



COUNTY OF KENOSHA

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Joint Meeting of Building & Grounds Committee,
Judiciary & Law Committee, Finance Committee, Human
Services Committee, and Land Use Committee
Thursday, March 8, 2007
6:30 p.m.
Kenosha County Administration Building
County Board Chambers

1. Call to Order

The meeting was called to order by Building and Grounds Chairman Singer at 6:30 p.m.

Roll Call

No roll call was officially taken by Chairman Singer but Vickie Galich and Kathy Drissel took the names down as everyone arrived.

Supervisors present from the Building and Grounds Committee were David Singer, Gabe Nudo, Roger Johnson, and Mark Wisnefski.

Supervisors present from the Judiciary and Law Committee were William Michel, Ruth Booth, and David Arrington.

Supervisors present from the Finance Committee were Mark Wisnefski and John O'Day.

Supervisors present from the Human Services Committee were Edward Kubicki, William Grady, Ruth Booth, David Arrington, and Judy Rossow.

Supervisors present from the Land Use Committee were Fred Ekornaas, John O'Day, Jennifer Jackson, Roger Johnson, and Gabe Nudo.

Other County Board Supervisors present were Dennis Elverman, Richard Kessler, Douglas Noble, and Terry Rose, Ex Officio.

County staff members present were Ken Yance, Fred Patrie, Gina Carver, Mary Mainland, Sue Marcinkus, Larry Apker, Charles Smith, Dave Beth, Dave Geertsen, Al Swartz, Mike Scofield, Sharon Morgan, George Melcher, Dennis Schultz, Tom Walther, Bob Riedl, Allan Kehl, Ben Schliesman, Vickie Galich, and Kathy Drissel.

2. Welcome and Introduction of Committees

Chairman Singer gave a short welcome and turned it over to County Executive Kehl.

County Executive Kehl thanked the committees and member for being there. County Executive Kehl presented the preliminary presentation of the Kenosha County Emergency Center. County Executive Kehl turned the floor over the Director Patrie to present a quick history of building projects constructed or remodeled since 1991.

<u>BUILDING</u>	<u>APPROX. COST</u>	<u>COMPLETION DATE</u>
Brightondale Golf Course	\$4,100,000	August 1992
KCC	\$12,500,000	July 1993
Brookside Care Center	\$9,000,000	July 1995
KCAB	\$3,500,000	August 1995
House of Corrections (KCDC)	\$22,500,000	June 1998
Courthouse	\$3,500,000	December 1998
Molinaro	\$3,000,000	June 1999
Pretrial/Safety Bldg	\$11,000,000	October 1999
Pringle Nature Center	\$225,000 (Donation Money)	May 1999
Kemper Conference Center	\$2,500,000	July 2001
Medical Examiner	\$250,000	July 2004
Job Center	\$4,000,000	November 2003
Parking Structure	\$4,000,000	January 2007

PENDING PROJECTS

KCDC Buildout	\$2,000,000	November 2007
KCEC	\$19,300,000	June 2008

3. Presentation of Refined Site Plans and Office Layout Construction Schedule and Project Budget.

County Executive Allan Kehl thanked the Administration and the Board for attending the session to go over the preliminary plans and layout of the Kenosha County Emergency Center. County Executive Kehl turned the floor over to Director Patrie.

Director Patrie presented the changes to the original floor plan and concentrated on how it provides future growth without knocking walls out as Kenosha County continues to grow. Director Patrie is asking the committees to consider a resolution requesting an additional \$150,000 to continue the planning process. The planning committee wants to move forward, work on the utilities, work with the Town of Bristol, and the County's Land Use committee to begin more detailed planning for the utilities and other work such as soil borings, etc. which is what the other \$150,000 resolution is the only action being requested of the committees. With that the only action that was requested by the staff at the last joint meeting was to authorize the staff to begin proceeding ahead with the rezoning and appeal for sewer service in the sewer service area.

