

NOTICE OF MEETING
PROPERTY COMMITTEE
October 14, 2025 – 5:00 PM

University of Wisconsin Green Bay - Sheboygan Campus
Room 1202
1 University Drive
Sheboygan, WI 53081

To Join the Meeting Remotely via phone:
Dial: + 1 339-788-5442
Enter Pin Number: 576 517 467#

Members of the Committee may appear remotely.
Persons wanting to observe the meeting are encouraged to listen remotely.

AGENDA

Call to Order

Certification of Compliance with Open Meeting Law

Approval of Minutes

Property Committee – Regular Meeting – September 9, 2025 at 5:00PM

Review and Approve Vouchers

Museum Update

UW Green Bay – Sheboygan Campus Update

Correspondence

- Third Quarter Project Update
- Members of the Property Committee will be conducting a tour of the University of Wisconsin Green Bay - Sheboygan Campus following the last agenda item. The public is welcome to attend. The tour may be attended by a majority of the Property Committee. Therefore, their presence constitutes a “meeting” as indicated below.

Building Services

- Consideration of Fund Transfer Request:
 - Courthouse, Detention Center, and Law Enforcement Center Natural Gas Accounts to Museum Heat Account.

Approval of Attendance at Other Meetings or Functions

Date / Time / Location of Next Meeting

Tuesday – October 28, 2025 – 5:00 PM
Sheboygan County Administration Building - Room 302
508 New York Avenue
Sheboygan, WI 53081

Adjourn

Prepared by:
Jennie Dulmes
Recording Secretary

Jon Kuhlow
Committee Chairperson

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe, and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board*, 173 Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

Wis. Stat. § 19.84 requires that each meeting of a governmental body be preceded by a public notice setting forth the time, date, place, and subject matter of the meeting. This Notice and Agenda is made in fulfillment of this obligation. Electronic versions of this Notice and Agenda may hyperlink to documents being circulated to members in anticipation of the meeting and are accessible to the public for viewing. Additions, subtractions, or modifications of the hyperlinked materials do not constitute an amendment to the meeting agenda unless expressly set forth in an Amended Notice and Agenda. Members of the public are encouraged to check from time to time before the meeting to see whether the hyperlinked content has been changed from what was originally posted.

Persons with disabilities needing assistance to attend or participate or those without access to adequate telephone services are asked to notify Jennie Dulmes at (920) 459-4342 prior to the meeting so that accommodations may be arranged.

SHEBOYGAN COUNTY PROPERTY COMMITTEE MEETING MINUTES

Sheboygan Administration Building
Room 302
508 New York Avenue
Sheboygan, WI 53081

September 9, 2025

Called to Order: 5:00 pm

Adjourned: 5:20 pm

MEMBERS PRESENT: Jon Kuhlow, Chairperson; John Nelson, Secretary; Stephanie Arndt, and Gerald Jorgensen, Members.

MEMBERS ABSENT: Brian Smith, Vice Chairperson

OTHERS PRESENT: Kevin Dulmes and Jennie Dulmes of Building Services.

CALL TO ORDER

Chairperson Jon Kuhlow called the meeting to order at 5:00 PM.

CERTIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

Posted September 5, 2025 at 2:00PM

APPROVAL OF MINUTES

Property Committee – Regular Meeting, August 12, 2025 at 5:00pm – Moved by Supervisor Nelson, seconded by Supervisor Arndt to approve minutes as presented; motion carried 4-0.

REVIEW AND APPROVE VOUCHERS

Moved by Supervisor Jorgensen, seconded by Supervisor Nelson to approve vouchers as presented; motion carried 4-0.

MUSEUM UPDATE

- Director Dulmes advised the Museum will be transitioning to cellular or data for the fire panel and the elevator.

UNIVERSITY OF WISCONSIN GREEN BAY – SHEBOYGAN CAMPUS UPDATE

- Director Dulmes advised attendance has increased with the Lakeshore College collaboration. Director Dulmes questioned the Property Committee if a meeting at the campus would be desired in October.

CORRESPONDENCE

- Second Quarter Variance Report - Director Dulmes reviewed the variance report with committee members.
- Staffing Update - Director Dulmes advised the Committee that a Maintenance Technician recently retired. Currently there are two open cleaning positions.

BUILDING SERVICES

- Consideration of Contingency Request - LEC Plumbing - Director Dulmes requests to transfer \$2,335 from Contingency fund to Law Enforcement Center Plumbing account for the continued repair of sanitary pipes. Moved by Supervisor Jorgensen to approve the transfer of contingency funds as requested, seconded by Supervisor Nelson; motion carried 4-0.
- Consideration of Contingency Request - ADRC Asphalt - Director Dulmes requests to transfer funds from the Contingency account to the ADRC interdepartmental account in the

amount not to exceed \$40,000. Director Dulmes advised the culvert needs to be replaced and part of the current driveway is damaged. The Transportation Department will be able to maintain the occupancy for the building while driveway replacement is being completed. Moved by Supervisor Nelson to approve the transfer of contingency funds as requested, seconded by Supervisor Arndt; motion carried 4-0.

