

Jefferson County  
Finance Committee Minutes  
December 7, 2015

Committee members: Braughler, James B (Vice Chair) Poulson, Blane  
Hanneman, Jennifer (Secretary) Schroeder, Jim  
Jones, Richard C. (Chair)

1. **Call to order** – Richard Jones called the meeting to order at 8:30 a.m.
2. **Roll call (establish a quorum)** – All committee members were present. Staff in attendance was Ben Wehmeier, Tammy Worzalla, Blair Ward, John Jensen, Barb Frank and Brian Lamers. Others present were Pamela Queoff from M3 (Item #12), Alexa Zoellner from the Jefferson Daily Union, Allen Larson from Bender, Levi, Larson & Associates, S.C., Pamela Capin and Alan Floerke.
3. **Certification of compliance with the Open Meetings Law** – Wehmeier certified that notice of the meeting complied with the Open Meetings Law.
4. **Approval of the agenda**-No changes
5. **Approval of Finance Committee minutes for November 6, 2015 and November 10, 2015.** A motion was made by Hanneman/Poulson to approve the November 6, 2015 and November 10, 2015 minutes. The motion passed 5-0.
6. **Communications** – Wehmeier referred the committee to the Handout before them for agenda #9.
7. **Public Comments** – The public members would like to speak during their specific agenda item.
8. **Discussion and Possible action on Resolution disallowing the claim for Jason Morris and Daniel W. Kupersmith.** Motion was made by Hanneman/Poulson to disallow the claim for Jason Morris and Daniel W. Kupersmith. The motion passed 5-0.
9. **Discussion and possible action on granting the right to former owners to repurchase lands to which Jefferson County has taken title through delinquent tax enforcement collection, pursuant to Jefferson County Ordinance Number 2002-13 and State Statute section 75.35.** Ward talked about an email in the packet from Allen Larson from Bender, Levi, Larson & Associates, S.C. in request for the former owner, Pamela Capin, to be given the ability to purchase back parcel #012-0816-0522-002 and parcel #012-0816-0522-003. The amount of those two parcels following the ordinance would total \$47,287.26 if paid prior to 12/31/15 and after 12/31/15 would be \$50,364.99. Mr. Larson explained that Pamela Capin was making payments and was surprised when the foreclosure notice was received. She does not qualify for a reverse mortgage but they are working with a local lender and a sub-prime lender to secure a loan. Mr. Larsen explained that she has also listed the vacant land for sale and the proceeds if sold would go towards the unpaid taxes on the main residence. He had asked the committee to grant more time to pay the unpaid taxes. A motion was made by Schroeder/Hanneman to approve 60 days to repurchase the property with her paying insurance and utilities that are being used. The motion passed 5-0. Mr. Larson was

also representing Allen Floerke, parcel #226-0514-0421-188. The amount of the payment prior to 12/31/15 would be \$51,773.67 and after would be \$54,797.52. Mr. Larson stated this one may be a little harder since there is a mortgage on the property. The one thing that Mr. Floerke is looking at is trying to get a loan from private sources. There is not enough equity in the residence to do a reverse mortgage on the property. Mr. Floerke spoke regarding his situation and with his wife's medical needs that he needed more time like March 31, 2016. He stated he may be able to also get some assistance with his wife's medical condition. A motion was made by Jones/Braughler to approve 60 days to repurchase the property with the payment for insurance and utilities be paid by him. If unable to repurchase in the 60 days the Finance Committee will discuss options at a future meeting. The motion passed 5-0.

**10. Discussion and approval of bids received for foreclosed properties and consideration of the process to use to dispose of unsold properties.** Discussion took place on the different options to do with the remaining properties. It was stated that the City of Watertown was interested in #291-0815-0331-002, #291-0815-0331-050, and #291-0815-0424-040. A motion was made by Schroeder/Poulson for Administration to negotiate with the City for the sale of these properties. The motion passed 5-0. Discussion took place regarding #181-0616-0313-070 and the interest if Village of Sullivan would acquire that property. A motion was made by Jones/Schroeder for Administration to inquire with the Village of Sullivan for the purchase of that property and if not interested place that property for sale also along with #020-0814-0744-035, #020-0814-0744-090, #020-0814-0744-11, 141-0715-0733-050 and #290-0813-0511-005. Minimum bid be published at the amount of unpaid taxes and an addition 125% of the 2015 property taxes with the bids due by January 12, 2016. The motion passed 5-0.