Director Melcher stated that at the joint meeting that the County proceeds ahead with requesting Bristol to place the new parcel into the sewer service area of Bristol. The Bristol Town Board held a public hearing on February 12, 2007 and approved it. The SEWRPC Plan and Research Committee approved it on February 15, 2007 and as of March 7, 2007 the full SEWRPC Board approved the sewer service area. The Planning and Development staff met with the Bristol Plan Commission February 20, 2007 and approved the rezoning unanimously for the north portion of the property. The Planning and Development staff met with the Bristol Town Board on February 26, 2007 and the Board unanimously approved the rezoning of the property. This rezoning will now go before the Land Use Committee on March 14, 2007 for the Committee's review and hopefully the approval. The rezoning will then go to the full County Board on March 20, 2007.

Director Patrie presented the review of the proposed building layout. There were only a few minor layout changes and corrections. In the layout there is four primary tenants to the lot. The entire building is 89,000 square foot. That 89,000 square feet include the garage area and attached to the garage area includes the facilities center that will be for servicing vehicles, primarily Sheriff's Department vehicles. This portion of the building will be bid as an add alternate. Another option is to do actual bid cost of doing the facility. The garage area is the size to accommodate all of the vehicles that will be housed at this facility will include the Sheriff's Department squad cars and Medical Examiners vehicles. There will be assigned parking around the perimeter of the building depending on where the employees enter the building. As Director Patrie stated previously, there are four major tenants to this building including Patrol Operations for the Sheriff Department, the Medical Examiners Office, the Emergency Operation Command Center, and the 911 Dispatch. The minor tenants of the building will be the Facilities Division and the Information Services Division. The Emergency Center will be a vital need for Kenosha County. Currently the Information Services Division is in the basement of the courthouse and there is no emergency backup. If the 911 system would go down because of a flood or a tornado or some other catastrophe, it would be difficult for the County or even impossible for the County for some time. So this would service as a 911 backup for dispatch. Director Patrie turned the floor over to Sheriff Beth to go over the Sheriff's Department area.

Sheriff Beth started by explaining the expansion of the additional 120 beds at the Detention Center. In January there was the drop in additional inmates but as the year progressed the inmate increased and now there has been a record high of 179 inmates at the facility. The Sheriff's Department has proven that there could be more inmates brought in. Sheriff Beth feels that they have proven that there is growth in this county. Sheriff Beth feels that this proposed building would do the same thing that the Sheriff's Department is trying to accomplish. Right now the County has vehicles scattered all over the County. The Sheriff's Department command post is at the County Center, the squad cars in the garage at the Public Safety Building and along the side of the building on the street, other vehicles are parked near Romano's, and vehicles are parked near the Pleasant Prairie Police Department. The new proposed garage will allow all these vehicles to be brought under on roof. The administration area would be bigger than the existing area in the Public Safety Building. The armory will be larger as now the armory is jam packed with equipment. This proposed building would give the Sheriff's Department an opportunity to grow for the future. As Sheriff Beth had said many year ago that this is the perfect spot for the patrol as it is in the center of the County. This location would be the center of where the squads respond from and is the perfect opportunity to move for the future growth out to an area that is in the hub of what the Sheriff's Department does. This location would be just the patrol operation; the remainder would stay at the Public Safety Building. From Sheriff Beth understanding the wall in this area would be capable of future expansion on the proposed building. This is the perfect time for the Sheriff's Department to look at the Highway 45 and 50 location.

Director Marcinkus presented the layout of the 911 Dispatch Center. Director Marcinkus stated that there were no significant changes to the plan since the last meeting. Director Marcinkus just basically went through the presentation explaining the dispatch area of the proposed building. One thing that the 911 dispatch staff discussed with the planner since the last meeting is a video conferencing system. This system would allow designated places in Public Safety Building to talk to designated areas in the new proposed building to talk to each other. This video system is being supported by the Police Chief to be able to communicate with the dispatch center. This video center would meet the Chief's needs. Director Marcinkus spoke about the cramped space in the current dispatch center. The new proposed center would have room for ten consoles. This new center would have the ability to expand another five to eight consoles depending on the configuration. This building would be capable of expanding outward by removing the existing wall and then putting it back in place. This concept will be beneficial for the years to come for the County. Director Marcinkus mentioned the wireless implementation. The County Board knows that the Dispatch staff is moving forward with the wireless implementation. This basically is a system that will be used to locate cell phone callers. The staff wants to make sure to keep this wireless project on track so grant money is not lost. This will also add to the cramped area in dispatch and will add to stacking equipment in turn have the dispatchers having to look up to read their monitors which will be very uncomfortable for them. Director Marcinkus invites everyone to tour the current facility.

