

# GREEN LAKE COUNTY



## *BOARD PROCEEDINGS*

### *SPECIAL SESSION*

*September 2, 2008*

The Green Lake County Board of Supervisors met in a Special session, Tuesday, September 2, 2008, at 6 PM in the County Board Room, Green Lake, Wisconsin.

The Board was called to order by Daniel G. Priske, Vice-Chairman. Roll Called, 17 Supervisors present, 2 Absent (Helmer, Dist. 1, Krause, Dist. 18)

<u>Supervisor</u>	<u>Supervisor Districts</u>
Wallace Williams	2
Eugene Henke	3
Elden Dallman	4
Alma Hedberg	5
Howard Sell	6
Maureen Schweder	7
John A. Zelenski	8
Gus Mueller	9
Daniel Priske	10
Susan E. McConnell	11
Eugene Schroeder	12
Thomas A. Traxler, Jr.	13
Debra A. Schubert	14
Michael R. Stoddard	15
Roberta A. Erdmann	16
Joanne Guden	17
Gene Thom	19

## **CALL TO ORDER**

1. The Assistant Clerk read the Call.

## **NOTICE GREEN LAKE COUNTY BOARD OF SUPERVISORS**

The Green Lake County Board of Supervisors will convene at the Courthouse in the City of Green Lake, Wisconsin on Tuesday, the 2<sup>nd</sup> day of September, 2008, 6 PM for a special meeting of the Board. Business to be transacted include:

Call to Order

Roll Call

Reading of the Call

Pledge of Allegiance

Public Comments (3 min limit)

Appearances

- Dave Anderson, PFM
- Kurt Berner, Samuels Group – Project Costs Presentation
- Potter Lawson – Design Development Presentation
- Judge Stork, Chief Judge, Dist. 6 – State criteria for Courts

Long Range Plan Discussion & Action on presentation proposals

Future Agenda Items for Action & Discussion

And such other business as may properly come before the Board of Supervisors.

The Several committees of the Board may also meet for the purpose of discussing or acting upon matters which are the subject matter of the meeting of the County Board of Supervisors.

Given under my hand and official seal at the Courthouse in the City of Green Lake, Wisconsin, this 14<sup>th</sup> day of August, 2008.

Margaret R. Bostelmann,

(SEAL) Green Lake County Clerk

## **PLEDGE OF ALLEGIANCE**

2. The Pledge of Allegiance to the Flag was recited.

## **PUBLIC COMMENTS (3 minute limit)**

3. Richard Mueller, Town of Green Lake, spoke in response to letter from John Selsing, Regarding voting requirements on bond issue, any vote to bond this project will require a  $\frac{3}{4}$  vote of ALL supervisors to be in compliance with State Statutes, not a “simple majority vote”. The County has already spent tax levy money on special meetings and Property & Insurance meetings and special County Board meetings. These meeting payments have come out of the contingency fund for the old jail, according to Marge Bostelmann. You should bring in Bill DeVine to replace Samuels Group and Potter Lawson.
4. Vern Ammentorp, Town of Princeton, Dan Priske says that the County will have 11 million dollars by the end of this year in sales tax. Resolution No. 22-05 states that sales tax money should be spent on any new construction or remodeling. An independent audit should be done on the amount of tax payer dollars spent to date on

this project and expenses charged. Get rid of Potter Lawson and Samuels Group and hire Bill DeVine.

5. Art Hartwig – Town of Princeton. I represent the taxpayers of this county. The County is violating Statute 67.405 which states that  $\frac{3}{4}$  majority vote is needed to bond this project, not a simple majority. This is supposed to be funded by 100% sales tax, that is impossible. The costs are under estimated and the sales tax is over estimated. These are guestaments not estimates. We want you to bring in a new turn key developer to use our present property downtown. 2100 of our taxpayers signed a petition to use the downtown property. We want a  $\frac{3}{4}$  vote on bonding or a countywide referendum.
6. Merlyn Soda – Town of Berlin spoke against the new facility. Certainly we can use the present facility and add on. All this could have been avoided if we had had a Countywide referendum. The economy is bad, we have no young people returning to the county.
7. JoAnn LaMire – Town of Brooklyn I think we should table everything. Our population is not increasing, income is down, economy is declining, we just can't do it with sales tax dollars. Instead we should concentrate on the Health and Human Services building, as thousands of people use those services. We can find other programs to reduce our jail population. Build the Health & Human Services center first.

