

Jackson County Property Committee
Meeting Minutes
June 9, 2020

1. Call Meeting to Order: Meeting called to order at 3:30 p.m. by R. Stevens
Members present: R. Stevens, J. Higgins, E. Chamberlain, D. Gearing-Lancaster,
B. Engebretson

Members absent: n/a

Also present: R. Ransom, K. Deno, S. Meinerz, J. Brooke, R. Poff, V. Mortenson

2. Set Date for Next Meeting: July 14, 2020, @ 3:30 p.m. County Board Room

3. Approve Minutes of Previous Meeting

Motion to approve the minutes of the previous meeting by E. Chamberlain, 2nd by B. Engebretson. All in favor, motion carried.

4. Discuss/Act Update on old Federation Co-op Building

K. Deno updated committee on the status of the old Federation Co-Op Building that's for sale in downtown Black River Falls. R. Ransom also informed the committee that he had made an offer of \$400,000 with contingencies. This amount was less than the asking price. R. Poff noted property would have to be cleaned up and pass DNR inspections. K. Deno informed the committee the county had looked at the existing buildings earlier in the year to see if anything could be used. It was concluded that none of the buildings on the property would be practical for the county. If there was an option of reusing the old Jackson Electric building, extensive remodeling would be needed. R. Ransom also noted that the size of the existing bay isn't realistic for county use. E. Chamberlain noted that if the sale goes through, to make sure to take advantage of anything that can be reused. R. Ransom, K. Deno and the committee discussed the benefits of the county owning this property and possible future projects. Concerns were also addressed by the committee of the timing and priority level of purchasing this property.

5. Discuss/Act on 3rd and Main St. Entrances

R. Poff and R. Ransom discussed with committee on the reopening of the 3rd St. and Main St. entrances. It was noted that the initial reasoning for the closures were due to the accidents happening on the steps and currently to control the influx of people in the courthouse due to COVID-19. Multiple comments were made that the Main St. entrance should be reopened to the public and also leave the 3rd St. entrance as an emergency exit only. J. Higgins noted that other counties only have one entrance with a metal detector. K. Deno made a suggestion that the Main St. entrance could be reopened during tax time due to the amount of people coming to the courthouse to pay taxes.

Motion to approve leaving the Main St. and Law Enforcement entrances open and keeping 3rd St. entrance as an emergency exit only by J. Higgins, 2nd by E.

Chamberlain. All in favor, motion carried.

6. Discuss/Act on Cooling Loop/Cooling Tower

R. Poff updated the committee on the courthouse cooling situation. He has been working with Chris Olson with Galileo Consulting Group, on what system would work best. He explained that right now the equipment only has a 70% output when it is 85-95 degrees outside. The aquifers can't keep up and in turn we are having to use city water which is more expensive. R. Poff noted that last month the water bill was roughly \$11,000. R. Poff noted that only around \$85,000 was budgeted. He also noted the current cost of having to continuously change pump filters and the time it takes his staff. B. Engebretson asked what the installation time would be and R. Poff

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estimated 1 ½ months. K. Deno noted that she would look into what was needed for the RFP. It was suggested that the bid would list the specs and what will be needed. R. Stevens suggested having a special meeting this month to get the ball rolling. K. Deno noted that if only one bid is submitted-to note why. R. Poff would bring more project numbers at the meeting. Special meeting scheduled for June 15, 2020 at 4:30 p.m. at Department of Health.

7. Discuss/Act BRF Municipal Utilities Rate Change

R. Poff explained to the committee that the BRF Municipal Utilities had notified him that there could be a possible rate change by moving to a different billing bracket.

R. Poff noted this would be saving us money. R. Poff also noted that if we weren't happy with the change, we can always move back to the previous bracket.

Motion to approve the Black River Falls Municipal Utilities rate change by going into a different billing bracket by J. Higgins, 2nd by E. Chamberlain. All in favor, motion carried.

8. Discuss/Act Lawn Mower Replacement

R. Poff explained to the committee the lawn mower needs to be replaced.

Comments were made that with the tight budgets, this isn't a priority and it was concluded to hold off on this purchase.

9. Monthly Budget Reports

Committee reviewed Monthly Budget Reports and an updated increase summary from S. Meinerz.

Motion to approve the Monthly Budget Reports by B. Engebretson, 2nd by J. Higgins. All in favor, motion carried.

10. Monthly Vouchers

Committee reviewed monthly vouchers.

Motion to approve previous month's vouchers as presented by E. Chamberlain, 2nd by B. Engebretson. All in favor, motion carried.

11. Adjournment

Motion to adjourn the meeting by R. Stevens, 2nd by B. Engebretson. All in favor, motion carried. Meeting adjourned at 4:37 p.m.