuss and/or act on change order and/or invoices related to Health & Human Services/Community Center project. No further action was taken at this time.

Agenda Item #20 – Update on maintenance items. No update was available, however committee members requested that if anything is required that a list be put in their boxes.

Agenda Item #21 – Set next meeting date. Next meeting date is October 2, 2012 at 8:30 p.m.

Agenda Item #22 – Items for next agenda:

- Open bids for blacktop at fairgrounds
- Open bids for tax deeded properties
- Open bids for old highway parking lot in Village of Friendship
- Update and final punch list for Health & Human Services project
- Costs for insurance deductible for fairground repairs
- Update on furniture at storage buildings
- Inventory list rules proposal
- Disposition of coins from tax deeded property
- Rules change on inventory list policy/asset list

Agenda Item for November's meeting:

Onsite inspection of County storage facilities next to airport.

Parks is replacing a mower and it was suggested that it might be able to be rotated to the fairgrounds. Parks is meeting today and will be asked what Nichols has in mind for the disposition of the mower.

Land and Water has a white vehicle for sale. It is apparently being driven at this time. Land and Water will be questioned regarding this and if it should be listed for sale as other vehicles are.

Motioned by Kotlowski/Djumadi to adjourn at 10:38 a.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Linda Renner
Recording Secretary

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