**11. Discussion and approval of setting appraised value and determining disposition of foreclosed properties with Federal Liens.** Discussion took place that we will be using the same process as the other properties and will be discussed at a future Finance meeting. No action taken.

**12. Discussion and possible action on selection of Property and Auto Insurance for 2016.** Wehmeier went through with the committee the process that took place on the recommendation of the property and auto insurance. After the analysis was done the recommendation is to go with the broker M3 with CHUB for the property portion of the insurance and WMMIC through Integrity. Wehmeier explained the resolution in the packet stated Liberty Insurance which should have been Integrity which will be changed in the Resolution presented to the County Board at the next meeting. He explained that the buildings were reassessed increasing from \$86 million to \$97 million in value. Pamela Queoff from M3 spoke on the differences and answered any questions that the Committee had. She went through the flood coverage, extra expense coverage and business interruption. A motion was made by Poulson/Hanneman to go with the recommendation of M3, CHUB for property insurance and WMMIC, Integrity for the Auto Insurance. The motion passed 5-0.

**13. Review of the financial statements and department update for October 2015-Finance Department.** Lamers stated that there is really nothing out of the ordinary for the Finance Department.

**14. Review of the financial statements and department update for October 2015-County Clerk Department.** Lamers stated that there is really nothing unusual on the County Clerks financial report. Frank stated that the election equipment boxes were sold and replaced by

plastic ones. There will be funds available to upgrade the software but will not have time to get it done before the end of the year so there will be a request for carryover funds.

- 15. Review of the financial statements and department update for October 2015-Treasurer Department.** Lamers stated that interest on taxes is higher than anticipated. Currently, it is at about \$77,000 above of the estimated budget. Regular interest on investments is about \$500 under budgeted revenue. Also noted was the fair market value adjustment of a positive \$7,700 which is adjusted monthly.
- 16. Review of the financial statements and department update for October 2015-Child Support Department.** Lamers stated nothing unusual noted, revenue is low because we usually only receive state payments quarterly
- 17. Discussion of funding for projects related to the new Highway Facilities.** Wehmeier stated that 5 buildings went to auction and we received a little under \$20,000 and should be removed by 1/4/16. Salt sheds are emptied out now and will be looking at selling them.
- 18. Discussion on 2015 projections of budget vs. actual.** Lamers stated at this point looking at October, there is nothing out of the ordinary to report except for the Medical Examiner will probably be over budget this year with autopsies, right now about \$7,300. The Veteran's office is running about \$500 over budget.
- 19. Update on contingency fund balance.** Lamers directed the Finance Committee to the schedule showing the current balance of 2015 general contingency of \$390,010 however, there is a possible reduction of \$29,002 for Fiber Optic to the Fair Grounds, \$12,700 from MIS email retainage and the remnant portion of land for the realignment of County A with the Parks Department not to exceed \$34,122. The vested benefits balance of \$270,000
- 20. Set future meeting schedule, next meeting date, and possible agenda items** – The next meeting is Thursday, January 14, 2016 at 8:30 am. The agenda items will include an update on the Highway projects, projections of budget vs. actual, a presentation from DANA Investment Advisors and discussion regarding tax delinquent properties.

James Schroeder had to excuse himself due to another conflicting meeting.

- 21. Payment of Invoices**-After review of the invoices, a motion was made by Hanneman/Poulson to approve the payment of invoices totaling \$430,649.32 for the main review and \$2,289,803.91 for the other payments, p-cards and payroll deductions. The motion passed 4-0.
- 22. Adjourn** – A motion was made by Hanneman/Poulson to adjourn at 10:05 a.m. The motion passed 4-0.

Respectfully submitted,

Jennifer Hanneman  
Finance Committee  
Jefferson County  
/bll