

Trempealeau County Property Committee

Minutes from June 23, 2014 Committee Meeting

Committee Members Present: Michelle Haines, Sally Miller, Wayne Skroch, Richard Frey, Tim Zeglin (all committee members present).

Others Present: Bruce Cheline (building maintenance director), Tanya Niederkorn (sheriff's deputy), Rian Radtke (corporate counsel), Joe Berkowitz (RW Communications, representing Marabou Superior Pipeline Co.

Agenda Item #1--Meeting convened at 9:05 AM by Michelle Haines as chairperson.

Agenda Item #2--Certification of compliance with open meeting laws

Agenda Item #3--Motion to adopt today's agenda made by Miller, 2nd by Skroch; all in favor.

Agenda Item #4--Motion to adopt minutes of previous meeting made by Frey, 2nd by Miller; all in favor

Agenda Item #5-Possible County Property Sale (Berkowitz not ready with handout materials; this agenda item was preceded by #6)

Discussion: Berkowitz wants Trempealeau County (TC) to sell or to grant easement to county property so the pipeline company that he represents can construct pipeline station to tap existing natural gas pipeline. Proposed station site is northwest of Riverland Energy office building which is located north of Arcadia. Proposed station would also be located at north end of Loesel Lane. Berkowitz submitted paper copy of 1:1200 scale map photo which only shows 750 foot by 750 foot area around proposed station. Proposed pipeline would then run due north to River Valley Road and then follow road right-of-way to Mississippi Sand mine. A question was raised about whether county actually owns this property. Radtke says that county owns many such properties; property in question is road right-of-way left from former route of State Hwy. 93. Haines asks for clarification about easement agreement. Berkowitz says existing pipeline already runs under county land. Berkowitz says pipeline station would be used to run a lateral line to one of the sand mines east of Arcadia. Skroch asks why proposed pipeline station would be located so far away from this mine when existing pipeline already runs north of this mine. Berkowitz admits that "nothing has been worked out with local property owners". Zeglin says that TC should not be competing with or undermining the intentions of local landowners. Berkowitz proposes \$3500 payment to TC, based on 80 foot square parcel on which to construct station. Frey makes motion to table the question for one month and to have Berkowitz return with additional information about concerns of nearby landowners. Motion seconded by Zeglin; passed with all in favor.

Agenda Item #6-Jail Repairs/Locks (This item preceded #5 to enable Berkowitz to complete handout materials)

Niederkorn reads jail inspection report. She comments that jail is antiquated; cells must be vacated if they do not meet code; county could be liable if repairs not made. Frey adds that jail inmates could

possibly file lawsuits against county. Frey reads from report about complaints from inmates. Cheline says that B Block plumbing has been fixed. Frey notes that Sheriff Anderson has threatened to use outside contractors if maintenance problems not fixed. Frey comments that jail is understaffed, sometimes has only two officers per floor. Cheline comments that if jail inspector gets strict the jail will not pass inspection. Cheline says that one faulty jail door circuit has been sent to firm in Colorado for repair or reconstruction. Niederkorn says that no program is in place to do yearly maintenance on locks. Cheline remarks that such a program would be very expensive, since jail has about fifty doors.

Frey questions Radtke about avoiding lawsuits from inmates. Radtke replies that best remedy is to do repairs quickly and to document every inspection and every repair. Niederkorn says work order system already exists; that Cheline just needs to use it. Radtke cautions that jail repair jobs are much more important than other repair jobs. Cheline says he does not have enough time to document every repair job that he completes or attempts. No action taken after discussion.

Agenda Item #7-Courthouse Security System

Cheline reports that X-ray machine is broken and waiting for repair person. Cheline asks to purchase six used security lock blades which would make eight doors operational. Frey suggests that Cheline try to make a better deal with seller; no other action taken.

Agenda Item #8—Use of Courthouse Parking Lot

Cheline reports that courthouse employees have requested to use parking lot behind building. Zeglin asks where employees are parking now; Cheline replies that most are using the lot located south of the old high School building, now Whitehall City Building. Zeglin moves to allow employees to use parking lot behind building; Frey seconds; all agree and motion passes.

Agenda Item #9—Courthouse Deliveries door designation.

Discussion about which is correct door for use by delivery people; general agreement among committee members that everyone, including delivery people, should go through the security scan. Cheline instructed to post appropriate signs.

Agenda Item #10—Handicap Parking

Cheline reports that City of Whitehall supposed to put up signs indicating handicap parking just south of courthouse on Hobson Street; city is not co-operating; existing signs are outdated; effectively no handicap parking right now; Cheline supposed to contact city and ask it to comply.

Agenda Item #11-Maintenance update

Cheline says that all appropriate items have already been covered.

Agenda Item #12-Items for next meeting agenda

These items will include: possible county property sale; jail security; handicap parking; negotiations on price of door lock blades

Agenda Item #13-Next meeting set for July 28 at 9 AM

Agenda Item #14-meeting adjourned at 11 AM