

PUBLIC PROPERTY

June 12, 2019

- Call to order** The meeting was called to order by Chairman Derek Flansburgh at 10:03 a.m. Committee members Geri Kozelka and Greg Russell were present. Also in attendance were Tom Cornford, County Board Chairman, Deanne Lutz, County Treasurer, John Poots, Maintenance, and Roberta Fisher, Chief Deputy County Clerk.
- Verify posting** Chairman Derek Flansburgh verified that the meeting notice was properly posted.
- Approval of Minutes** Russell moved, Kozelka second to approve the minutes of the previous meeting. The motion carried with no negative votes cast.
- Blackhawk Junction**
- There is no updated information on the fire alarm system at Blackhawk Junction. This item will be placed on the agenda for the next Public Property Meeting.
- There was a joint meeting with the city and county held yesterday afternoon to discuss possible outcomes of the Blackhawk Junction property. The city agreed to mow the property. All expenses incurred would be kept track of, and added to the price of the property at the time of the sale.
- Deanne Lutz will contact Bill Kimler of B & E Tree Service in October to get a quote for plowing snow at the property location. She will also contact the city regarding same.
- Prop. Insurance** The county's property insurance is up for renewal effective July 1st. Traveler's Insurance was informed of our impending ownership of the Blackhawk Junction property, with an assessed value of 1.5 million dollars in April. Since then, the city had the property reassessed, and now the value of the property is over 3 million dollars. This property will now need to be added as an endorsement, and will result in an increase in premium.
- The Finance Committee was advised of the increase in premium, and wants the property to be insured for no more than 1.5 million. This would cover the businesses currently located on the property.

Building Maint

John Poots updated the committee on the elevator. There was extensive damage to the control board, motor and drive in the elevator after a previous storm power outage. There was money budgeted for an elevator door upgrade this year, which included new motor and drives. The control board is covered under a maintenance contract. We are waiting on some parts, and hoping to have the elevator repaired by early next week.

The condenser on one of the a/c units behind law enforcement was damaged by ice, and needs to be replaced. We are waiting on a price for replacement.

John also presented a proposal from Bernie Buchner to replace a solenoid valve and liquid line filter that was leaking refrigerant solution in one of the chillers. Time and material estimate was \$4970.00.

Flansburgh moved, Kozelka second to approve the proposal from Bernie Buchner. The motion carried with no negative votes cast.

A contract was signed with Cummins last month for the generators at the Administration Building and Law Enforcement. We are scheduled Friday, June 21st for yearly maintenance.

The Highway Department replaced the Disabled Parking sign located in front of the Administration Building. Once we receive a bill from the Hwy Dept., we will then forward on to the party responsible for the damage. ***

Blackhawk Junction Lease Agreements

Mark Peterson joined the meeting. He is working on a lease agreement for the four tenants currently located at Blackhawk Junction. He is proposing a "month to month" lease at the .55 cents per square foot amount, with a 90-day termination clause. The tenant would be responsible for obtaining insurance at 1 million dollars per person; 2 million dollars per incident. The county would be responsible for comprehensive.

Russell moved; Kozelka second to approve the lease with the 90-day termination clause, with the option to increase it to 120 days if needed. The motion carried with no negative votes cast.

Next Meeting

July 10th, 2019 at 10:00 a.m.

Adjournment

Russell moved; Kozelka second to adjourn the meeting. The motion carried with no negative votes cast and the meeting adjourned at 10:35 a.m.

Roberta A. Fisher, Deputy Clerk

***The bill for the repair of the sign will be sent to the party responsible for the damage insurance carrier.