



PROPERTY COMMITTEE MEETING

Monday, April 1, 2024 – 1:00 p.m.

Barron County Government Center – Room 2151
335 East Monroe Avenue - Barron, WI 54812

AGENDA

1. Call Meeting to Order
2. Public Meeting Notification
3. Public Comment
4. Approve Agenda
5. Approve Minutes of March 4, 2024
6. Process for Awarding UWECBC HVAC Bids and Project Completion
7. Discuss 2025-2026 Capital Improvement Projects and Possible Borrowings
8. Dairyland Power Easement
9. LaSalle Avenue Rebuild – Phase II
10. Sale of 410 East LaSalle Avenue (Office Complex) Update
11. Staff Reports / Updates
 - a. 2023 Carryover Requests
 - b. Squad Room Upgrades
 - c. Soil Borings for Xcel Energy Line
 - d. Pipestone Quarry
12. Suggestions For Future Agenda Items
13. Review Voucher Edit Lists
14. Set Next Meeting Date
15. Adjournment

PLEASE CALL 715-537-6841 IF YOU ARE UNABLE TO ATTEND

cc: B. Rogers, B. Schradle, C. Moen, C. Fowler, D. Heller, K. Bartlett, B. Effertz, S. Olson, J. Cisek, D. Gifford, J. Wolfe, K. Beranek, J. French, J. Muench, S. Mohns, Webmaster & 3 Public Postings

Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the County Clerk's office at 715-537-6200 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.



PROPERTY COMMITTEE MEETING

Monday, March 4, 2024 – 1:00 p.m.

Barron County Government Center – Room 2151
335 East Monroe Avenue - Barron, WI 54812

Minutes

Members Present: Dana Heller, Bill Effertz, Karolyn Bartlett, Craig Fowler, Carol Moen, Bill Schradle

Others Present: Jeff French, Wendy Coleman, Jodi Busch, Chris Fitzgerald, Steve Olson, Ruth Erickson, Bryce Hansen, Nate Obitz

The Property Committee meeting was called to order by Chair Heller at 1:00 p.m. on Monday, March 4, 2024.

The public meeting notification was provided by French confirming compliance with open meeting requirements.

Public Comment: Jeff French handed out the monthly maintenance report from the Museum. City of Barron has requested to allow parking behind the Office Complex and French will not be allowing it due to the potential sale of the building.

Motion: (Fowler / Schradle) to approve the agenda as presented. Carried

Motion: (Bartlett / Schradle) to approve the minutes of February 12, 2024. Carried

Additional Engineering Costs for UWECBC HVAC Improvements: Olson explained that there will be extra engineering costs of \$8,400 and an anticipated construction increase of about \$150,000 due to water lines running under Ritzinger Hall. **Motion:** (Schradle / Bartlett) to approve \$8,400 change order for engineering costs out of Steve's operating budget. Carried

Approve Contingency Fund Expenditures for Aging Kitchen: French explained that the Aging kitchen project is under budget \$194,826.23. Staff are requesting additional kitchen equipment of \$20,000 and \$37,056 for the hydronic slab using the remaining project funds. Discussion. **Motion:** Bartlett / Effertz to approve the \$20,000 of additional kitchen equipment and \$37,056 for the hydronic concrete slab. Carried

Resolution – Authorizing Use of Contingency Fund, Aging Kitchen (ARPA) Funds and Transfer of 2024 Capital Improvement Capital Outlay (CICOP) Funds for the Purpose of Purchasing and Installing a New Boiler at the Barron County Government Center: French and Olson review the proposed project that would use the remaining kitchen funds as well as CICOP funds towards the purchase and installation of a new boiler. Discussion. **Motion:** (Schradle / Fowler) to recommend approval of the resolution to the County Board. Carried

Resolution – Authorizing Barron County Justice Center Sally Port Garage and Visitation Room Study and Use of Unassigned Fund Balance - \$422,575: Fitzgerald explained the proposal for the new sally port at the Justice Center. The total project is expected to be about \$2.5M. Approval of the \$422,575 allows the planning of the project to move forward. Discussion. Olson will be overseeing the project along with Jail Captain, Tim Evenson. **Motion:** (Effertz / Schradle) to recommend approval of the resolution to the County Board. Carried

Staff Reports / Updates

- a. Dam Update: Gruetzmacher was not in attendance but Heller reported that water levels are very low.

