

PUBLIC PROPERTY/TECHNOLOGY COMMITTEE

January 30, 2017

The Public Property Committee of the Grant County Board of Supervisors met on Monday, January 30, 2017 at 9:00 a.m. in Room 266 of the Administration Building, Lancaster, WI pursuant to the previous meeting of December 28, 2016.

The meeting was called to order by Chair Carol Beals at 9:00 a.m. Carol verified that the meeting was in compliance with the open meeting law posted in three places and published on the County Web Site.

Members present: Carol Beals, Dwight Nelson, Donald Splinter, Dale Hood, Lester Jantzen, John Beinborn, and Dan Timmerman.

Agenda: Dwight Nelson, seconded by Dale Hood made a motion to approve the agenda as presented. Motion carried.

Minutes: John Beinborn, seconded by Lester Jantzen made a motion to approve the minutes of December 28, 2016. Motion carried.

Correspondence: None

Courthouse Lawn Mowing bidding process: A motion needs to be made to renew the lawn mowing of the Courthouse lawn; this is a two year contract and the present contract expired on December 31, 2016.

Lester Jantzen, seconded by Dwight Nelson made a motion to allow the County Clerk, Linda K. Gebhard to publish in the paper a notice for bidding on the lawn mowing and upkeep of the Courthouse lawn. Motion carried.

IT Interns: Jeff Anderson introduced the four new interns from the Southwestern Technical college who have been assisting in the IT Department for the past couple months. Jaron Hach originally from Sauk City and now from Boscobel, Shea Foley from Boscobel, Jesse Klein from Platteville and Tyler Horton from Iowa County. They gave a short history of what they hope to do with their IT careers. Their project has been to find a server which will work in the ADRC setting. A server was purchased, the interns have been installing the server in the ADRC Department each doing their own task in relation with the server.

IT Office Assistant II: Don Splinter, seconded by John Beinborn approved the request from IT to allow Jeff Anderson to post in the paper to fill the vacant part time position. This position is shared with the Treasurer Department, two days in the IT Department, three days in the Treasurers Department who will ask for approval from the Executive Committee. This motion will be contingent on the decision of the Executive Committee whether to fill the position or not. Motion carried.

Electrician update information/52 Building: Jeff Anderson supplied the committee with the report from Mark Stephens, SW Electrical Services, Inc. on issues that were found and fixed in the 52 Building.

The server circuit was a networked neutral wire that was not balanced. When networked and balanced properly there should be one phase conductor from each of the three phases on one neutral conductor to carry the phase imbalance. All three of the phase conductors were on the same phase which could/was overloading the neutral conductor by as much as 300%. They rearranged the wiring to balance the phases. It is still not an ideal situation for electronic equipment as sometimes they will require isolated grounds and dedicated circuits.

One of the other things they noticed was there is a lack of or very poor equipment grounding. Back when this system was installed it was common practice to not run an equipment grounding conductor as it was considered that the steel conduit was the ground path. Over the years when new panels got added PVC conduit was used, therefore effectively isolating the conduit and wiring from the earth ground. Any path that a ground current takes is purely coincidental in nature.

They found instances of neutral conductors and phase conductors not being in the same conduits. In a few places the majority of the wires in certain conduits were either all phase conductors or all neutral conductors. Situations such as this lead to large magnetic fields around the conduits; electromagnetic heating and high impedance on the conductors. Most, if not all of the conduits coming from the main panels had way too many conductors in them as well which also compounds problems with impedance and overheating of the conductors.

The printers in the offices posed a problem as well. They were able to check current on several of them and noticed that on start-up they were drawing as much as twelve amperes for a short time. This sudden inrush of current compiled with high impedance and voltage drop on the circuits is causing the lights to flicker.

Steve offered to bring in their thermal imaging camera to show some of the heating effects on the conduits.

