

PERRY COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES
September 16, 2025

The Perry County Board of Commissioners met at 6:00 p.m., as was duly advertised. Commissioners: President Randy Cole (RC), Vice President Pam Janniczky (PJ) and Rebecca Thorn (RT) were in attendance. Auditor Kristinia Hammack was also present. There was *Sheriff, Attorney or News Representative* in attendance.

The meeting opened with all present reciting the Pledge of Allegiance.

AGENDA

RT made a motion to approve the agenda as presented, seconded by PJ. Motion carried 3-0.

PUBLIC COMMENTS

- a) None

MENDY LASSALINE, ASSESSOR

- a) RFB Cyclical Reassessment/Bid Opening

Lassaline stated that only one bid was received. RC asked where this was advertised at, and Lassaline responded in the paper, on the board outside the Courthouse meeting room, and on the County website.

RC stated that the bid for this service was \$378,240. RC asked if this is a four-year contract, and Lassaline confirmed this stating that amount will be split into the four equal amounts each year.

RC asked Lassaline that this reassessment goes through 25% of the County, with Troy Fryman with Tyler Technologies confirming this. RC asked that they are assessing residential, commercial, and industrial? Lassaline stated yes and agricultural; a certain percentage in each class has to be done each cycle.

RC asked Fryman that with the industrial assessment, and having a couple of larger plants, would Tyler Technologies go into these industrial sites, specifically the foundry, and do a 100% reassessment at one time? Lassaline responded that Waupaca has been walked through twice. Fryman added it takes a few days to a week in terms of how they walk through, and that does happen through the cyclical process of the fourth year. Lassaline stated this is done in one of the four cycles. It is based on the scope of work.

RC asked that when the residential assessment is done, does Tyler Technologies bring in a whole group of people? How do they approach the 25%? Fryman responded that Tyler Technologies works in approximately 24-25 different counties in the state. They have people who are fairly local or knowledgeable in that county. Instead of bringing in five people to do this one time, they bring in one person that is touching the rest of his team. It is consistent across the board. RC responded that in other words, Tyler Technologies earmarks a certain area in the county that over a twelve-month period of time, this individual has to go out and physically visit every one of these sites. RC asked how is this done in areas that have gates? How are these areas accessed? Fryman responded several ways, being feet on the street if there is not the ability to see it visually, utilizing that they can from the air, as well as making contact with the taxpayers if they need to get on site or at least to do a questionnaire with them.

RC asked if Tyler Technologies use a mapping type when they speak of aerial maps? Lassaline responded that the County maps from WTH that are on the County website are downloaded onto their tablets. RC asked Fryman if they had ever looked at three-dimensional aerial work? Fryman responded that he has had the opportunity to work with about every company that RC could think of, not only in the US but abroad. Tyler Technologies is the largest company that provides these services within the US. They have entertained everything from 3D, but also anything mechanically that can utilize the technology of today. Fryman added that what happens mostly within Indiana, WTH as well as a couple of other companies, actually do oblique aerials, and Tyler Technologies uses those as a tool. Fryman added 3D modeling can be done, mostly in larger jurisdictions where it comes to commercial or industrial. They do not see it used as much with residential.

RC stated that by utilizing the 3D, although it has a cost, it would save on the individual that goes out to see the property. They would be able to sit at a computer and go through each one of the parcels, look at it as well as measure it. RC stated that the State sent pictures and maps from its flyover of Rome, where structures were added year after year, and the County is questioning permits in this regard. Lassaline responded that issues such as this will be seen when they are in that quarter.

There was discussion regarding property that is owned by one party, and the improvement, such as a cabin, is taxed as personal property to another party. The improvement will not be on the property card.

RC asked Fryman if the Commercial will be approached like Industrial, and Fryman responded that Industrial would take a little more effort depending on the size of it. RC asked if a team is brought in for this, or is it just the one individual? Fryman responded that they usually have a commercial expert.

RC asked how information gets into the XSoft software, and Fryman stated the data is collected into the In Cama Solution electronically. Lassaline stated the data is uploaded to a file, and then her office manually inputs the data into XSoft. RC asked if there is no way to batch file this, and Lassaline responded that you can not batch file changes.

RC asked if there is a place where citizens to go to and see property that is leased to someone? Or where the landowner is charged property taxes, and the other party is paying for the improvement? How can the general public see this information? Lassaline responded that she does not know if a layer can be added with the 99 parcel numbers. This is something that the County could talk to WTH about. The 99 in the parcel number means the legal is not able to be platted.

PJ asked that if the County has areas that it knows are a problem, can the County make sure those are done? RC responded that would fall on the County to ask property owners that if they have a questionable area, let the County know.

Lassaline will forward the bid on to County Attorney Andrew Foster to review.

MINUTES

a) 09.02.2025

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

KRISTINIA HAMMACK, AUDITOR

a) 09.12.2025 Payroll: \$186,181.96

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

b) 09.12.2025 Payroll W/H: \$39,549.64

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

c) Health Claims: \$69,257.75

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

d) 09.16.2025 Solid Waste Accounts Payable Claim Docket: \$7,080.77

PJ made a motion to approve, seconded by RT. Motion carried 3-0.

e) 09.16.2025 Account Payable Claim Docket: \$889,918.45

RT made a motion to approve, seconded by PJ. Motion carried 3-0.

f) Alpha Claims for Chiller totaling \$10,221.14

RC stated that the County has \$10,000 set aside for maintenance for the Courthouse. This claim is a little less than \$5,000 over what the County had budgeted. RC suggested to use some funding left over from CEDIT money, and could pull from this fund to pay the remainder of this bill if everyone is okay with that.

PJ made a motion to appropriate \$5,500 from CEDIT Fund 7312 to cover the existing bills, plus leave an additional approximate \$550, seconded by RT. Motion carried 3-0.

COMMISSIONERS

a) Hospital Board of Trustee Letters of Interest

RC stated this is for one seat. RT asked Hammack how many letters of interest she received, and Hammack responded a letter from John Schutzius, Becky Hubert, Jim Alexander, and Natalie Polk.

RC thanked all four individuals for expressing their interest in serving our community, and they all seem qualified.

PJ made a motion to appoint John Schutzius to the Hospital Board, and seconded by RT. Motion carried 3-0.

b) The next meeting will be Monday, October 6, 2025 at 9:00 a.m.

The meeting was adjourned at 6:39 p.m. CST.

PJ made a motion to adjourn, seconded by RT. Motion carried 3-0.

Randy Cole
President

Pam Jamniczky
Vice-President

Rebecca Thorn

Minutes reviewed by:

Kristinia L. Hammack, Auditor

Minutes prepared by:

Leisa M. Ecker, Deputy Auditor