Suggestions For Future Agenda Items: carryover requests

There were no questions or concerns regarding the voucher edit lists.

Set Next Meeting Date: April 1, 2024 at 1:00 p.m.

Sale of Office Complex: French explained that the Public Defenders offices will be moving out and it was the recommendation of the County Board to look into selling the building. **Motion:** (Bartlett / Schradle) to go into closed session pursuant to Section 19.85(1)(e) for the purpose of deliberating or negotiating purchase of public properties, investing public funds, other specific business, or whenever competitive or bargaining reasons require a closed session with the closed session to include French, Coleman, Olson, Busch, Bryce Hansen and Nate Obitz. Roll call vote: Schradle, Effertz, Bartlett, Moen and Fowler voting in favor. Carried

Motion: (Effertz / Bartlett) to return to open session. Carried

Motion: (Bartlett / Moen) to recommend the County Board to hire Hansen Auction Group to sell 410 East LaSalle Avenue (Office Complex) on auction with a no sale fee of \$3,500 with auction to begin March 19, 2024. Carried

Motion: (Fowler / Effertz) to adjourn at 2:09 p.m. Carried

Minutes submitted by:
Wendy Coleman, Executive Assistant

Minutes are not official until approved by the Property Committee at their next meeting.

December 2023
Executive Committee Meeting 12-6-2023
Board of Supervisors Meeting 12-18-2023

WPPA Union Contract 2024-2025:

#1.	Ann Street from ARPA Funds:		\$300,000
#2.	Sale of Ann Street	(approx.)	\$100,000
Total:		(approx.)	\$400,000

Remaining ARPA Funds:

HHS Software Purchase:	(2/29/24)	\$ 1,160,882.29
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2024 Borrowings (all are estimates)

#1.	Dry Building for WTE Plant:	Dropped	
#2.	HVAC at Campus:		\$1.5M to \$1.75M
#3.	Sally Port at J/C		\$1.5M to \$2.5M
#4.	Communications Upgrade		\$1.3M to \$1.5M
#5.	Shredder - WTE Plant		\$1.5M to \$1.5M
Total borrowings:			\$5.80M to \$ 7.25M

Recommend Open Market Borrowing through Ehlers for items #2 to #4.
 Borrow with the ability to refinance in year 10, along with Sinking Fund for prepayments.
 Borrowing for #5, Local Bank or State Trust Fund or US Bank

Fund Balance(s) and Contingencies:

Fund Balances removed from G/F that need to be replenished: these amounts are included in the above total borrowings, i.e. \$7.25M

Sally Port:	\$ 422,575.00
Communications Upgrade State Grant Dollars not awarded:	\$ 697,992.52
Estimated total FB to be repaid	\$ 1,120,567.52

Contingencies & concerns in that we need to have adequate contingency dollars for all of these projects!

Second, authorization that any unspent dollars or contingency dollars are used for other project, reference, Aging/ADRC contingency dollars. Point being: borrow the \$7.25M and use excess for other capital expenditures, see below.

Other 2024-2025 Projects:

#1.	New Boilers, valves, pump, etc @ GC:	\$ 300,000.00
#2.	Campus Roofs:	\$??
#3.	HHS Software:	\$??

Notes to these projects:

- #1. Paid for with Aging/ADRC Kitchen contingency dollars
- #2. Work in progress need to discuss
- #3. Work in progress - Can these dollars, i.e. \$ 1,160,882.29 be used to start the campus project and the "re-filled" when the overall borrowing is completed?
- #4. Critical to this document is the refilling of any GF F/B!! So as to maintain a 33% F/B percentage.

