

PUBLIC PROPERTY COMMITTEE

October 28, 2015

The Public Property Committee of the Grant County Board of Supervisors met on Wednesday, October 28, 2015 at 9:00 a.m. in Room 266 of the Administration Building, Lancaster, WI pursuant to the previous meeting of September 30, 2015.

The meeting was called to order by John Beinborn at 9:04 a.m., Carol Beals, Chair came later. The County Clerk, Linda K. Gebhard verified that the meeting was in compliance with the open meeting law posted in three places and published on the County Web Site.

Members present: Donald Splinter, Dale Hood, John Beinborn, Dwight Nelson, Vern Lewison, and Carol Beals. Lester Jantzen had asked to be excused. Robert Keeney, County Board Chair was also present.

Agenda: Dwight Nelson, seconded by Dale Hood, made a motion to approve the agenda as written. Motion carried.

Minutes: Don Splinter, seconded by Dwight Nelson, moved to approve the September 30, 2015 minutes as written. Motion carried.

Correspondence: The Art Club at the Lancaster High School had asked for permission to place a sign on the Courthouse Lawn for their Annual Craft Sale on November 7, 2015. A motion made by John Beinborn, seconded by Dale Hood to approve this request. Motion carried.

Maintenance: Mark Udelhofen reported all is going well. The new controls to control the heating in the rooms have not been installed yet.

Terry reported all was going well in the Administration Building. A third floor clean-up project has been set into play to discard broken and unusable office equipment and computers. Departments have been contacted to inspect the items on third floor to see if they can use any of the items. Some of the items have been donated to an organization to benefit Children Hospitals throughout the United States.

Insurance: Jenna Goodrich from A.J. Gallagher reported that all was going well, there are 5 open claims at this time in segregation but no problems are expected.

Randy Peterson, TRICOR, claims doing well; nothing more to report.

Brent Straka, TRICOR, working on open enrollment with Joyce Roling and Dawn Mergen getting all the Federal Mandated documentation in order updating all the COBRA information, EBC for Medical Associates and Health Choice for Dean. Because of the higher deductible taken all the contracts had to be updated. All retiree and Medicare information has been updated.

Carol Beals asked if there has been any communication from the retirees regarding the County taking on a higher deductible which they are obligated to pay. Brent stated it would affect about eight retirees; he or Joyce has not heard anything back from them. Letters were sent out and TRICOR will offer all of them help to understand other options that can be taken to help them. Nothing negative has been stated at this time, Brent will keep the committee informed on this issue.

Agent of Record change for Grant County's workers compensation-Liberty Mutual Insurance, and crime policy-Hanover Insurance, from A. J. Gallagher to TRICOR Insurance: Joyce Rolling, Personnel Director presented the request to the committee. She has communicated with Dawn Mergen who works with workers compensation claims every day, Robert Keeney and legal counsel on this issue and feels that it

would be in the best interest of the County to change the agent of record to TRICOR. She stated when there was an agent change 1½ years ago there was no choice at that time regarding the agent that would represent their company. Joyce stated since the agent change, in her opinion there has been some disconnect; a certain comfort level in working with the current agent does not appear to be in place. The Counties working relation with TRICOR has worked well through the years and are readily available. All current policies would stay intact; TRICOR would be managing the accounts instead of A.J.Gallagher.

Jenna Goodman, A.J.Gallagher stated that her company values Grant Counties business and she knows the transition over the past year has been different but she has tried to meet all the counties expectations in going forward. Jenna stated that if there was a disconnect problem, that should have been communicated better to her. She is disappointed in losing this account and hoped that in the future Grant County would give them a chance to work with them on their insurance needs.

Randy Peterson, TRICOR stated that this issue had been mostly driven by the Personnel Office contacting them regarding this change. When A.J.Gallagher bought Wausau the County was not offered a brokers selection process at that time, the current agent was assigned to represent the County. Randy stated that TRICOR offers their own management team support to handle all the workers compensation claims and trainings. TRICOR has conducted several trainings for the county in the past due to the liability and auto coverages which he feels goes hand in hand with workers compensation issues. Randy felt this would be a smooth transition for the county and they can market all the current policies the County has in place with A.J.Gallagher.

After discussion, the consensus of the committee was in support of Joyce and Dawn's opinion knowing that they work daily with these issues and the committee only meets with the agents once a month.