Dr. Mary Mainland welcomes anyone that would like to take a tour of the current Medical Examiners Office. Dr. Mainland stated that the configuration is basically the same as the

last presentation. Dr. Mainland just went through the layout of the Medical Examiner's area in the proposed building. Dr. Mainland stated that if there would come a time when there would be additional personnel needed that there would be space for additional rooms for autopsies and also room for additional staff. This could arise from additional County growth or outside contracting.

Director Patrie presented the Emergency Management layout of the proposed building. There was very little change from the previous meeting. The proposed building is a very secure building which will be entered through the vestibule area and will not be accessible to 911 dispatch, Emergency Operation Center, nor the Sheriff's Department. The Emergency Operation Center would be approximately 1490 square feet. The Emergency Operation Center would be capable of hosting a real emergency situation with the area proposed. There would be breakout area for special personnel or media. The courtyard is the first expansion space for future expansion. The expansion wall would be a pre-cast concrete wall that could be taken down and the building could be expanded in that direction to add additional space and then put back up.

Director Patrie further explained the area for emergency backup for 911 dispatch, information services equipment and radio equipment, Facilities portion of the building for storage, mechanics area, custodial shop, and the boiler plant. Director Patrie pointed out the layout of the area of the garage, which would be used for the command vehicle and the emergency government equipment. The mechanics area would be bid as a bid alternate and then would come back to the committee after looking at some other options. County Executive Kehl reported that when the mechanics area was being planned, the staff was looking at ideas and alternatives for the fleet maintenance. What is currently is being looked at as in the way of the Highway Department maintenance and how the County can shift and coordinate those efforts. So those options are presenting themselves to us to shift the current maintenance to the Highway Department. County Executive Kehl feels this would be the proper route as it would be a cost saving to the County. With the cost of building and maintenance, the suggestion should be considered and looked at as a bid alternate. County Executive Kehl stated that this would not be presented if there were not an absolute need. If you look at current projects such as the Detention Center and the passage of time, the costs have gone up 28% over the last two years. County Executive Kehl suggests that the committees look at the project now as the costs keep going up.

Director Patrie presented the preliminary construction schedule and budget schedule. Planning started in 2006, construction would start in 2007 and occupancy in the summer of 2008. Occupancy would be the day that you occupy the building and begin your shakedown process and testing your equipment. Back from that point and that for this type of construction is there any way to accelerate the bidding process and take advantage of lower construction costs. It is proposed at this time that there be prebidding packages. The \$150,000 is to get site information, soil information and utility information so the package for the utilities and site work can be done very quickly. The preliminary construction budget for the building costs alone is \$14,313,000 for the proposed 89,000 square foot building. This budget consists of Professional Fees, which includes architect fees, civil engineering

fees, fees to the Town of Bristol, fees to the State of Wisconsin, etc.; Permit Fees which include Town of Bristol, professional fees, etc; Utilities which include cost of providing service to the building, sewer, water, etc; Telecommunication and Technology; Furniture, Fixtures, and Equipment; Special Equipment; Occupancy Expenses such as moving offices, etc.; and Administration such as managing project, administering the project, etc.

4. Review of Prepared Questions and Answers

Handout sent out in the agenda package.

5. Question and Answer Period

Chairman Singer opened the floor for any questions to be answered.

Supervisor Grady asked about the previous concerns of the security of the building and the moat around the building. Supervisor Grady was also concerned if it is currently on the table to look at. Director Patrie responded that security is very important in this proposed building project. Patrie also responded that Joint Services applied for and received grant money to provide for those security features. The dollar amount, at this time, is not known, but one of the issues that will be reimbursed by the grant will be the reinforcing of the roof on the 911 dispatch center, the secure perimeter, which will be fencing, and the possibility of a moat. The architect for this proposed building will be Zimmerman Design Group out of Milwaukee.

