

NOTICE OF MEETING
PROPERTY COMMITTEE
February 7, 2023 - 4:30 PM

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

Room 302

To Join the Meeting Remotely
Dial: + 1 347-943-0628
Enter Pin Number: 550 576 498
Press: #

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, January 17, 2023 at 4:30PM

Review and Approve Vouchers

Museum Taylor House Update

Correspondence

- 503 Wisconsin Avenue Property Update

Building Services

- Consideration of Elder Abuse Awareness Displays at Aging & Disability Resource Center and Health & Human Services Buildings
- Consideration of Equity Adjustment Requests
- Consideration of Detention Center Refrigeration Replacement
- Consideration of Detention Center Alternatives to Incarceration Contingency Use

Approval of Attendance at Other Meetings or Functions

Date / Time / Location of Next Meeting

Tuesday – February 21, 2023 - 4:30 PM
Sheboygan County Administration Building – Room 302
508 New York Avenue
Sheboygan, WI 53081

Adjourn

Prepared by:
Becky Barritt
Recording Secretary

Henry Nelson
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 Becky Barritt at (920) 459-4342 prior to the meeting so that accommodations may be arranged.

Wearing a mask is strongly encouraged in all County-owned or leased property, unless you are fully vaccinated.

SHEBOYGAN COUNTY PROPERTY COMMITTEE MEETING MINUTES

January 17, 2023

Called to Order: 4:32 pm

Adjourned: 5:15 pm

MEMBERS PRESENT: Henry Nelson, Chairperson; George Kulow, Vice Chairperson; Gerald Jorgensen, Secretary; Jon Kuhlown & Brian Smith, Members.

OTHERS PRESENT: Judge Angela Sutkiewicz; Christine Koenig, Clerk of Courts; Jim TeBeest & Becky Barritt, Building Services

CALL TO ORDER

Chairperson Henry Nelson called the meeting to order at 4:32 PM.

CERTIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

Posted January 13, 2023 at 11:00AM.

APPROVAL OF MINUTES

Property Committee – Regular Meeting, December 6, 2022 at 4:30pm – Moved by Supervisor G. Kulow, seconded by Supervisor J. Kuhlown to approve minutes as presented; motion carried with no nay votes.

REVIEW AND APPROVE VOUCHERS

Moved by Supervisor J. Kuhlown, seconded by Supervisor G. Kulow to approve vouchers as presented; motion carried with no nay votes.

MUSEUM TAYLOR HOUSE UPDATE

No work since last meeting. Investigating exterior lighting upgrade with Historical Museum Executive Director Travis Gross.

CORRESPONDENCE

- 503 Wisconsin Avenue Property Update – Appraisal was received, and an offer to purchase has been prepared by Corporation Counsel.
- Detention Center Kitchen Freezer – A compressor for the walk-in freezer died this week. It is slated for replacement in 2024 as part of the 5 Year Plan. Director TeBeest would like to move the replacement up to this year, and delay the 2023 project of one air conditioning condenser unit. He is waiting on a price from the vendor for replacement.
- Aging & Disability Resource Center Water Issue – Sheboygan Falls was performing sewer line work outside the ADRC last week, which disabled water use in the building. Even though staff were notified, a toilet was flushed, which created water to overflow in both restrooms and hallway. Staff acted quickly, the clean up was minimal, and there was no damage.
- Equity Adjustments for Building Services – Director TeBeest shared that he has a meeting with Human Resources to discuss equity adjustments for Building Services staff.

BUILDING SERVICES

- Courthouse Office Space Request – Judge Angela Sutkiewicz requested to use vacant office space on the 3rd floor of the Courthouse to offer public defender attorneys from other counties intermittent office space to minimize the need for court-appointed attorneys to reduce trial delays and save fees to the County. No renovations to the space are being requested, just adding some used furniture to accommodate the meetings. Moved by Supervisor G. Kulow, seconded by Supervisor J. Kuhlown to approve use of the Courthouse 3rd floor space for use by public defender attorneys; motion carried with no nay votes.
- Blanket Vacant Position Requests – Maintenance Technicians & Cleaners – Moved by Supervisor Smith, seconded by Supervisor G. Kulow to approve the 2023 blanket requests to post and fill as they become vacant; motion carried with no nay votes.

