

SHEBOYGAN COUNTY PROPERTY COMMITTEE MEETING MINUTES

Sheboygan County Administration Building
Room 119
508 New York Avenue
Sheboygan, WI 53081

July 7, 2026

Called to Order: 5:00 pm

Adjourned: 5:45 pm

MEMBERS PRESENT: Jon Kuhlow, Chairperson; Stephanie Arndt, Secretary; Kurt Jensen Member.
VIRTUAL: Brian Smith (5:02pm), Vice Chairperson; Drew Phillips (5:14pm), Member

MEMBERS ABSENT: None

OTHERS PRESENT: IN PERSON: Kevin Dulmes, Rebecca Barritt 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 July 2, 2026 at 4:00PM

APPROVAL OF MINUTES

Property Committee - Regular Meeting - June 16, 2026 at 5:00PM - Moved by Supervisor Jensen, seconded by Supervisor Arndt to approve minutes as presented; motion carried 3-0

REVIEW AND APPROVE VOUCHERS

Moved by Supervisor Arndt, seconded by Supervisor Jensen to approve vouchers as presented; motion carried 3-0.

DIRECTOR UPDATE

- Director Dulmes advises the Committee Members that the new boilers, humidifier, and roof top unit are installed and operational at the Museum. Director Dulmes gave an update regarding the network separation of the Gym and Fine Arts buildings from the University of Wisconsin Green Bay.

CORRESPONDENCE

- None

BUILDING SERVICES

- Consideration of Courthouse Parking Lot Use During John Michael Kohler Art Center Festival - Director Dulmes advises both the John Michael Kohler Art Center and St. Clements have requested to use the Courthouse parking lot during the festival. Moved by Supervisor Jensen to approve of the Courthouse parking lot as presented, seconded by Supervisor Arndt; motion carried 4-0.
- Consideration of Out of Cycle Pay Adjustment Request - Director Dulmes requests out of cycle pay adjustment for an employee due to the completion of higher education requirements as stated in the initial offer letter. Moved by Supervisor Arndt to approve out of cycle pay adjustment as presented, seconded by Supervisor Jensen; motion carried 4-0.
- Consideration of 5 Year Capital Plan Request - Director Dulmes provides a timeline for capital project requests to inform new Committee Members. Director Dulmes advises there

are 7 new requests. Director Dulmes presented each project and explained each with his suggested prioritization level, as follows:

1. Fire Alarm System Replacement (2027 - Courthouse and Administration Building) - \$875,000
2. County Wide HVAC Infrastructure Replacement (Administration Building, Aging and Disability Resource Center, Courthouse, Annex, Detention Center, Law Enforcement Center, and Museum) - \$7,550,000
3. County Wide Electrical Infrastructure Modernization (Administration Building, Aging and Disability Resource Center, Courthouse, Annex, Detention Center, Law Enforcement Center, and Museum) - \$2,831,000
4. Design for Health and Human Services Facility - \$250,000
5. University of Wisconsin - Green Bay, Sheboygan Fine Arts Building Renovation - \$2,249,065
6. Elevator Upgrades (2027 - Upgrade the Law Enforcement Center Visitor and Inmate Elevators, 2028 - Upgrade the Detention Center Elevators, 2029 - Upgrade the Administration Building Elevator) - \$1,669,590
7. Law Enforcement Center Evidence Room Remodel (2026 - Design, 2027 - Remodel) - \$399,500
8. Jail/Detention Center Equipment Replacement and Remodel (2027 - Coat 37 ceramic tile showers in the Law Enforcement Center, Install a centralized UPS at the Detention Center, Replace scanner at guard station in the Courthouse, 2028 - Replace guard intercom system at the Law Enforcement Center) - \$3,437,000
9. Courthouse Parking Lot Replacement (2027 - Courthouse 60,000 sq. ft. and Law Enforcement Center 44,000 sq. ft.) - \$524,150
10. Office LED Lights (2027 - Replacement to be determined, 2028 - Replace fixtures at Courthouse) - 980,850
11. Law Enforcement Center Exterior Renovation (2028 - clean, paint, seal, tuckpoint and replace vertical and horizontal joints between precast panels) - \$270,000
12. Administration Building Exterior Comprehensive Renovation - \$620,000
13. Sheriff's Department Radio Tower Upgrades (Rocky Knoll, Taylor Park, and Trout Spring Road Tower Sites) - \$125,000

Supervisor Arndt makes a motion to approve of the 5 Year Capital Plan as presented, seconded by Supervisor Jensen; motion carried 5-0.

APPROVAL OF ATTENDANCE AT OTHER MEETINGS OR FUNCTIONS

None

DATE / TIME / LOCATION OF NEXT MEETING

Tuesday - July 21, 2026 - 5:00PM

Sheboygan County Administration Building

Room 119

508 New York Avenue

Sheboygan WI, 53085

ADJOURN

Moved by Supervisor Arndt, seconded by Supervisor Jensen to adjourn; motion carried 5-0 and meeting adjourned at 5:45 pm.

Respectfully Submitted,

Jennie Dulmes

Recording Secretary

Stephanie Arndt
Secretary