Supervisor Noble commented that he thought that this proposed building was going to be more attached to the existing building and is also further away than he expected. Supervisor Noble is concerned if there is going to have to be a separate parking lot for the proposed building. Director Patrie responded that the existing building is free and opened to the public. People can park in the parking lot and come in the front doors. The existing building is basically opened to the public and the public can get to whatever office they need to. The proposed building is just the opposite. They will only be able to get into the front entrance. The proposed building will have a totally different level of security. Director Mecher explained that when the existing building was built there were no issues with security. When the County purchased this more recent parcel of land a few years ago, it gave the County the ability to look at this site as a whole campus. Director Melcher feels with a second building that it would be better for security issues than by attaching it to the existing building. Director Melcher feels that the proposed building would be better served for the future and today by allowing the building to be away from the existing building. Director Melcher stated that there would be additional parking along the proposed building. Director Melcher mentioned that the existing helipad would stay where it's currently located. The entrances into the parking lot will remain the same. Director Patrie stated that there would be a map of the layout of how the building is configured.

Supervisor Noble stated that six year ago or so that there was a tax equity study that we entered into with Pleasant Prairie, the City of Kenosha as well as KABA. A significant

amount of taxpayers dollars was spent on the tax equity study and after everything was said and done it was indicated that the number one savings to the taxpayers would be the consolidation of countywide dispatch. Supervisor Noble feels the County needs to send an invitation to the Villages of Pleasant Prairie and Twin Lakes with regards to the construction of this emergency center. It's time to sit down with these villages and work out some type of an arrangement so that what was recommended in the tax equity study, which was some kind of consolidation of dispatch. Supervisor Noble would move the County to take that approach if the County is going to spend \$19 million for the next stage and be able to say the County is going to have some kind of a long term savings. Supervisor Noble suggests that the County sit down with the villages and get a discussion on the table and go over the plans and work out some kind of arrangement to have countywide dispatch. County Executive Kehl responded that the committees and staff are familiar with the tax equity study and have been the County's suggestion to move this forward. County Executive Kehl is hesitant of this at this time to move this forward but the plan stresses the County's full intent to not only include the villages but all the local fire department of the towns and villages and also the City of Kenosha making the dispatch center more centralized. With the wireless connectivity which will become parallel with interuptability, which is a wireless concept with police, fire, and rescue operations. This offers a countywide center. County Executive Kehl is only suggesting that this is the way to go. So the County staff will make this petition once the product is all put together that needs more approval before it's brought forward to be shown to other. Conversation has been had with local fire departments throughout Kenosha County and the Fire Departments have expressed a desire to become part of this process.

Supervisor Wisnefski directed his concern to Director Melcher. Supervisor Wisnefski would like to see a detailed master plan of the adjacent property showing the roadways, what is expected for buildings, and storm water runoff. Supervisor Wisnefski would like to know how this is all going to fit into the whole scenario down the road. Supervisor Wisnefski feels the County really needs some kind of master plan for this area. Supervisor Wisnefski would like to see something similar to what was done for the HWY 50/45 building. Director Melcher responded that when the land was bought the staff looked at how it would interconnect this property with the new property and any property to the west. Director Melcher has a layout of the roads that are layed out on the sites that creates a scenario where the roads will get to the back and it allows for larger parcels to make sure the building has room to grow.

Supervisor Wisnefski had some concerns with this type of building that sooner or later there could be some complaints from some of the tenants in regards to the smell. Supervisor Wisnefski's option is that the Medical Examiner area should stand by itself. Supervisor Wisnefski stated that dispatch had problems with fumes and would hate to see the same problem with the Medical Examiners area. Director Patrie responded that the design has been addressed. With this day and age with air filtration systems this should not happen. The reason the office layout shows the Medical Examiner Office and the autopsy area will be on a completely separate airhandling system. It will not be recycled air. It will be air in, air out. The Medical Examiners office area will be on a separate airhandling system than its

autopsy area and probably from the 911 dispatch, which will probably also be filtered air. So with all this, there should not be the smell even under the worst conditions. The architect has had experience in doing this type of areas. Supervisor Wisniewski suggested seeing an alternate design that would take and put the Medical Examiner's office in an area by itself with a hallway connecting it with the campus. At this time Supervisor Wisniewski has a hard time supporting the Medical Examiner's office in this campus. Director Patrie stated that we could get an alternate but it would be a schematic.