2024 Refinancing:

- #1. Acid Gas Removal System from State Trust Fund Loan
To Open Market as a taxable sale: \$4.2M

Objective is to lower the interest rate from 5.25%
(no effect on tax levy)

This refinancing needs to be placed within the overall borrowings as detailed above.

2025 & 2026 Budget Adjustments:

#1.	Move Bridge Aid out of the General Tax Levy:	\$200K
#2.	Borrow short-term for high-cost placements: (some of these placements used to be levy exempt)	\$??
#3.	Additional (Brewer Stadium Sales Tax) (approx.)	\$50K
#4.	2026 Additional ROD, recording fees: (approx.)	\$100K
#5.	2026 State Shared Revenue tied to Sales Tax:	\$??

Objective to assess and plan budget to 12-31-2026

Updated: 2024-03-27



BARRON COUNTY
DEPARTMENT OF ADMINISTRATION


Jeff French, County Administrator
Rachael Richie, Human Resources Director
Wendy Coleman, Executive Assistant

335 East Monroe Avenue
Government Center Room 2130
Barron, WI 54812
Phone: 715-537-6841
Fax: 715-537-6820

MEMO

jeff.french@co.barron.wi.us
rachael.richie@co.barron.wi.us
wendy.coleman@co.barron.wi.us