- Vacant Position Request – 2023 Limited Term Employees (Summer Help) – Moved by Supervisor G. Kulow, seconded by Supervisor Smith to allow the posting for three summer LTE positions; motion carried with no nay votes.
- Detention Center Alternatives to Incarceration Update Report – Director TeBeest shared the current progress of the project. Moved by Supervisor Smith, seconded by Supervisor Jorgensen to accept the update report as presented; motion carried with no nay votes.
- Building Services 4th Quarter 2022 Project Update Report – Director TeBeest gave an update on the projects, noting some highlights and completions. Moved by Supervisor G. Kulow, seconded by Supervisor J. Kuhlow to approve update report as presented; motion carried with no nay votes.

APPROVAL OF ATTENDANCE AT OTHER MEETINGS OR FUNCTIONS

Moved by Supervisor Jorgensen, seconded by Supervisor G. Kulow to approve Supervisor J. Kuhlow to attend Legislative Exchange in Madison in March.

DATE / TIME / LOCATION OF NEXT MEETING

Tuesday, February 7, 2023 4:30 PM
Administration Building – Room 302
508 New York Avenue - Sheboygan, WI 53081

ADJOURN

Moved by Supervisor J. Kuhlow, seconded by Supervisor G. Kulow to adjourn; motion carried with no nay votes, and meeting adjourned at 5:15 pm.

Respectfully Submitted,

Becky Barritt
Recording Secretary

Gerald Jorgensen
Secretary

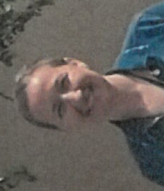
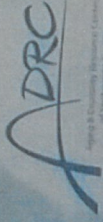


WORLD ELDER ABUSE AWARENESS DAY

Building Strong Support for Elders

JUNE 15


Special Thanks to





SHEBOYGAN COUNTY

James A TeBeest
Building Services Director

TO: Property Committee Members
FROM: Jim TeBeest 
DATE: February 7, 2023
RE: 2023 Equity Adjustment Justification

Thank you for considering a wage equity adjustment for the Building Services Maintenance Workers and Electricians.

In October 2020, the Property Committee recognized that wages of technical positions across the County were not keeping pace with the labor market since the 2014 Compensation Study. The Committee sent a request to the Human Resources Committee to update at least the four technical positions in Building Services.

Since that time, labor rates have risen dramatically, due to inflation and a tight labor market.

Maintenance Workers

This past calendar year, Building Services has lost 5 of 14 Maintenance Workers to higher paying jobs, plus 2 retirements. We have been unable to fill 2 positions, and since November 2022, have not gotten any more applications. We need to raise the pay to attract applicants and fairly compensate the current staff before they too resign.