Supervisor Michel asked that if the Sheriff's Patrol is moved out to HWY 50/45, how much space would that free up at the Public Safety Building. Sheriff Beth responded that it would not free up that much space. The patrol division has only one locker room and that would just free up lockers, the tab room, the lieutenants offices and sergeants office would be used for other needs. Administration office would still be at the Public Safety Building except for the lieutenants, the sergeants, and the one captain.

Supervisor Michel had some concerns about Emergency Management moving out to the HWY 50/45 location. Why would the County Executive, the Mayor of Kenosha, and the Fire Chief all now pretty much located at the County seat go to the HWY 50/45 location if there were an emergency. Director Patrie responded that currently that the City extends 2.5 miles from the County Center. At some point the HWY 50/45 location is not going to be the geographic center of the county but the population center of the county. In a true emergency situation the county will have all four of these branches and operations of government functioning out of one central facility. This building will be one central campus to work from. This will provide the county with a place for all first responders. Director Schliesman wanted to add that the County does not have any idea what hazard or disaster will happen where.

Supervisor Michel's questioned that since the Medical Examiner is under the direction of the Human Services Department, isn't there any space available in the Human Services facility. Director Schultz responded that there is approximately 3500 square feet of which includes the second floor offices and storage. The option of the Medical Examiner's moving into this area has been looked at and the feeling is that it would not be cost effective to locate them in the Human Services building.

Supervisor Elverman stated that before it come to the full County Board that he would like to see some documentation of the aggressive paydown debt of the past and recent debt and where this would fit in with the County's existing debt as far as a time table goes. County Executive Kehl agrees with Supervisor Elverman that the debt reduction should be looked at. County Executive Kehl feels that Finance has worked long and hard at this debt reduction not to be concerned about this. That's why County Executive Kehl feels that the County should invest now either at a lower cost or invest later at a higher cost. The time really is now. The need is here. The future will grown tremendously faced with the current population increasing.

Supervisor Jackson asked the Medical Examiner's office how many overflow cases they actually have. Supervisor Jackson had thought that Racine County currently had a contract with Milwaukee County to do their autopsies and Walworth County has a contract with Waukesha to do their autopsies. So where exactly would this overflow come from. Dr. Mainland responded that currently Racine County is contracted with Waukesha County and Walworth County does most of their own cases. These counties do not have contracts for overflows. Walworth County had approached Dr. Mainland at one time about doing their overflows. Dr. Mainland stated that she has contacted Racine County to offer her services to them for overflow and Racine County has not yet responded. Dr. Mainland would like to be prepared to offer services to other counties. Supervisor Jackson asked if the amount of space that is asked for is warranted for the next five years. Dr. Mainland responded that it's possible that all the space could be used in the next five years. Supervisor Jackson asked if there is a CDC guideline that will be gone by with this type of building that would be approved of for the air quality. Director Patrie responded that when the plans are submitted the plans have to be approved by the State level and through the Industry Labor and Human Relations. The State level will look at a special air handling system. The air handling system is basically designed like for a hospital room. When the plans are submitted to the State the plans will fall under a completely different section of the statute in the guidelines by the Department of Commerce. Supervisor Jackson agrees with Supervisor Wisnefski that she feels that there should be space between the Medical Examiner's office and the other tenants.

Supervisor Jackson asked Director Melcher about the existing drainage concern. Director Melcher responded that it goes into the Des Plaines River water shed. The existing drainage on the site is basically in the parking lot and it's caused from the way the soil was compacted when the building was built and the soil has a certain amount of weeping especially in the winter months that come through the cracks and can ice up on the pavement. Supervisor Jackson asked if the water will come from a deep well or what was Bristol talking about a deep well. Director Melcher responded that the well Bristol has is a shallow well along the Brighton Creek and it feeds into Bristol's other well. Bristol just recently drilled a new well. Bristol has 1 or 2 wells that feed into their system.

