



**Kewaunee County**  
**PUBLIC SAFETY FACILITY NEEDS ASSESSMENT STUDY COMMITTEE**  
**AGENDA**

**AMENDED**

**December 8, 2020 4:30 p.m.**

County Administration Building, 810 Lincoln Street, Kewaunee, WI 54216  
Human Services Training Room

1. Call to Order
2. Roll Call
3. Approval of **December 8, 2020** Agenda
4. Approval of September 14, 2020 Minutes
5. Discussion of Revised Option and Costs
6. Discussion of Next Steps
7. Next Meeting
8. Adjournment

The Committee welcomes all visitors to listen and observe, but only Committee members and those invited to speak will be permitted to do so. Persons with disabilities needing special accommodations to attend or participate should contact the County Administrator's Office at (920) 388-7164 prior to the meeting so that accommodations may be arranged.



**Kewaunee County  
PUBLIC SAFETY FACILITY NEEDS ASSESSMENT STUDY COMMITTEE  
MINUTES**

**September 14, 2020 5:00 p.m.**

**County Administration Building, 810 Lincoln Street, Kewaunee, WI 54216  
Country Board Room**

***Call to Order:*** Chair Olson called the meeting to order at 5:00 p.m.

***Roll Call: Members:*** Present – Dan Olson, John Mastalir, Doak Baker, Gary Paape, Matt Joski, Jeff Wisnicky, Jeff Dornier, Chris Van Erem, John Pabich, Scott Feldt, Nancy Thelen. Others Present – Dave Cornelius, Jason Veaser, Ross Loining, Frank Madzarevic.

***Approval of September 14, 2020 Agenda:*** Pabich moved and Joski seconded to approve the agenda. Motion carried.

***Approval of March 12, 2020 Minutes:*** Joski moved and Dornier seconded to approve the March 12, 2020 minutes. Motion carried.

***Review and Discussion of Current Option:*** Olson opened the meeting with a summary that the committee had conducted its work and had presented an option with a projected cost of \$34 million. Olson raised concerns that the cost may be too high to gain support. Mastalir expressed his support for the proposal as it addresses our long term needs. Olson commented that he wants a project that can move forward and he does not believe the project will move forward with the current price tag. Baker commented that removing the Sheriff's offices and fleet garage would be a good move. Joski commented that he understands the financial and economic situation of the county and is supportive of a scaled down version, but he was insistent that the county must have a facility that meets its needs. We do not want to cut corners and make decisions that negatively affect operations in the short and long-term. He is supportive of a phased in approach that can achieve what we need through a long-term, multi-year plan. Feldt stated he agrees with all that was said that there are facility needs that must be addressed but those needs must be incorporated into a long-term plan that allows the county to pay for it. Thelen added that as a jail inspector there are facilities that she reviews that have a variety of concerns. Kewaunee County falls into the building deficiency category. The staff has done an incredible job of working with what they have but the building cannot sustain proper operations. There are shortcomings and they need to be addressed. Olson asked if the scaled down version addresses those concerns. Thelen responded yes. Pabich expressed concern as to what the future will look like if we do not move forward. Joski suggested that the county forward the original proposal and scaled down version for consideration.

***Discussion of Next Steps:*** The committee agreed that a new estimate be requested from Venture Architects that includes the housing pod, jail support space and site work for the scaled down project. