

MANITOWOC COUNTY FINANCE COMMITTEE
Administration Building
August 12, 2019

Attendance: Chair Paul “Biff” Hansen, Supervisor Jim Baumann, Supervisor John Brunner, Supervisor Ken Swade, and Supervisor Mike Williams. Also in attendance: County Board Chairperson Jim Brey, Comptroller Todd Reckelberg, Assistant Comptroller JJ Gutman, Corporation Counsel Peter Conrad, and County Treasurer Amy Kocian.

Call to Order: Chairperson Hansen called the meeting to order at 4:30 p.m.

Public Comment: Chairperson Hansen declared public input open at 4:30 p.m. No one present wished to speak, subsequently Chairperson Hansen closed public input at 4:31 p.m.

Approve the minutes of the July 8th, 2019 Finance Committee meetings: Supervisor Baumann moved to approve the meeting minutes, seconded by Supervisor Brunner. Upon vote, the motion passed unanimously.

Approve vouchers for the month of July 2019 in the amount of \$3,455,213.92: Supervisor Baumann moved, seconded by Supervisor Swade to approve the vouchers. Upon voice vote, the vouchers in the amount of \$3,455,213.92 were approved.

Gerry Neuser, Public Works Director - Consideration and action on the following matters related to the Sale of Tax Deeded Property: Public Works Director Gerry Neuser reported no bids were received.

Todd Reckelberg, Comptroller/Auditor – Resolution Denying Claim of Jeffrey Schnur: Comptroller Reckelberg explained Mr. Schnur submitted a claim seeking up to \$36,000 for alleged damage to trees purportedly caused as a result of surface water discharges affecting his property. After the insurance company reviewed the information and investigated the facts, it was determined that Manitowoc County was not liable and denied the claim. Supervisor Baumann moved to approve the Resolution Denying Claim of Jeffrey Schnur, seconded by Supervisor Brunner. Upon discussion and vote, the motion carried unanimously.

Resolution Authorizing Subordination, Non-Disturbance, and Attornment Agreement (Manitowoc Place and Cellco Partnership d/b/a Verizon Wireless): Corporation Counsel Peter Conrad explained Manitowoc County assisted in this economic development project by making a loan that was secured by a \$99,000 mortgage, together with a Real Estate Mortgage Subordination Agreement. Now, Manitowoc Place, LLC wishes to lease space its building to Cellco Partnership d/b/a Verizon Wireless and has asked that Manitowoc County enter into a Subordination, Non-Disturbance, and Attornment (SNDA) Agreement. The SNDA Agreement provides that Verizon’s lease is subordinate to the county’s mortgage, but also provides that the County will not disturb the lease in the event of a foreclosure and would replace Manitowoc Place as the lessor and receive rent due from Verizon under the lease. Supervisor Brunner moved to approve the Resolution Authorizing Subordination, Non-Disturbance, and Attornment Agreement (Manitowoc Place and Cellco Partnership d/b/a Verizon Wireless), seconded by Supervisor Baumann. Upon discussion and vote, the motion carried unanimously.

Resolution Authorizing the Transfer of \$31,180 from the Highway Enterprise Fund to the Planning and Zoning Activity Budget for the County Surveyor Position: Comptroller Reckelberg explained the addition of a County Surveyor position was included in the 2019 budget. The adopted budget allocated 60% of the cost of the surveyor position in the Planning and Zoning activity budget and 40% in the Highway Department budget. The County has now filled the surveyor position such that 100% of the cost of that position will be charged to the Planning and Zoning activity expense. To properly account for this change, the County must amend its 2019 budget by transferring the \$31,180 budgeted for the surveyor position from the Highway Enterprise Fund to the Planning and Zoning activity budget. Supervisor Williams moved to approve Resolution Authorizing the Transfer of \$31,180 from the Highway Enterprise Fund to the Planning and Zoning Activity Budget for the County Surveyor Position, seconded by Supervisor Baumann. Upon discussion and vote, the motion carried unanimously.

Report of Economic Interest: Comptroller Reckelberg reported that Jennell Shelton complied with the Report of Economic Interest when she sent him a copy of the report pertaining to the Manitowoc Noon Rotary meeting to represent the Expo and the Manitowoc County Fair. The report has been received and placed on file by the Finance Committee thereby completing the required report.

Update and handout regarding 2019 Refunding Bond and Bond Rating: Comptroller Reckelberg reported the interest rates are low putting the County in a favorable position. Moody's Investors Service affirmed the County's A2 general obligation unlimited tax rating and removed the negative outlook. The A2 rating reflects the County's historically narrow, but sufficient financial position, large tax base, and modest debt and pension burdens. There will be a Finance Committee meeting before the August County Board meeting for consideration of the resolution.

Peter Conrad, Corporation Counsel – Explanation Regarding the Legality of a County Board Supervisor Bidding on County Tax Deeded or Other Property: Corporation Counsel Peter Conrad explained that Supervisor Baumann questioned whether a member of the Finance Committee would be allowed to bid on a County tax deeded or other property. CC Conrad informed them that according to state law it is illegal for a member of the Finance Committee to purchase/bid on County tax deeded or other property due to the conflict of interest since the Finance Committee awards the bids.

Communications: Copies of each were provided to the committee via email when they became available:

- Monthly/Daily Average Population Report for July 2019 – Manitowoc County Jail.
- Secure Detention Report from HSD for July 2019.

Adjournment: Supervisor Williams moved to adjourn, seconded by Supervisor Swade. Motion passed unanimously. The committee adjourned at 4:55 p.m.

Respectfully submitted,
Jessica Backus, County Clerk