## APPEARANCES

8. Dave Anderson, PFM, a financial advisor firm reviewed our sales tax to date. Sales tax trend has been increasing 2% per year. \$1,050,000 in sales tax can support this project. \$11,400,000 sales tax on hand, Borrow two amounts, \$9,000,000 (2008) and \$5,415,000 (2010) plus \$500,000 interest earned equals \$26,315,000 for project. Lock in 1<sup>st</sup> amount for 20 years, lock in 2<sup>nd</sup> amount for 25 years, keeping debt service under \$1,050,000 and extend payments, maximum you could borrow is \$28,700,000. The board needs to adopt a resolution to authorize the project; PFM will send out for bids and bring back the best bid. PFM uses Quarles and Brady.
9. Kurt Berner, Samuels Group is our construction manager. Kurt wanted to get information to all county board members before the September 16, 2008 County Board meeting where a vote will be taken. That is why he requested this meeting. Kurt presented the bid based spread sheet. These figures have been taken to vendors, sub contractors to look at and give an estimate of the cost. Base project, estimated cost \$26,315,915. He explained all the physical components of the project. Subtotal \$22,692,482 plus 1.00% sales tax \$226,925 equals subtotal of \$22,919,417. Plus Samuels fee (1.85%) \$424,009 equals subtotal of \$23,343,426. Plus Architectural Fee (Potter Lawson) 6.50% \$1,489,762 plus 3.00% project contingency \$700,303 for a construction total of \$25,533,491. Include furniture and IT equipment \$782,424 gives us a grand total of \$26,315,915.

To save money there are three Deduct alternates. **Deduct Alt. 11:** Hearing Room suite for \$195,894; **Deduct Alt 10:** 15' corridor at courts area for \$170,908 and **Deduct Alt 9:** Build out County committee room for \$19,573. If you deducted all of these the total cost would go down to \$25,929,540.

Then there are suggested Add alternates: **Add Alt. 1:** Canopy at front door for \$92,103. **Add Alt. 2:** Full basement under HHS Building for \$684,411; **Add Alt. 3:** Additional basement space under Sheriff's Dept. for \$297,121; **Add Alt. 5** Elevator in HHS building for \$61,877; **Add Alt. 6A:** Additional West Driveway plus parking stalls \$130,637; **Add Alt. 6B:** Additional North Driveway for \$71,285; **Add Alt. 7:** Downtown Renovation for \$824,091; **Add Alt 4:** Geothermal Heating System and **Add Alt 8:** Site Utilities cost across property estimates are not complete. These figures will be given to the board before the September 16<sup>th</sup> board meeting. If you add all these alternates the cost would go up to \$28,477,440. (not including Geothermal Heating and Site Utilities).

You need to prioritize on need first then on cost. You need to determine which Deduct Alts you will keep or deduct and then determine which Add Alts you need and which you don't need. Then you will have your budget for the project. Then you are ready to make a Resolution for County Board.

- 10 Potter Lawson explained that he met with each department head and made sure that they were comfortable with the building and their space. Human Services needs a little tweaking, but it won't change the square footage.
- 11 Judge Stork, Chief Judge, District 6 commended the board for moving forward. As Chief Judge, he approves 100% of the plan. He agrees with the 15' hallway for security reasons, but he would not disapprove of the plan if it was taken out. He would have an issue with deducting the Hearing Room Suite, as visiting judges, court commissioners need space to confer with their clients. Green Lake County will likely be getting another Judge within the life expectancy of the facility. He hopes that we move forward tonight.

## DISCUSSION & ACTION ON LONG RANGE PLAN

12. Corporation Counsel, John Selsing, informed the board on how to proceed. First to have a motion to approve the base cost, then vote yes or no on the deduct alternates, and then vote yes or no on the add alternates to get to our final total. Then propose a resolution to send to County Board on September 16, 2008.
13. *Motion/second (Schroeder/Erdmann)* to approve the base cost of \$26,315,915.00 to build the new Justice Center and Health & Human Services Department on County A. Discussion held. Roll Call Vote on motion - 10 Ayes, 7 Nays (Dallman, Hedberg, Henke, Schweder, Sell, Williams, Zelenski), 2 Absent (Helmer, Krause). Motion passed.