TO: Property Committee

FROM: Jeff French, County Administrator 

SUBJECT: LaSalle Avenue Phase II Rebuild
April - October 2024

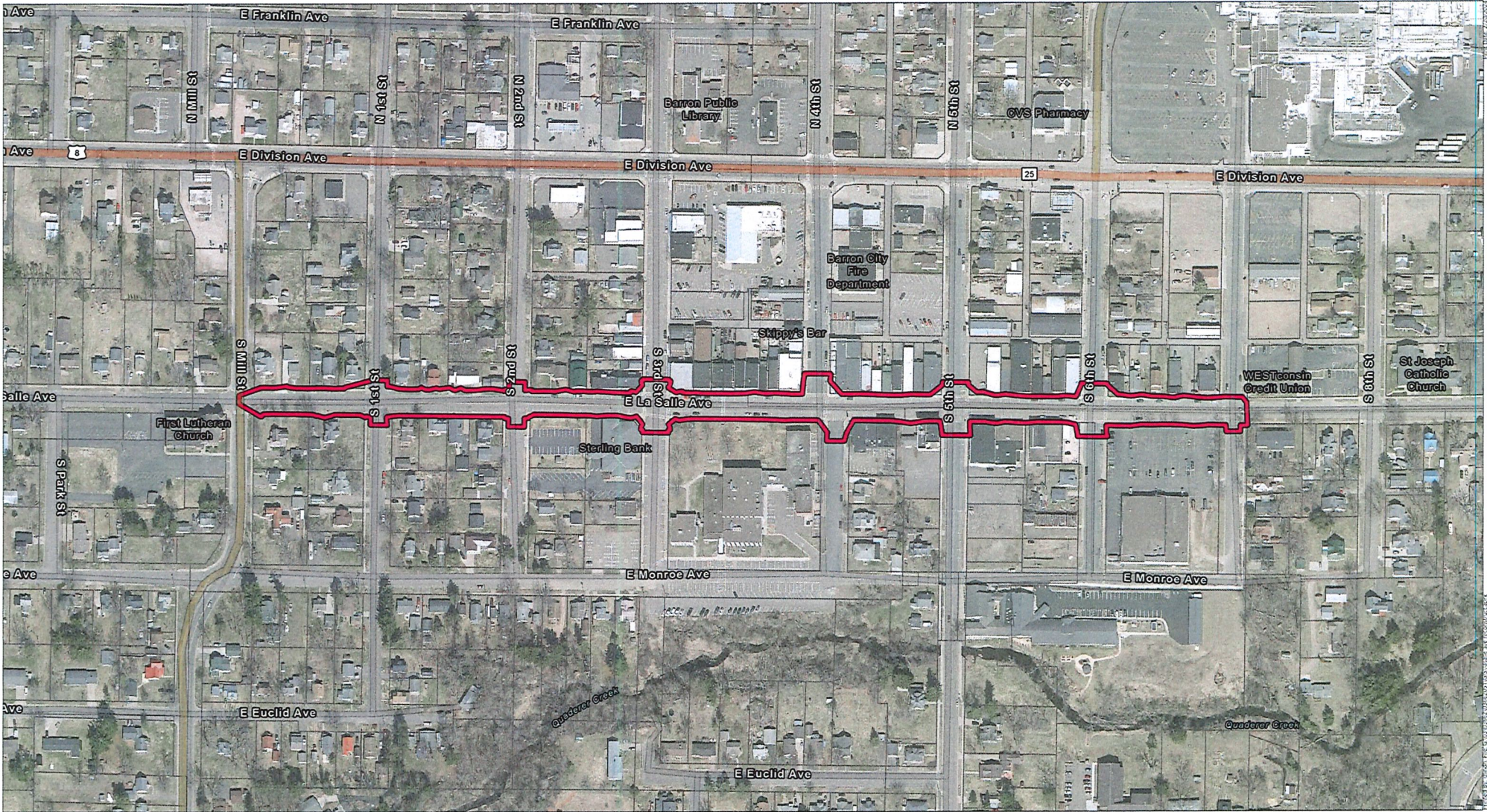
DATE: 2024-3-21

Honorable Members the purpose of this memorandum is to memorialize notes I took in reference to the above project held at the City of Barron, City Hall on the above date.

- #1. Start date of April 3rd, completion - October 2024
- #2. Hours of operation 7am to 7pm, (hours of noise)
Contractors may be completing basic routine equipment maintenance as early as 6.30am
- #3. The intersections of Hwy 25 and LaSalle Avenue along with Seventh Street and LaSalle Avenue will be open during this project. Seventh street may be closed part or all of day intermittently so as to provide utility connections. There will be no LaSalle Avenue crossings at any of the other affected street intersections.
- #4. The project will proceed east to west, with water and sewer, i.e. deep underground work proceeding first and then progressing upwards to sidewalks, paving, street lights. Essentially there will be four "passes" of construction work up and down the street. The northside of LaSalle is scheduled to remain open, that-is the sidewalk as much as practicable.
- #5. Signage - No. The City will be providing temporary (tent) signage, which will direct people appropriately.
No homemade signage will be allowed; the objective is a consistent message.
- #6. Water connections are anticipated to remain live at all times. Water could be shut off briefly when completely new tie-in to the building. No galvanized piping allowed.

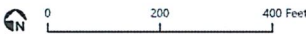
- #7. There should be no effect, (construction), on Monroe Avenue. All alleyways are scheduled to remain open.
- #8. New gas pipeline and connections scheduled to be completed by mid-may
- #9. Facebook, City of Barron Website and News Shield website, (scheduled) to be providing Updates.
City Administrator indicated desire to setup "group" for those individuals who attended this meeting so-that emails can be sent directly.
- #10. Worst-case scenario: City would provide a two-day notice and possibly the G/C would have to go with a skeleton on-site crew for a few days. ***Discuss.***
Note the only anticipated interruption for this building is water.
Electric and sewer service are from Monroe Avenue.
- #11. My ask: Slow signs or flag men on Monroe Avenue so as to reduce speed.
- #12. County Concern: Tax collections in July and August and if the project goes long, Medicare renewal(s) in October/November. And, general access to this building.
City Concern(s): Any existing cisterns, coal shoots, fuel oil taps, basement entrances, etc.
- #13. Finally, this is the first major all-in reconstruction of LaSalle avenue in 100 years.

g:\Memo LaSalle Avenue Rebuild.docx



Data Sources:
 Esri Community Maps Contributors, © OpenStreetMap contributors, Esri,
 TomTom, Garmin, Swatch, GeoEye, GeoEye, Inc., METI/NSA, USDA, EPA,
 NOAA, US Census Bureau, USGS, USFWS

