

Call to order:

The Public Property Committee meeting was called to order at 9:00 A.M. in the Vilas County Courthouse conference rooms by Chairman Jim Behling with the following committee members present: Lorin Johnson, Gary Peske and Linda Thorpe. Edward Bluthardt, Jr. was excused. . Other persons present at various times during this meeting: Russ Szuta, Jason Hilger, Gary Dalbeck and Harvey Hyslop representing Superior Electrical Systems, Matt Palubicki representing Victory Janitorial, Nate Simmons representing Clean Power, Ken Anderson, Joe VanDeLaarschot and David Alleman. Open meeting law complied with and quorum verified.

Approve agenda to be discussed in any order by the Chair:

Motion by G. Peske, 2nd by L. Thorpe to approve the agenda, with the agenda order to be presented at the Chair's discretion. All voted aye. Carried.

Custodial/Maintenance Services – bids received and possible action:

The Chair allowed N. Simmons, representing Clean Power, to introduce himself and speak briefly about his firm. Clean Power employs over 4000 nationwide, with main offices located in Milwaukee. The local service office is located in Stevens Point. Clean Power services many school districts and municipalities.

G. Peske asked the representatives of Superior Electrical Systems about their company's experience with providing services to municipalities. G. Dalbeck responded that Superior currently provide maintenance services to a number of area firms, however, their proposal to Vilas County is their initial entry into the custodial services market. He also reminded the committee that Superior is located in Eagle River, which will have a major impact on response times, compared with the other respondents. G. Peske asked how their hourly maintenance rates were calculated. H. Hyslop responded that their hourly rates were based upon the need to provide qualified personnel to perform the maintenance tasks listed in the RFP, in addition to the need to mitigate recently deferred maintenance on equipment and potential code compliance issues. He expects that the need for maintenance services and resultant costs will decline after the first year of a contract.

M. Palubicki explained how the Victory Janitorial custodial hourly services rates were calculated. Service hours provided are flexible based upon the overall custodial needs of the county. His firm is located in Rhineland. They service three local Eagle River accounts.

a. Cost report – Finance Director:

J. Hilger presented a cost analysis derived from information contained in the custodial/maintenance services quotes received. G. Peske asked if the cost savings model was based upon the laying-off of remaining custodial and maintenance staff. J. Hilger responded that there was a definite savings in the hourly rate of outsourced custodial services versus the wage and benefit cost of the county staff. He added that greater savings would be realized if outsourcing was total, however, partial implementation would still provide for reduced costs. G. Peske objects to any outsource model that causes the lay-off of any remaining custodial/maintenance personal. L. Johnson stated that he was not contemplating the need to totally outsource custodial/maintenance services. J. Behling added that the original model contemplated total outsourcing of custodial/maintenance services, but that he would support a limited outsource model that did not require further reductions in staff. L. Johnson asked the Clerk his opinion regarding County Board reaction. The Clerk responded that he did not foresee any success at County Board with a custodial outsourcing resolution requiring any reductions in

county staff. L. Thorpe concurred. The Chair asked the opinion of the representatives of the firms present. All responded that their quotes were based upon hourly rates of services provide; all three firms will provide reduced hours of services at those quoted rates. M. Palubicki qualified his opinion by stating that Victory's rates were based upon work performed at the Courthouse, services provided to outlying facilities would require an increase in the hourly rate. The committee discussed the number of service hours needed at length. The committee agreed that since the voluntary resignation of three custodial/maintenance staff members, remaining custodial and maintenance staff have been hard pressed to maintain previous service levels. The committee agreed to consider the need to contract for an additional 40 hours per week of custodial services. Maintenance service hours were also discussed at length. **Motion by G. Peske, 2nd by L. Thorpe to ask the custodial/maintenance service providers present to return to the Tuesday, July 16, 2013 Public Property Committee meeting with cost proposals for 40 weekly hours of custodial services and 40 weekly hours of maintenance services. All voted aye. Carried.**

The Clerk was asked to compose a resolution for possible consideration and action.

Letters and Communications:

The Chair informed the committee regarding a proposal submitted by an engineering firm. This will be discussed at the next meeting.

Set next meeting time and date:

The next regular meeting is scheduled for 9:00 A.M. Tuesday, July 16, 2013.

Adjournment:

The Chair adjourned the meeting at 2:53 P.M.

Respectfully submitted by:
David R. Alleman
Vilas County Clerk

Minutes reflect the recorder's notations and are subject to future revision and approval by the appropriate board or committee.