

- 11. Discussion and possible action on foreclosing on tax delinquent properties.** A motion was made by Jones/Jaeckel to accept the amount of \$6,650 from Mr. Buth for 149 Main Street, Sullivan contingent on Blair Ward negotiating on some of the contingency items that were placed in the offer. The motion passed 3-0.

A motion was made by Jones/Rinard to accept the \$30,000 cash offer made by Mr. Thurnbauer for 304 S. Monroe Street, Watertown. The motion passed 3-0. There were 2 offers received for \$30,000. The committee discussed and after consideration took Mr. Thurnbauer's offer over the other offer. One of the reasons is the other offer was a corporation that was owned by person who owned the property previously which forced the County to foreclose on this property because of delinquent taxes. The Committee expressed concerns on collecting taxes in the future with this corporation. Mr. Thurnbauer was also offering cash for the property immediately.

A motion was made by Jones/Jaeckel to keep the remaining properties (010-0515-0221-006, 141-0715-0733-050 and 291-0815-0424-040) on the auction website for the same amount previously posted with a deadline date of October 11, 2016 and also giving Administration the ability to work with a realtor for these properties. The motion passed 3-0.

Discussion took place on property 010-0515-0221-006 (Brent Alwin's property). The committee discussed that all the financial obligations required by Mr. Alwin were met. The concern of the committee was the payment of real estate taxes due to the history Mr. Alwin falling behind on taxes. The committee voiced concerns that the county does not want to repeat this and wants to mitigate the chances of this happening in the future. The committee felt that if the property was sold back to Mr. Alwin that he should prepay 2 years of taxes to be held by the County for 2017 and 2018 taxes. Ward explained to Mr. Alwin that having the house reassessed would very likely reduce taxes by half. The new estimate would be about \$1,700 for each year. Mr. Alwin was asked how long it would take him to come up with the \$3,400 to be held by the County. Mr. Alwin stated about a month. A motion was made by Jaeckel/Rinard that the sum of \$3,400 for taxes to be held by the County to help pay the 2017 and 2018 taxes be received by September 9, 2016 as a condition for the transfer of the property to Mr. Alwin, if this date is not met, staff were directed to accept the highest responsible bid to the county for the property. The motion passed 3-0. Ward explained that the highest bid currently is at \$86,000 and Mr. Alwin was able to purchase the property at approximately \$48,000. Wisconsin state statutes allow the County to sell tax foreclosed properties for less than the highest bid as long as the county makes a written record of the reasons for doing so. The reasons for not accepting the highest bid are due to the Finance Committee previously establishing conditions to Mr. Alwin to comply with, which he did. At the time the conditions were established, the property had been on the market for several months without any bids and the county determined that it was unlikely to sell at a higher value. Corporation Counsel Ward provided a legal opinion that the county was legally obligated to sell the property to Mr. Alwin because he submitted all required payments to the county within the designated time period and he had taken possession of the house, therefore, accepting the lower bid is appropriate and legal.

- 12. Discussion and possible action on policy and procedure on foreclosed properties.** The Committee discussed the policy and procedures as well as changes to the policy. A motion was made by Jaeckel/Rinard to approve the policy and procedure on foreclosed properties with the removal of the wording that the property owner will be allowed 120 days to repurchase the property unless the Finance Committee deems otherwise. The motion passed 3-0.
- 13. Discussion and possible action on contingency transfer for emergency repair to the HVAC systems and fire alarm panel at Sheriff Department.** Wehmeier explained that there was a fault courthouse HVAC compressor which provides air for the 2nd floor courthouse south end. The

estimated cost of \$15,000 for the replacement part. Another fault, which occurred from the grid, was the HVAC in dispatch went out with mechanical failure and the replacement part for that is \$8,000. The next thing that happened was the fire alarm panel went out due to a power surge. Because of the age and not able to get parts the decision was made to replace the panel at a cost of approximately \$28,000. All three would need contingency transfer funds. A motion was made by Jaeckel/Rinard to transfer \$15,000 to the Central Services budget for the HVAC system on the south end of the courthouse and \$8,000 and \$28,000 to the Sheriff budget for the HVAC and the Fire Panel Replacement. The motion passed 3-0.

