

Special Building Committee Meeting
November 15, 2016

The first Special Building Committee Meeting was held on Monday, November 15, 2016 at 8:00 a.m. in the Administration Building, 111 S. Jefferson Street, Lancaster, WI, second Floor in Room 266.

Members present: Dan Timmerman, Mike Lieurance, Dale Hood, Don Splinter, John Patcle, Gary Ranum and Robert Keeney. Department Heads present: Nate Dreckman, Grant County Sheriff, Jack Johnson, Chief Deputy Sheriff. Others present David Bainbridge, Dave Timmerman, Deb Reukauf, Lancaster Chief of Police, David Varnum, Mayor, and Steven Winger, City of Lancaster Administrator.

The Special Building Committee meeting was called to order by Robert Keeney, County Board Chair at 8:00 a.m.

Grant County Clerk, Linda K. Gebhard verified both meetings were in compliance with the open meeting law, posted in two locations and on the Grant County web site.

Discussion on Parking near Grant County Administration Building: City Officials, Administrator Steven Winger, Mayor David Varnum and Deb Reukauf, Chief of Police were present to discuss County parking needs. Robert Keeney stated with the possibility of the County utilizing the third floor of the Administration Building he felt the city and county needed to discuss the parking on the square; with limited parking around the square when Court is in session, limited time restraints on parking on the square, traffic flow for elderly clients and not enough handicap stalls.

The city was willing to begin by adding three new handicap stalls on the north side of the Administration Building on Maple Street. Police Chief Reukauf was hesitant in supplying special parking spaces for County Employees. She felt this would open up issues with the businesses on the square. Steve Winger stated the Lancaster Police Chief can implement the handicap stales; senior citizen stall would require action of the City Counsel. As building plans would be developed more by the County, Mayor Varnum stated he felt the City could work with the County on future needs.

Discussion on possible use of Third Floor of the Administration Building: It has been determined by Potter and Lawson there would be enough space on the third floor of the Administration Building to house Social Services, the push back being lack of parking. Robert Keeney contacted Ayers and Associates who originally built the Administration Building; they will be sending out one of their Engineers to do a walk through to assess the mechanicals that were installed in this building. Venture had done a study on the third floor a few years back also stating Social Services could fit in that space.

Gary Ranum stated instead of constructing walls on the third floor maybe an open concept should be considered. Modular furniture could be used instead of permanent fixtures, which he felt is being used more in industry these days. This would cut costs, help with ventilation,

heating and cooling. There would have to be emphasize on privacy considerations but there could be a few permanent conference type rooms for that purpose and meeting with clients.

The committee was in agreement there should be a conversation with Fred Naatz, Director of Social Services to understand the needs of Social Service employees not to hinder their productivity if this option would work on third floor.

Other options were discussed in moving some of the existing offices in the Administration Building to third floor which have less client type traffic. The addition of a reception type desk at the front door of the Administration Building was brought up, which could be used for more of a drop off point for the offices in the building.

The percentage of time that Social Service employees are actually in the office or out on the road was discussed. Gary Ranum used the example of ContinuUs who mainly work on a lap top out in the field, when at the main office they utilize an empty cubical space to complete their work; these spaces are not considered personal space but shared space by all employees. He felt this type of environment would work well for Social Service.

Security issues were discussed; the committee did not feel that would be a big problem because the location is very close to the City Police Department and County Law Enforcement.

It was discussed given the age of the current heating and cooling systems in the Administration Building at this time, upgrading would be a good idea for a more efficient system.

Robert Keeney stated the cost he had heard stated at this time was from 2 million to 2 ½ million but that was with a hard wall design not modular fixtures. The main cost would be in expanding the heating and cooling systems to accommodate the third floor occupancy.

Discussion on size of Proposed Facility: Nate Dreckman, Sheriff stated they had been making some changes in the design of the Law Enforcement they were able to make some reductions cutting back the bed count keeping it under 100 which would save about \$250,000.00. At this point from the current bed count this option would only be adding 11 beds.

Nate Dreckman stated the size is based on historical data, the current jail has been added to in order to accommodate prisoners. It is costly to transport prisoners to other County facilities for housing; this is what the master plan was for to make sure in the future Grant County has enough room to grow. The Court system works in cycles, right now we are in the treatment cycle, and the Judges goal is to rehabilitate prisoners. The size needed would depend on the cycles of the courts. If the treatment cycle does not work the Judges will incarcerate more prisoner which demands more space to house them.

Dan Timmerman asked if demographics play into this plan. He stated in Grant County according to the census by 2020 there will be an increase of over 60 years old citizens and a smaller numbers of a population under 60. Nate did not think that would play a big role in what size jail was needed.

Nate stated that the Jail and Law Enforcement is the Counties highest liability. The current structure has challenges that will be hard to remedy for future use. They deal with the mentally illness, suicidal prisoners. The Master Plan was designed to accommodate these needs in the future. There have been many studies done in the past that have pointed out the deficiencies of the current structure, he feels that by expanding the structure to add 11 more beds is not out of line. There are many factors that would play into this that cannot be predicted; economy, what future Judges will use in sentencing prisoners they may sentence more to prison time verses jail time, or treatment verses incarceration, will the crime rate go up in the future, all these things cannot be predicted. If treatment does not work there are no Mental Facilities these prisoners can go to.

The committee determined there should be more conversations with Social Services and ADRC to determine if those departments need to be built with the Law Enforcement. And more questions would need to ask of the architects to determine what changes would be needed in the design and the cost.

Discussion on alternate locations: If there would be a possibility Social Service could be housed on third floor of the Administration Building the question was asked what to do with ADRC. The Committee gave Dave Bainbridge some time to speak regarding a building for ADRC near the current Social Security Offices.

Dave stated he could build a building but needs direction from the County as to what they wanted. For ADRC he would include a bus garage with the building and ample parking spaces for the elderly.

The committee discussed county owned properties as an alternative for the structure.

The most important questions the committee felt needed to be addressed were:

1. The actual cost to remodel third floor using an open floor concept.
2. Discussions with Social Services to receive their input to move in the third floor.
3. If the City will work with the County to supply parking spaces.

Robert Keeney stated he would talk to the city immediately so the added handicap stalls would be implemented on the North side of the Administration Building. Robert would reach out to Ayers and Associates and Venture for information they can supply for the third floor of the Administration Building. He would continue discussion with Potter Lawson in regard to the cost remodeling the Administration Buildings third floor. A meeting with them is scheduled early in December. Robert Keeney said he would continue to have conversations with Social Services and ADRC to get their input.

Adjournment: Dale Hood, seconded by Dan Timmerman, made a motion to adjourn the meeting pursuant to Wednesday, November 30, 2016 at 10:00 a.m. Motion carried.