14. *Motion/second (Schroeder/Hedberg)* to deduct Alt.#11 Hearing Room Suite (\$195,594). Discussion held. Roll Call Vote on motion – 9 Ayes, 7 Nays (Erdmann, McConnell, Mueller, Schroeder, Stoddard, Thom, Traxler), 2 Absent (Helmer, Krause). Motion passed. Hearing Room Suite deducted.
15. *Motion/second (Schroeder/Henke)* to deduct Alt. #10 15' Corridor at Courts Area. (\$170,908). Discussion held. Roll Call Vote on motion – 12 Ayes, 5 Nays (Erdmann, McConnell, Stoddard, Thom, Traxler), 2 Absent (Helmer, Krause). 15' Corridor at Courts Area deducted.
16. *Motion/second (Schubert/Hedberg)* to deduct Alt #9 Build out of County Committee Room. (\$19,573) Discussion held. Roll Call Vote on motion – 7 Ayes (Dallman, Henke, Schubert, Schweder, Sell, Williams, Zelenski), 10 Nays, 2 Absent (Helmer, Krause) Motion defeated. Build out of County Committee Room remains in base cost.
17. Kurt Berner stated that he has not gotten back the figures for the Add Alt. #4 Geothermal heating system, nor the Add Alt #8 Site Utilities Cost across the property. He will have the figures before the September 16, 2008 County board meeting. *Motion/second (Hedberg/Schroeder)* to take out Add Alt # 4 & 8 and vote on them at the September 16, 2008 meeting. Roll Call Vote on motion – 17 Ayes, 0 Nays, 2 Absent (Helmer, Krause). Motion passed.
18. *Motion/second (Thom/Schubert)* to approve Add Alt #1 Canopy at Front Entrance (\$92,103). Discussion held. Roll Call Vote on motion – 1 Aye (Dallman), 16 Nays, 2 Absent (Helmer, Krause). Motion defeated.
19. *Motion/second (Thom/Schubert)* to approve Add Alt. #2 Full Basement under HHS Building. (\$684,411). Discussion held. Roll Call Vote on motion – 15 Ayes, 2 Nays (Erdmann, Schweder), 2 Absent (Helmer, Krause). Motion passed. Full Basement under HHS Building added.
20. *Motion/second (Thom/Schubert)* to approve Add Alt. #3 Additional Basement space under Sheriff's Department. (\$297,121). Discussion held. Roll Call Vote on motion – 0 Ayes, 17 Nays, 2 Absent (Helmer, Krause). Motion defeated.
21. *Motion/second (Erdmann/Thom)* to approve Add Alt. #5 Additional Elevator in HHS Building. (\$61,877). Discussion held. Roll Call Vote on motion – 9 Ayes, 8 Nays (Hedberg, Henke, Priske, Schroeder, Schubert, Schweder, Sell, Zelenski), 2 Absent (Helmer, Krause). Motion passed. Additional Elevator in HHS Building added.
22. *Motion/second (Thom/Schubert)* to approve Add Alt. #6A Additional West Driveways. (\$130,637) Discussion held. Roll Call Vote on motion – 0 Ayes, 17 Nays, 2 Absent (Helmer, Krause). Motion defeated.

23. *Motion/second (Thom/Schubert)* to approve Add Alt. #6B Additional North Driveways. (\$71,265). Discussion held. Roll Call Vote on motion – 0 Ayes, 17 Nays, 2 Absent (Helmer, Krause). Motion defeated.
24. *Motion/second (Thom/McConnell)* to approve Add. Alt. #7 Downtown Renovation. (\$824,091). Discussion held. Roll Call Vote on motion – 16 Ayes, 1 Nay (Schweder), 2 Absent (Helmer, Krause). Motion passed. Downtown Renovation added.
25. *Motion/second (Schroeder/McConnell)* to revote on Deduct Alt. 11, Hearing room suite, doing just a shell for \$105,000. Discussion held. Roll Call Vote on motion – 8 Ayes (Erdmann, McConnell, Mueller, Priske, Schroeder, Stoddard, Thom, Traxler), 9 Nays, 2 Absent (Helmer, Krause). Motion defeated.
26. *Motion/second (Thom/Traxler)* to prepare a Resolution for September 16, 2008 County Board for approval to build new Justice Center and Health & Human Service on County A, incorporating additions and deductions that everyone approved tonight, for a total of \$27,519,792. Discussion held. Roll Call Vote on motion – 13 Ayes, 4 Nays (Dallman, Henke, Sell, Zelenski), 2 Absent (Helmer, Krause). Motion passed.
27. Kurt Berner offered to personally walk any supervisor through this bid based spread sheet before the 16<sup>th</sup>, so that they fully understand what they are voting on. He will come to the courthouse and will make himself available at any time. Please take advantage of this offer.

OTHER ITEMS FOR ACTION AND DISCUSSION
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28. None.

ADJOURN
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29. *Motion/second (Schubert/Hedberg)* to adjourn. All Ayes. Motion carried.
30. Meeting adjourned at 9:50 PM

Respectfully Submitted,

Sue Wendt  
Assistant Clerk