



**MONROE COUNTY
BOARD OF SUPERVISORS**

**202 SOUTH K STREET, RM 1
SPARTA, WISCONSIN 54656**

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COMMITTEE:

DATE:

TIME:

PLACE:

NOTICE OF SPEICAL MEETING

PROPERTY & MAINTENANCE

Tuesday, July 23, 2024

5:30 p.m.

Monroe County

County Board Assembly Room

210 W Oak Street, RM 1200

Sparta, WI 54656

SUBJECT MATTER TO BE CONSIDERED

1. Call to Order/Roll Call
2. Approval of the July 10, 2024 Minutes – Discussion/Action
3. In-Rem Parcels – Discussion/Action
4. Adjournment

Zach Zebell, Committee Chair - Property & Maintenance Committee

Date notices mailed: 07/16/2024

PLEASE NOTE: A quorum of the Monroe County Board or other committees may be present at this meeting.
No business of the County Board or other committees will be conducted at this meeting, only the business noted above.

Present: Zach Zebell, Adam Balz, Mary Cook, David Kuderer (left meeting 5:45pm), Remy Gomez (joined meeting at 5:06pm)

Others: Derek Pierce, Kerry Sullivan Flock, Bob Micheel, Tina Osterberg, Jim Leverich, Kyle Evans, Steve Van Camp and Kody Taylor

- The meeting was called to order in the Monroe County Board Assembly Room at 4:30 p.m. by Chair Zach Zebell.
- Set Next Meeting Date/Time – The next meeting will be held on August 14, 2024 at 4:30 p.m. in the Monroe County Board Assembly Room.
- Public Comment Period – Jim Leverich addressed the committee
- Minutes Approval – Motion by Mary Cook second by Adam Balz to approve the June 12, 2024 minutes. Carried 4-0.
- Monroe County Historical Courthouse Maintenance Services RFP - Derek Pierce explained that one bid was received by Kraus Konstruktion for a total of \$183,105. Discussion. Motion by Adam Balz second by David Kuderer to approve Kraus Konstruktion bid. Carried 4-0
- Monroe County Properties Bid Opening:
 - Parcel #042-00311-0001 (Town of Tomah) Minimum bid \$300.00 required. One bid was received by Ian & Laura Holloway for \$350. All required documents and funds of \$35.00 for 10% down were enclosed. Motion by David Kuderer second by Mary Cook. Carried 4-0
 - Parcel 141-00265-1800 (Village of Kendall) Minimum bid \$7,800.00 required. One bid was received by Kenyon Properties LLC for \$7,800.00. All required documents and funds of \$780.00 for 10% down were enclosed. Motion by Adam Balz second by David Kuderer. Carried 4-0
 - Parcel 185-01455-0252 (Village of Warrens) Minimum bid \$2,600.00 required. Two bids were received.
 - Kody Taylor for \$2,701.00. All required documents and funds of \$271.00 for 10% down were enclosed.
 - Steve and Dawn Van Camp for \$4,411.97. All required documents and funds of \$441.20 for 10% down were enclosed.
 - Motion to accept highest bid of \$4,411.97 from Steve and Dawn Van Camp by Mary Cook second by Adam Balz. Carried 4-0
 - Parcel 185-01455-0253 (Village of Warrens) Minimum bid \$2,900.00 required. Two bids were received.
 - Kody Taylor for \$3,001.00. All required documents and funds of \$301.00 for 10% down were enclosed.
 - Steve and Dawn Van Camp for \$4,726.77. All required documents and funds of \$472.68 for 10% down were enclosed.
 - Motion to accept highest bid of \$4,726.77 from Steve and Dawn Van Camp by David Kuderer second by Mary Cook. Carried 4-0
 - The 2 10% down checks for parcels 185-01455-0252 and 185-01455-0253 were returned during the meeting to Kody Taylor by Derek Pierce.

Remy Gomez joined the meeting at 5:06 p.m.

- In-Rem Parcels – Discussion on what we as Monroe County could post as minimum bid. Have we done our due diligence with the first round of posting of In-Rem parcels? Then can we put the minimum bid as amount owed as back taxes?
 - Motion made by Zach Zebell second by David Kuderer to release the properties we did not received bids for at the amount of County back taxes owed with a

recommendation to Derek Pierce to have signs created and printed to put on the parcels, if funds can be found in the Maintenance budget. Carried 5-0

- Sand mine parcels – discussion by committee, Assistant Corporation Counsel, Property and Facilities Director, Land Conservation Director, and County Administrator regarding updates on foreclosing on the properties. Discussion on the steps of the process for foreclosure were talked about between Assistant Corporation Counsel and the committee. Motion made by Zach Zebell second by Remy Gomez to include L & S Investments LP, L & S Investments LTD, Wisconsin White Sand 2 LLC, and Wisconsin White Sand LLC in the next round of foreclosure process. Discussion Passed 5-0. See List below.

Parcels #030-00097-2000, 030-00099-2000, 030-00103-0000, 030-00103-2000, 030-00104-0000, 030-00107-0000, 030-00110-0000, 030-00112-0000, 030-00132-0000, 030-00136-0000, 030-00188-0000, 030-00191-0000, 030-00094-0000, 030-00140-5000, 030-00145-5000, 030-00102-1000, 030-00104-2000, 030-00104-2001, 030-00107-1000, 006-00794-0000, 006-00795-0000, 006-00796-0000, 006-00797-0000, 006-00798-0000, 006-00799-0000

David Kuderer left the meeting at 5:45 p.m.

- Resolution Authorizing the Completion of Space Planning for the Consolidated Government Building – Motion by Adam Balz second by Remy Gomez to approve resolution as discussed. County Administrator will update the resolution with striking out on lines 59 and 60 “within approved adjusted budget” and “Kraus-Anderson” and adding in “a firm” after with and removing “Kraus-Anderson” and replacing with “a firm” under the Statement of Purpose. Carried 4-0
- North Complex Water – DNR will not state directly that drilling the well deeper will solve the high nitrates issue. Derek Pierce estimates approximately \$3,900 for the mechanical equipment to be placed into service for the farm house. The question was asked if this equipment would be covered under the contract. Motion by Remy Gomez second by David Kuderer to recommend mechanical equipment upgrade be installed with Derek Pierce having a discussion with Don's Plumbing to be covered under original contract. Passed 4-0
- North Complex Demo – Derek Pierce gave an update and showed pictures of the north complex demo project.
- 2025 Budget Recommendation – Derek Pierce gave an update on the Maintenance Department capital plan for future budgets.
- The Buildings Manager Report was provided by Derek Pierce.
- Future Agenda Items: Maintenance 2025 Budget Proposal, In-Rem Parcels, North Complex Water, North Complex Demo, and potentially consolidated building.
- Motion by Adam Balz second by Mary Cook to adjourn the meeting at 6:01p.m. Carried 4-0.

Tina Osterberg, County Administrator
Recorder