Dwight Nelson, seconded Dale Hood, made a motion to change the Agent of Record for workers compensation and crime policy from A.J.Gallahger to TRICOR and to review in one year to assure it is working for the County. Motion carried, with John Beinborn voting one no vote.

A short break was taken, reconvened at 9:45 a.m.

The American Appraisal was skipped to allow all the committee being present.

Update on Courthouse Renovation Project: Robert Keeney, County Board Chair reported the final walk through was on Monday, October 26<sup>th</sup>. There are 7 open areas with minor to major stone issues. Most are open joints where mortar does not match; missing mortar. InSite will be coming to take pictures. The final closeout contract with the change orders was \$2,229,160; amount paid to date is \$1,974,073.00. With the final amount owed being \$264,387.00. With the close out we will receive all the specs of the project; picture of all materials, specification of all materials used, actual stone that was used, color of stone, color of mortar, color of bark, etc.

May 23, 2016 has been scheduled to review any outstanding issues to allow for the one year warranty inspection.

American Appraisal: Randy Peterson reviewed the appraisal from American Appraisal Company with the committee. Randy stated that the Local Government Property Insurance will be continued in the future, but it will be considered a high risk insurance company and the rates will increase 85 to 100 percent; they still offer the guaranteed replacement cost but it will come with a price. The Appraisal stated the cost of reproduction is \$68,985,000 and cost of reproduction new less depreciation \$52,112,000. Don Splinter asked the question if it is too expensive to cover an item as full replacement cost are there other options. Randy stated there is a Blanket Coverage that can be utilized if replacement cost is too high. The county would have to assess the property on a routine basis to determine the current replacement costs figuring in

improvements. Randy stated that some companies offer these appraisals free of cost; Local Government did not, that is one of the reasons they got into financial trouble.

Randy stated that TRICOR could contact companies such as Travelers, Chub, Hartford, and Liberty Mutual who are great companies that cover municipality properties to see what is out there. He suggested that Local Government also be contacted to see what they can offer. Also to reach out to the League of Municipalities and the Wisconsin County Mutual to see what companies in our area will be taking on Property Insurance? The committee felt the cost placed on the Courthouse was not adequate taking into consideration the historical value of the building. The committee directed Linda Gebhard, County Clerk to contact American Appraisal to look at that cost again.

A motion was made by Don Splinter, seconded by Dwight Nelson to publish a notice for two weeks in the Lancaster Herald Independent, to go out for bids for the Property Insurance coverage which includes buildings, contents, property in the open and contractor's equipment. Bids must be sent to the County Clerk's Office by November 25, 2015 at 10:00 a.m. for a bid opening. Call the next Public Property committee on Wednesday, December 2, 2015 at 1:00 p.m. to make the recommendation to send the committee's choice of Insurance Company to the full county board on December 15, 2015 for the final approval. Motion carried.

IT Report: At the last Public Property committee meeting, Jacob McCulley, IT LTE, presented an imaging demonstration but it was not working. Jeff wanted the committee to know that the machine that was used had malfunctioned it was not Jacob's fault; the machine has been sent back.

Jeff reported that he had attended a LETG User Conference Training in Minnesota to learn the new software for Law Enforcement. Grant County will be their first Wisconsin Client to purchase this Software for dispatch and jail. This will be compatible with cities and villages but would have to have a cellular connection in their squads, may be a minimal fee on their part. Jeff hopes to have this system up and running end of March, beginning of April 2016. System will be compatible with all County Systems; this will make their work flow smoother. Jeff will update the committee on the progress of the system.

Jeff touched on the new Technician Position; if the 2016 budget is passed the new position will be posted for interviews.

Jeff wanted to extend his thanks to all the Board Members for supporting the Lean Trainings for the employees; he feels this will be a step in changing a culture of the county to benefit all the departments.

Carol Beals asked that a LEAN line item be added to all agenda as a standard line item for Public Property/Technology so it can be reported on. She feels that this will show the employees that the board support this concept and are interested in hearing reports back on how well it has worked. It was suggested that the result be posted on the county web site and in the newsletter to keep this concept in the for-front to show the employees the board is behind them.

Public Comment: None

Adjournment: Dwight Nelson, seconded by John Beinborn, made a motion to adjourn the committee meeting pursuant to the next meeting on Wednesday, December 2, 2015 at 1:00 p.m. Motion carried.