In discussion the lack of good grounding was discussed by the committee; through the years there were not enough neutral conductors installed. Another issue; there is only one transformer that feeds the 52 Building and the Wastewater Treatment Plant. The number of printers was discussed; big printers would draw more power in today's world than the ones used in earlier years. Staggering the times when the air conditioners, printers and computers are turned on at the beginning of the day was discussed. The three times the building got flooded was discussed. Dan Timmerman supplied information regarding potential health concerns regarding the previous flooding, radon concerns in that area with looking forward in building a new facility in that area and also the potential water damage that could have occurred in the current wiring, pipes, in regard to electromagnetic fields and stray voltage concerns.

Jeff Kindrai, Health Department Director was asked about radon issues. He stated that would be hard to detect until a new structure had been built. Many factors enter into testing for radon like construction of the building, heating, cooling, and many other circumstances would come into play in order to test a new structure for radon.

There is no contingency plan in place to move the employees out of the current building or condemn the building. With plans in place for a new structure; there cannot be a lot of money invested in this building at this time. Carol Beals would like to know if a better grounding system could be implemented by SW Electrical Services, Inc. Carol went back to the idea of staggering the turn on times in the morning. Space heaters may be an added issue, but the employees attending the meeting did not think those were an issue at this time. Maybe some of the coffee machines could be turned off, and back up printers should be turned off at this point or only used when needed until the new structure has been approved. Or maybe some money should be used to implement the third floor of the Administration Building to accommodate the staff from Social Services and ADRC for a temporary work space. Jeff Anderson was asked if this could be done; Jeff has not looked into this, but this committee would not have the authority to approve this measure.

Dwight Nelson asked about the hot spots that have been discussed in previous meeting. Jeff knew these were being looked into but did not know if that was followed through on. The employees stated the hot spots were not purchased because the wireless did not work so they would not have worked once installed.

Carol Beals asked if changing the location of the hot spots to be installed in a less busy area would work better. Jeff did not know if that would work because they would be working on stations further away from the hot spot. Carol asked if this theory could be tested by the IT Department.

Steve Braun stated the large conference room of the Law Enforcement facility was discussed as a contingency work space. The wiring could be a potential problem also in an old structure as the 52 Building is. But that space would be the best contingency locations as it is set up with some wiring unlike the third floor of the Administration Building.

Carol Beals would like to have the following questions answered:

1. How many big printer copiers are in the 52 Building?
2. How many space heaters are in the building being used by the staff?
3. Can the turn on times be staggered?
4. How many copies are made on each copy machine daily?
5. Can a better location be found by the IT Department for the connectivity wire coming into the building be found that connects to all the other computers?

Dan Timmerman did not think any of the issues would help in isolating the current problems of the building other than simply moving the employees to a different place. The best solution in his opinion is to draft a contingency plan to move the employees out of a building such as this and all County Buildings should have these contingency plans in place which are not in place at this time.

Jeff Anderson asked what the direction was from the committee that he should follow up on. There has been much discussion. Carol Beals stated that the grounding questions should be directed to County Board Chair Robert Keeney to see if he has more information regarding the electrical issues, he was unable to attend this meeting. This issue should be brought back to the Executive Committee regarding the money needed to fix some of the issues and Orchard Manor Committee would be the committee to decide what they would be willing to do in fixing these issues.

The committee talked about having the electrician come to talk to the committee, but the electrician stated the more he would look into the problems the more money it would take to fix all the issues. Dan Timmerman stated he feels the electrician can tell the committee all he can, the next step would be to strip out all the wiring which would be futile at this time.

Again Jeff Anderson addressed his concern as to what direction this committee would be looking at. Carol Beals stated this issue should be sent back to the Executive Committee to address because of the cost for any improvements. Carol Schwartz, Orchard Manor Director stated the committee was in agreement they will not approve any improvement costs to be allotted to fix the issues in the 52 Building.

Carol Beals again advised Jeff Anderson to look into the questions addressed during this meeting regarding some quick fixes or alternative remedies at this time.

Continuation of Operations Plan: Fred Naatz, Social Services Director's main concern is the safety and health of his staff. The committee stressed that the Department should start working on their own contingency plan to maintain the safety for the staff.

Adjournment: Lester Jantzen, seconded by Dwight Nelson made a motion to adjourn the meeting pursuant to the next meeting on February 22, 2017 at 9:00 a.m. Motion carried.