

Minutes approved 2.17.26



Property Committee Meeting

James Carius Community Room

Tuesday, January 20, 2026 – 3:30 p.m.

Committee Members Present: Chairman Max Schneider, Mike Harris, Vice Chairman Eric Stahl, Jon Hopkins, Kim Joesting, Dave Mingus, Eric Schmidgall

Committee Members Absent: Nancy Proehl, Aaron Phillips

Others Attending: Mindy Darcy, County Administrator

MOTION **MOTION BY MEMBER MINGUS, SECOND BY MEMBER SCHMIDGALL**
to approve the minutes of the December 9, 2025 meeting

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

P-26-01 **MOTION BY MEMBER STAHL, SECOND BY MEMBER SCHMIDGALL** to
recommend to approve the replacement of the McKenzie Building boiler

Administrator Darcy explained that the item is before the committee because of the previously approved agreement naming PJ Hoerr as project manager. She noted that PJ Hoerr received four bids for the work and selected the lowest bidder. The total project cost is \$93,772.74, exceeding the original \$85,000 budget.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

P-26-02 **MOTION BY MEMBER HARRIS, SECOND BY MEMBER JOESTING** to
recommend to approve usage of contingency dollars for the Justice Center Annex

Administrator Darcy stated since this is between \$30,001-\$100,000, it will only need to be approved by Property Committee and will not require County Board approval. She stated that this is for a change order from PJ Hoerr in the amount of \$35,506.29 for structural steel framing and elevator shaft modifications.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

P-26-03 **MOTION BY MEMBER HARRIS, SECOND BY MEMBER SCHMIDGALL** to
recommend to approve usage of contingency dollars for asbestos abatement of
the Times Building

Administrator Darcy stated that when we purchased the Times Building we knew there was asbestos in it. She stated that prior to tearing it down, the building had to be remediated.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

DISCUSSION: Current Project Update

Facilities Maintenance Director Schone provided an overview of current projects.

Member Harris questioned whether the guaranteed maximum price for the new Justice Center Annex included the owner's contingency of 2.5%. Administrator Darcy stated that included in the project is \$890,386.00 in contingency.

RECESS Chairman Schneider recessed the meeting at 3:40 p.m.

(transcribed by S. Gullette)