□ Parcels — Project Location



PROJECT LOCATION MAP

LASALLE AVE. RECONSTRUCTION
 CITY OF BARRON
 BARRON COUNTY, WI



BARRON COUNTY
DEPARTMENT OF ADMINISTRATION

Jeff French, County Administrator
Rachael Richie, Human Resources Director
Wendy Coleman, Executive Assistant

335 East Monroe Avenue
Government Center Room 2130
Barron, WI 54812
Phone: 715-537-6841
Fax: 715-537-6820

MEMO:

DATE: 3-22-2023
TO: Tenents, 410 East LaSalle Avenue, Barron
FROM: Jeff French, Barron County Administrator *Jeff*
SUBJECT: Potential Sale of Barron County Office Complex

jeff.french@co.barron.wi.us
rachael.richie@co.barron.wi.us
wendy.coleman@co.barron.wi.us

The purpose of this memorandum is to give you an understanding of the *potential* timeline for the proposed sale of the Barron County Office Complex located at 410 East LaSalle Avenue, Barron, WI 54812

Final Auction Closing Date: May 21st, 2024

Document Review Hansen Auction Service: May 22nd to May 28th, 2024

Recommendation of Sale: to Barron County Property Committee: June 3rd, 2024

Resolution Approving Sale Board of Supervisors Meeting: June 17th, 2024

Real Estate Transfer Documents and Sale Closing Date: Late August or Early September, 2024

The above referenced timeline should be considered tentative because there is no absolute guarantee the Board of Supervisors will approve a sale at the June 17th County Board meeting. However, please be aware that if a sale is approved on June 17th a thirty (30) day notice of sale will be forthcoming and we consider this memorandum a courtesy to be aware of the aforementioned events.

If you have any questions or concerns please contact me directly.

Thank you.

<g:\google\googledocs\Tenets Notice Sale 410 E LaSalle.docx>

2023 CARRYOVERS TO 2024

CICOP		
SHERIFF	RADIO SYSTEM UPGRADE	398,671.00
	SQUAD DELIVERY IN 2024	47,460.00
PARKS & REC	SILVER LAKE LANDING REPLACEMENT	35,000.00
	WALDO CARLSON - BLACKTOP	95,000.00
TECHNOLOGY	DELL REFUND - SERVER PURCHASE	<u>3,881.00</u>
	CICOP CARRYOVER REQUESTS	580,012.00
FLEET FUND	VEHICLE PURCHASES	<u>47,779.00</u>
	FLEET CARRYOVER REQUEST	47,779.00
OPERATIONAL BUDGET		
SHERIFF	2023 OFFICE SUPPLY BUDGET CARRIED TO 2024 FOR SQUAD ROOM UPGRADES	<u>9,931.27</u>
	OPERATIONAL CARRYOVER REQUEST	9,931.27