Chairman Rose wanted to remind everyone that the second floor of the existing building on HWY 50/45 has set vacant for a long, long time. Chairman Rose isn't sure if it was a construction oversight failure to put in an elevator in there or not. Chairman Rose wanted to know how many square feet it is and what the costs would be to install an elevator in consideration of putting in offices and putting the second floor to good use. Chairman Rose feels the committees need to know the square footage of the second floor and the cost of installing an elevator so that it can be used in the future. Director Melcher responded that it look more deceiving than what it really is. The square footage is only 1700 square feet of office space physically available. The elevator was never included because 1700 square feet is so small that the cost of an elevator wasn't warranted. Director Patrie reported that this 1700 square feet is being used at this time by the grant people for the Bio Terrorism Program and the Sheriff's patrol.

Supervisor O'Day asked if the layout for the Medical Examiner's office is the same as day one. Director Patrie responded no, that there have been a number of modifications to this area.

Supervisor Arrington commented that with his architectural background that he is quite sure that there is not going to be issues with the smell of bodies. Supervisor Arrington is sure that this room is going to have a certain temperature control and the filters will have to fall under certain guidelines. Supervisor Arrington is sure that there will be some kind of sign off sheet that constantly monitors the degree of temperature of the room. In the medical industry there are certain standards that have to be met constantly. Supervisor Arrington is confident that the architect is aware of these conditions.

Supervisor O'Day asked that when the building is up and running, where will the County be personnelwise. Director Patrie responded that that at one of the first meetings in January when it was asked what the operational costs would be. Director Patrie stated that the costs had not been analyzed yet. Director Patrie received by email asking what type of 24/7 operation the building might be and what the budget would be even though every building is different. Director Walther and Director Patrie would work on their piece and provide a budget document before the County Board is asked to approve the building and there will be a 2009 estimated budget with the numbers. Medical Examiner previously stated that there will not be any additional staff asked for. In the 2009 budget, there is a possibility that there may be additional staff needed to maintain vehicles, if a runner will be needed to take vehicles downtown, or if there will be a small wing to maintain vehicles in the Highway Division.

6. Schedule and Agenda for Next Joint Meeting.

Director Patrie stated that in consideration of the next meeting additional documents need to be prepared. Director Patrie feels that additional information would be available by April.

7. Consideration of Resolution to Proceed with the Planning and Development of a New Office Location at the Proposed Site.

Director Patrie explained the resolution requesting \$150,000. Director Patrie explained it would be used for geographical and technical soil investigation and soil borings. The resolution was brought to the Joint Committee asking for \$150,000 to proceed with the planning and development of a new office layout. Supervisor Arrington spoke in support to move on this resolution.

A motion was made by Supervisor Ekornaas to adopt the resolution to proceed with the planning of the project, seconded by Supervisor Arrington.

Supervisor O'Day stated that he never heard the meeting called to order and he definitely didn't hear a roll call taken at the start of the meeting. Supervisor O'Day feels that then does not give the authority to bring a resolution to the County Board.

Supervisor Wisnefski stated that he would not like to see this resolution go to the County Board because there is no quorum of the Finance Committee. Supervisor Wisnefski would like this same presentation given at next Thursday night's Finance Committee meeting. Supervisor Wisnefski feels that moving on this resolution would be premature and should not be moved on.

Chairman Singer stated that the point of order needed to be addressed. Building and Grounds Committee had a quorum. Human Services had a quorum. Land Use had a quorum. Judiciary and Law and Finance had no quorum but Chairman Rose could be an ex officio. Chairman Rose stated that he did not attend the meeting expecting to be a member of two committees but had an alternative suggestion that the resolution be taken up at the committee of the whole County Board. Chairman Rose feels that this should be scheduled fairly promptly. Chairman Rose felt that the resolution should be adjourned until the meeting of the whole County Board.

Supervisor Ekornaas prefers that the resolution be acted on and seconded by Supervisor Arrington.

Chairman Rose moved that seeing he was an ex officio for two committees that this board refer this resolution to a committee of the whole when convenient or as soon as possible, seconded by Supervisor Jackson. Motion carried. 2 opposed.

Chairman Singer stated that the resolution was referred to the committee of the whole to be scheduled by Chairman Rose as soon as possible.

8. Other Matters as May be Appropriately Brought Before the Joint Committees

None.

9. Adjournment

A motion was made by Supervisor Arrington to adjourn, seconded by Supervisor Wisnefski, motion carried. Meeting adjourned at 8:50 p.m.