- Consideration of Bid Approval - Director Dulmes advises there were four bids received for the office remodel of the Health and Human Services Building. Quasius Construction was the lowest bid at \$254,733. Moved by Supervisor Jorgensen to approve the acceptance of the Quasius Construction Bid, seconded by Supervisor Arndt; motion carried 4-0.

APPROVAL OF ATTENDANCE AT OTHER MEETINGS OR FUNCTIONS

None

DATE / TIME / LOCATION OF NEXT MEETING

Tuesday – October 14 – 5:00PM
Sheboygan County Administration Building
Room 302
508 New York Avenue
Sheboygan, WI 53081

ADJOURN

Moved by Supervisor Nelson, seconded by Supervisor Arndt to adjourn; motion carried 4-0 and meeting adjourned at 5:20pm.

Respectfully Submitted,

Jennie Dulmes
Recording Secretary

John Nelson
Secretary

SHEBOYGAN COUNTY
Building Services 2025 Capital Projects
Third Quarter Status Update

9/30/2025

5 Year Capital Number	Project Number	Year Funded	Project Name	2025 Work Area	Status	Budget (\$)	Expenses Thru 9/30/25 (\$)	Additional Expected Expenses (\$)	Remark	Expected Funding Excess or (Shortage)
1024	82103	2021	Courthouse Tuckpointing	Façade Cleaning, Tuckpoint and Windows	Façade Cleaning and Tuckpoint in Progress	5,911,591	5,712,683	179,017	Tuckpointing completed. Windows complete. Trim and Plaster need to be completed yet	0
1028	82204	2024	Elevator Upgrades	CH Main Elevator	Scheduled for Jan. 2026	453,000	183,100	269,900	Elevator Ordered	-
1040	82402	2023	Roof Replacements	CH Replacement	Main Roof and 3rd floor scheduled for August	215,500	215,500	52,700	Original roof material found under the 2 penthouses	(52,700)
1065	82203	2023	Det. Ctr. Equipment	Replace 162 Cameras & 17 UPS	100% Complete	490,112	483,600	-	Cameras Installed.	6,512
1065	82203	2023	Det. Ctr. Equipment	2023 A/C 7 Condensor Replacements	95% Completed	688,000	540,599	147,401	Units installed and working thru warranty issues on units 3 and 6.	-
1068	82303	2023	HVAC Controls N4 Update	Admin,HHS, CH, LEC,DC	Completed	101,100	101,100	32,000	Upgrade 50% Complete. Overage was a contingency request.	(32,000)
1066	82304	2022	H&HS Office	Construct offices in storage areas and remodel 3 restrooms	Design is 95% complete	297,000	36,320	260,000	Design, specs and frontend complete and bid awarded	
1056	82403	2025	UW West Lot, Lighting	Parking Lot and Lighting Replacement	100% Complete	435,992	287,330	-	Lighting and Paving complete.	148,662
		2025	LED Lighting Purchased	HHS, LEC and DC	100%	215,000	215,000		Products are all recieved.	
1951	82310	2023	Det. Ctr. Expansion Study	onsultant Study Need	None	120,000	0	120,000	Unknown Vendor	-
									under:	70,474
Capital Outlay		2022	Replace H&HS Generator	Install Exterior & Remove Old	Installation 100% completed	66,905	41,600	25,305	Completed	-
ARPA Funds		2024	County Wide Door Access Control Replacement	All County Buildings	Approved	900,000	370,267	529,733		-
ARPA Funds		2024	Building Condition Study	Building Services Buildiongs and UW Campus	Approved	245,000	196,320	48,680	Assessments are complete	
ARPA Funds		2024	UW GB Phy Ed Building Water Line Replacement	Physical Education Building	Approved	25,000	-	25,000		-
ARPA Funds		2024	UW GB Roof Repair Projects	Campus Wide	Approved	16,250	16,250		Completed	-
ARPA Funds		2024	AC Courthouse Lobby	Courthouse	Approved	16,000	-	16,000	Completed	-
ARPA Funds		2024	Courthouse Print Shop Carpet	CH Print Shop	Approved	4,800	4,800		Completed	-
ARPA Funds		2024	Replace Security Cameras	Building Services	Approved	3,000	3,000		Completed	-

2025 Fund Transfer

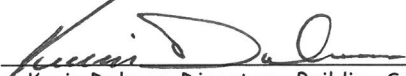
Department: Building Services

Date: October 14, 2025

I. Fund Transfer Request

From:	<u>Account #</u>	<u>Amount</u>	<u>Funds Available</u>
Operating Transfer From			
Courthouse Natural Gas	103.531820	\$8,500	\$21,482
Detention Center Natural Gas	104.531820	\$8,500	\$25,640
Law Enforcement Center Natural Gas	106.531820	\$3,000	\$9,217
To:			
Museum Heat	1105.532205	\$20,000	
Courthouse Natural Gas Balance			\$12,982
Detention Center Natural Gas Balance			\$17,140
Law Enforcement Center Natural Gas Balance			\$6,217

This request is to transfer \$8,500 from Courthouse Natural Gas account, \$8,500 from Detention Center Natural Gas account, and \$3,000 from Law Enforcement Center Natural Gas account to Museum Heat account. This total of \$20,000 transferred to Museum Heat account is to remove and install a new humidifier.


Kevin Dulmes, Director - Building Services