COUNTY OF BARRON

Payment Request Edit
On-Line Vouchers

MAINTENANCE

Vendor No/Name	Line#	voucher#	Account Desc	Date	Description	Amount
7846 CITY OF RICE LAKE	1	C0087494	SUPPLIES & UTILITIES - RL DAM	03/07/24	DAM - RICE LAKE DAM MAINTENANCE	78.60
113468 USDA APHIS - WILDLIFE SERVICES	1	C0087495	REPAIR & MAINT - HAUGEN / BEAR L	03/07/24	ENC/DAM - HAUGEN BEAVER CONTRAC	750.00
32956 KIEWIT'S LOCK & SECURITY INC	1	C0087496	MAINTENANCE SUPPLIES	03/07/24	MAINT - LOCKS / KEYS	9.00
132136 SHERWIN-WILLIAMS CO	1	C0087497	MAINTENANCE SUPPLIES	03/07/24	ENC/MAINT - ACCT# 4244-8349-3 P	65.33
308242 MEYERS ELECTRIC SERVICE LLC	1	C0087498	MAINTENANCE SUPPLIES	03/07/24	MAINT - DISPATCH SERVER ROOM	625.00
44423 AUTO VALUE BARRON	1	C0087499	MATERIALS & SUPPLIES	03/07/24	ENC/PARKS - EQUIPMENT MAINT	42.70
83003 HILLYARD INC/MINNEAPOLIS	1	C0087500	MAINTENANCE SUPPLIES	03/07/24	ENC/MAINT - MAINT SUPPLIES	230.20
280801 J & F FACILITY SERVICES INC	1	C0087501	CONTRACTUAL SERVICES	03/07/24	MAINT - GOV CTR CLEANING	13,995.18
280801 J & F FACILITY SERVICES INC	2	C0087501	CONTRACTUAL SERVICES	03/07/24	MAINT - JUSTICE CTR CLEANING	9,484.00
280801 J & F FACILITY SERVICES INC	3	C0087501	CONTRACTUAL SERVICES	03/07/24	MAINT - OFFICE COMPLEX CLEANING	938.83
280801 J & F FACILITY SERVICES INC	4	C0087501	CONTRACTUAL SERVICES	03/07/24	MAINT - MOW KITCHEN CLEANING	750.00
922 WIEHES HARDWARE HANK	1	C0087502	MAINTENANCE SUPPLIES	03/07/24	ENC/MAINT - ACCT# 78 SUPPLIES	30.44
287679 DAMARC QUALITY INSPECTION SERV	1	C0087503	MAINTENANCE SUPPLIES	03/07/24	MAINT - JC BOILER INSPECTION	260.00
287679 DAMARC QUALITY INSPECTION SERV	2	C0087503	MAINTENANCE SUPPLIES	03/07/24	MAINT - GC BOILER INSPECTION	180.00
242438 BADGER STATE RECOVERY INC	1	C0087504	MAINTENANCE SUPPLIES	03/07/24	MAINT - PAPER RECYCLING	120.00
242438 BADGER STATE RECOVERY INC	2	C0087504	MAINTENANCE SUPPLIES	03/07/24	MAINT - PAPER RECYCLING	180.00
302 SWANT GRABER FORD	1	C0087505	VEHICLE EXPENSE-MAINTENANCE	03/07/24	ENC/MAINT - VEHICLE MAINT	139.50
3409 LINDE GAS & EQUIPMENT INC	1	C0087506	MAINTENANCE SUPPLIES	03/07/24	ENC/MAINT - CUST# 71945619 SUPP	42.05
302 SWANT GRABER FORD	1	C0087507	VEHICLE EXPENSE-MAINTENANCE	03/07/24	ENC/MAINT - 2018 F350 REPAIRS	644.11
78395 DOUBLE SS STORAGE & DRAY LINE	1	C0087508	CONTRACTUAL SERVICES	03/07/24	MAINT - 2/14 EXTENSION MOVE TO	2,320.00
313734 BERANEK ELECTRIC & MECHANICAL	1	C0087509	MAINTENANCE SUPPLIES	03/07/24	ENC/MAINT - MAINT SUPPLIES	70.80
88277 GRAINGER	1	C0087510	MAINTENANCE SUPPLIES	03/07/24	ENC/MAINT - MAINT SUPPLIES	1,416.59
88277 GRAINGER	2	C0087510	MAINTENANCE SUPPLIES	03/07/24	ENC/MAINT - MAINT SUPPLIES	-17.96
109193 MENARDS - RICE LAKE STORE	1	C0087511	MAINTENANCE SUPPLIES	03/07/24	MAINT - ACCT# 31520307 / INV# 4	151.84
109193 MENARDS - RICE LAKE STORE	2	C0087511	MAINTENANCE SUPPLIES	03/07/24	MAINT - ACCT# 31520307 / INV# 4	223.49
109193 MENARDS - RICE LAKE STORE	3	C0087511	MAINTENANCE SUPPLIES	03/07/24	MAINT - ACCT# 31520307 / INV# 4	15.98
109193 MENARDS - RICE LAKE STORE	4	C0087511	MAINTENANCE SUPPLIES	03/07/24	MAINT - ACCT# 31520307 / INV# 4	28.50
109193 MENARDS - RICE LAKE STORE	5	C0087511	MAINTENANCE SUPPLIES	03/07/24	MAINT - ACCT# 31520307 / INV# 4	20.48
Totals:						32,794.66