- 14. Review of the financial statements and department update for June 2016-Finance Department.** Lamers stated there is nothing unusual and should be in line with the budget.
- 15. Review of the financial statements and department update for June 2016-Treasurer Department.** Lamers stated that interest on taxes is lower than anticipated. Currently, it will be about \$137,700 below the estimated budget at the end of the year. Regular interest on investments is about \$73,500 above budgeted revenue at the end of the year. Fair market adjustment currently is at \$44,613, which is adjusted monthly.
- 16. Review of the financial statements and department update for June 2016-Child Support Department.** Nothing unusual noted. Revenue comes in quarterly which will result in revenue usually being different than budget estimates.
- 17. Discussion of funding for projects related to the new Highway Facilities or sale of old Highway Facilities.** Wehmeier stated that some of the buildings have been placed on the auction website for sale. Quotes are being received to tear down some of the existing buildings. Wisconsin Department of Transportation (WDOT) is responsible for moving the circus tent salt shed and Bill Kern is still in contract to get the WDOT to get that done before winter. The new satellite shops are still being discussed and the design options.
- 18. Discussion on 2016 projections of budget vs. actual.** Lamers stated as noted with the Treasurer, the reduction in interest on property taxes is a concern. Clerk of Courts for court reimbursement expenditures are above budget at approximately \$28,000. MIS may be a concern with the additional consultant fees, staff will continue to monitor. Sheriff is currently projected to be over budget with an estimate currently of about \$60,000. Wehmeier state that the Fair Week attendance was down this year which would reflect on revenues even though the expenditures would be the same. He also stated that the Fair Park operations down because of number of events. They are still looking at numbers but informed the Committee there may be a need for additional budget funds at year end. He explained with the Sheriff department that some of the overage is training and bringing on a group of new employees with additional cost.
- 19. Update on 2017 budget.** Wehmeier explained that the departments turned in the budgets and the meetings will be held next week. Capital carry over was \$1.1 million with \$300,000 being set aside for the second portion of the ERP System. New growth of about \$200,000 is being looked at to help fund some capital request, but the request are still over what funds are available, so we will look at prioritizing requests. The wages currently do not include a COLA increase but the steps are included. A 1% increase in COLA is approximately \$250,000. WRS increased by .2% for General and 1.2% for Protective. The 1.2% is approximately \$60,000. Health insurance build in is an estimated 7% which we are still waiting for what the actual will be. Net new construction is approximately \$330,000. Equalized Assessed Value is estimated to be about 3% or \$1.71 million. There were several position reclassifications of which some were approved and some were denied. There were some new positions requested mainly from Human Services utilizing Medicare funds.

- 20. Update on contingency fund balance.** Lamers directed the Finance Committee to the schedule showing the current balance of 2016 general contingency of \$434,464 with the approval of the three items in agenda item #13 it would be reduced to \$383,464, however there is the possible approval of \$12,000 for the Sheriff Department for a server for the body cameras. The vested benefits balance is \$280,000.
- 21. Set future meeting schedule, next meeting date, and possible agenda items.** The next regular meeting is scheduled for September 8, 2016 and the agenda items will include an update on the Highway shops projects, foreclosed properties, budget to actual projections and overview of 2017 budget.
- 22. Payment of Invoices-**Wehmeier explained to the committee that Yvonne Duesterhoeft was late in turning in some of her reimbursements from the policy. He stated he will have a discussion with her regarding this. After review of the invoices, a motion was made by Rinard/Jaeckel to approve the payment of invoices totaling \$587,737.96 for the main review and \$2,389,459.44 for the other payments, p-cards and payroll deductions. The motion passed 3-0.
- 23. Adjourn** – A motion was made by Jaeckel/Rinard to adjourn at 10:28 a.m. The motion passed 3-0.

Respectfully submitted,

Amy Rinard
Finance Committee
Jefferson County
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