

Property Committee Minutes
January 7, 2013
8:30 a.m. Room A160

Meeting was called to order at 8:30 a.m. by Chairman Allen. Meeting was properly announced. Present: Allen, Djumadi, James, Kotlowski and Miller. Also present: Bays, Buchholz, Phillippi, Pisellini and Zander.

Motioned by Kotlowski/Djumadi to approve the agenda. Motion carried by unanimous voice vote. Motioned by Kotlowski/Miller to approve December 4, 2012 minutes. Motion carried by unanimous voice vote.

Kotlowski opened 5 bids for the tax foreclosed properties. Parcel #26, Darnel Malek \$13,110, 10% included \$1,311. Parcel #1, Brian Rector \$2,810, 10% included \$281. Parcel #3, Anna Cernomordaja \$26,500, 10% included \$2,650. Parcel #4, Tom Hale \$20,150, 10% included \$2,015. Parcel #7, (Grand Marsh/Julseth Property) Greg Stopka \$1,555, 10% included \$155.50.

Motioned by Djumadi/Miller to Deviate to Item #13, update on cleanup in Rome and Easton property. Motion carried by unanimous voice vote. Cost for cleanup on Easton property is \$13,947.30. \$4,500 for Dehmlow's services, tippage costs were \$9,447.30. Taxes due are \$9,283, without penalty/interest, for a total of \$23,230. Rome property is done.

Motioned by Miller/James to accept 5 tax foreclosure proposals. Motion carried by unanimous voice vote.

Trena Larson called in by telephone.

Jack Albert present at 8:45 a.m. to discuss update on Middleton Insulation request for payment. State Statutes Section §779.15 is the Controlling Law. Albert walked thru paragraphs 1 & 3, which allows the prime contractor a 30-day period after the date of service in which to dispute the claim. Albert explained \$3,496.20, Middleton Insulation laid claim on county. The amount is in the small claims area, if they dispute each other. Paragraph 1 states that it is mandatory for public improvements/private contractor debtor to withhold the amount to pay claim to private contractor. Altmann disputes the amount, but this is between parties. Protected lien by subcontractor. Paragraph 3 states, or shall pay claim and charge to contractor. Notice and response by Altmann to Middleton. Middleton stated that they never received the letter from Altmann. Under Sub 1, they served us if prime doesn't respond. Lien claimant shall be paid in demand under Sub 1. Action is between the two of them, but we must pay this out. The dispute is between the two of them, not us. Performance bond is secondary. Paragraph 1 & 3 is in reference to us, also states that any officer (Adams County) violation mandatory, not discretionary. Motioned by James/Miller to pay Middleton Insulation per §779.15, as advised by Albert, from the retainer held from Altmann, the amount of \$3,496.20. Motion carried by unanimous voice vote.

Final punch list update for Health & Human Services project is as follows. Training is ok, no manuals. Warranty is not in effect yet. Not until final sign off of punch list.

Items of concern: control board, thermostats, roof top fans, community building, electric was wired wrong, it melted the wiring for ceiling fans. Motioned by James/Kotlowski to make no payments to Altmann until everything is complete and everyone is happy with the outcome. Motion carried by unanimous voice vote.

McLaughlin present to update committee on Item #10, County owned property as it relates to Shoreland/Wetland/Habitat Protection Ordinance. Matt Bremer will look into this and get back to the committee at the next meeting.

Motioned by Djumadi/Miller to approve Ray McHardie Retirement Res. #2-2013. Discussion related to administrative procedures took place, transparency and consistent administrative practices. Motion carried by unanimous voice vote.

Miller questioned if items are out of storage facility. This will be reported on at the next meeting.

Pisellini provided a summary and hand out to keep for the next meeting.

Next meeting date set for February 4, 2013 at 8:30 a.m.

Items for next agenda:

Discuss and/or act on the Historical Society building at the Fairgrounds;

Disposition of coins from tax deeded property;

Lake Shorewood property (3.8 acres) in Town of Rome, owned by Adams County, Town of Rome would like ownership;

Discuss and/or act on Boiler Replacement in courthouse facility;

Tour of storage facility and H&HS building;

Discuss and/or act on change order and/or invoices related to Health & Human Services/Community Center project;

Open and/or act on bids for tax foreclosure property;

Discuss maintenance department as a stand-alone department;

Update on County owned land as it relates to Shoreland/Wetland/Habitat Protection Ordinance.

Motioned by Miller/James to adjourn at 10:00 a.m. Motion carried by unanimous voice vote.

Respectfully submitted,

/s/ Cindy Phillippi
Recording Secretary

These minutes have been approved.