Electricians

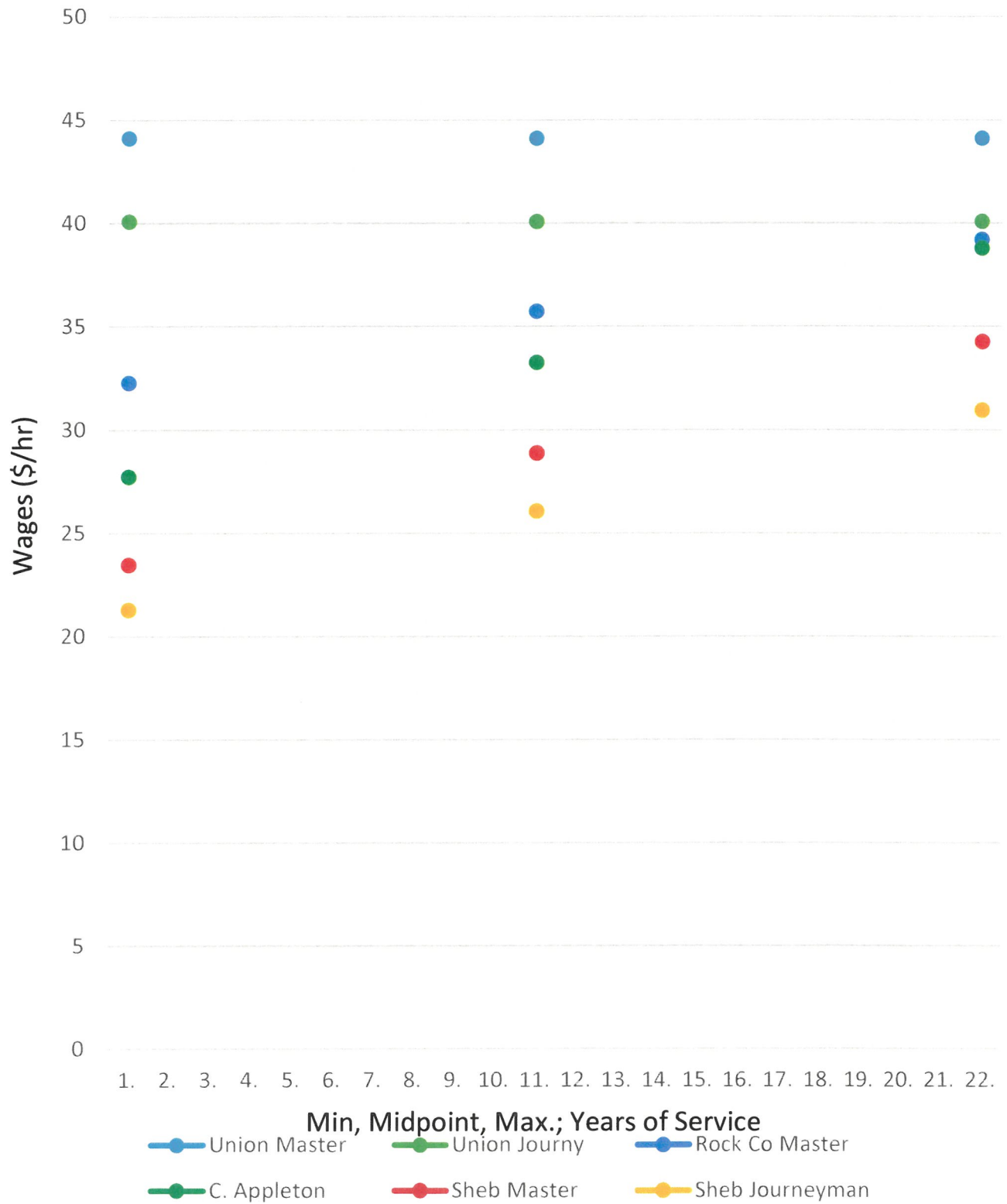
The Journeyman Electrician position has been posted since May 23, 2022. We've only received 3 licensed applicants, and all want union scale wages, now at \$40.09/hour. Raising the DBM classification will allow us to advertise a higher wage and hopefully attract applicants.

The current Master Electrician job duties have expanded with advances in technology, his expertise has grown and he continues to outperform. He is a valued asset across the County, and regularly advises the Sheriff, Transportation Director, Planning Director and IT Director on power and systems they want updated or reconfigured. Since 2015, his annual raises have been limited by the assigned salary range, or eliminated altogether.

Increasing the Master Electrician DBM classification and providing an increase will be a step in rewarding for his added duties, performance and dedication.

Please approve these increases.

Master Electrician & Journeyman Wages



Detention Center - Kitchen Freezer Unit Failed 1/17/2023

Units were budgeted to be replaced in 2024

Request utilizing 2023 funds for 1 of 7 A/C condenser

2023 Approved 5 Year Project; Equipment Replacement

	Item	Location	Replace Year	TOTAL Approved (\$)	Revise Years (\$)
	Replace walk in cooler (3) and freezer (1) refrig systems		2024	80,000	60,000
1	Replace A/C #1 Ph 1 control room	roof	2023	30,500	
2	Replace A/C condenser #2; Ph 1 North	roof	2023	141,000	
3	Replace A/C condenser #3 ISO, Int. & Laundry	ground	2023	84,000	Delay to '24
4	Replace A/C condenser #4 Kitchen	ground	2023	94,500	
5	Replace A/C #5 Ph 2 control room	roof	2023	29,500	
6	Replace 2 A/C condenser #6 Ph 2 South	roof	2023	276,000	
7	Replace A/C condenser RTU lobby	roof	2023	32,500	
				688,000	604,000
				768,000	664,000

Note: Mute point if A/C can't be delivered until 2024

