

DODGE COUNTY TAXATION COMMITTEE

August 29, 2019, at 5:30 P.M.

ROOM 1A DODGE COUNTY ADMINISTRATION BUILDING

JUNEAU, WI 53039

The meeting was called to order by Chairman Berres at 5:30 p.m.

Members present: Ed Benter, Jeff Berres, Cathy Houchin, Dennis R. Schmidt, and Jeffrey Schmitt.

Member(s) absent: None.

Others present: Kim Nass, Corporation Counsel, Jim Mielke, County Administrator, Nate Olson, Planning and Economic Development Administrator.

Public Comment: Joe Lucafo made a statement regarding his dispute with the 2016 taxes and charges imposed on the Done Right Rental property.

A motion was made by Cathy Houchin and seconded by Ed Benter to approve the June 18, 2019 minutes as presented. Motion carried.

Corporation Counsel, Kim Nass, opened the bids received for the 2019-2020 Lawn Maintenance/Snow Removal Contract for county-owned properties. Only one bid was received for this service. A bid from S & S Lawn Care of Beaver Dam, in the amount of \$60 per time for lawn maintenance for the Monarch properties and \$35-\$50 per time for all other properties and \$35 per time for snow removal and salting plus cost of salt, unless the county provides the salt. A motion was made by Jeffrey Schmitt and seconded by Dennis Schmidt to award the 2019-2020 Lawn Maintenance/Snow Removal Contract for County-owned properties to S & S Lawn Care of Beaver Dam in the amounts listed above, for a term starting on October 1, 2019, and ending on September 30, 2020, on the terms and conditions set forth in the solicitation for bids. Motion carried.

Corporation Counsel Kim Nass, opened the bids that were received for the 2020 In Rem Title Searches. The first bid that was opened was from Guaranty Title Services, Inc., Juneau, Wisconsin, in the amount of \$75 per search. The second bid that was opened was from Integrity Search Solutions, Hustisford, Wisconsin, in the amount of \$60 per search. A motion was made by Jeffrey Schmitt and seconded by Dennis Schmidt to award a contract for the 2020 In Rem Title Searches to Integrity Search Solutions in the amount of \$60 per search. Motion carried.

The Committee reviewed and discussed the status of the Monarch Development LLC agreement and proposals for environmental studies for Monarch Lots 3, 4, 5, 7, and 8, City of Beaver Dam. Corporation Counsel Kim Nass reviewed correspondence from Monarch Development LLC with the Committee.

The Committee reviewed and discussed updating the Quit Claim Information form template. A motion was made by Dennis Schmidt and seconded by Ed Benter to update the form template as discussed and begin using it for the 2020 In Rem Parcels. Motion carried.

The Committee reviewed and discussed updating the Bid Form template. The Committee discussed the bid opening process and determined that bid opening should continue to occur at the Taxation Committee. The Committee discussed the statement in the form regarding the County's policy of not allowing the

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properties to be accessed by potential bidders (Terms and Conditions Form #3). It was the consensus of the Committee to continue the policy. A motion was made by Cathy Houchin and seconded by Jeffrey Schmitt to revise the form as discussed and begin using the form for the 2020 In Rem Parcels. Motion carried.

Corporation Counsel Kim Nass will update the forms as discussed and provide final versions to the Committee at the next meeting.

Kim Nass reported on a parcel of real estate located in the City of Horicon and owned by Roman W. Bentz (PINS 236-1116-0623-024, 236-1116-0623-073 and 236-1116-0623-131). Contact with the Department of Natural Resources will need to be made.

Kim Nass reported on a parcel of real estate located at 270 E. Kindt Street, City of Juneau, Wisconsin, and owned by Jenifer Linendoll. (PIN 241-1115-2723-008). Kim Nass will contact with the City of Juneau and the Department of Natural Resources and report outcome to the Committee.

Kim Nass reported on a parcel of real estate located at 612 Hubbard Street, Horicon, Wisconsin, and owned by Craig Muenchow. (PIN 236-1116-0643-057). Contact with the City of Horicon will be made with a report back to the Committee.

Kim Nass reported on the efforts made by the Dodge County Treasurer regarding a parcel of real estate located at 401 Madison Street, City of Beaver Dam, Wisconsin, and owned by Done Right Rentals, LLC (PIN 206-1114-0423-051, former Metalfab property). Kim Nass stated that the County is not in a position to address the concerns raised by the current owner. Current owner should be directed to the City of Beaver Dam.

Nate Olson suggested that the communities of Horicon, Beaver Dam and Juneau may have an interest in utilizing CDBG funds to address the properties.

Jeffrey Schmitt left the meeting at approximately 6:25 p.m.

Motion by Ed Benter, seconded by Cathy Houchin to convene in closed session. Ed Benter read the closed session notice contained on the agenda, before voting on the motion, to all present that the purpose of the closed session will be to discuss specific public business of a competitive nature requiring a closed session; specifically, to discuss a proposal to redeem Majestic Properties, LLC (PIN 038-1017-1434-004), and an associated proposed agreement, and that Section 19.85(1)(e), Wis. Stats., authorizes the closed session.

A roll call vote was taken. Motion carried by unanimous vote of all members present, at 6:29 p.m.

Motion by Cathy Houchin seconded by Dennis Schmidt to reconvene in open session. A roll call vote was taken. Motion carried by unanimous vote of all members present, at 6:39 p.m.

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Kim Nass reported on the status of 2020 In Rem properties. As of August 29, 2019, there are 99 delinquent parcels-2016 unpaid taxes. Kim Nass distributed the tentative schedule for 2020 In Rem properties.

The next regular meeting of the Taxation Committee is scheduled for September 26, 2019 at 5:30 p.m., in Room 1A of the Dodge County Administration Building.

A motion was made by Ed Benter and seconded by Cathy Houchin to adjourn the meeting at 6:42 p.m. Motion carried.



Cathy Houchin, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.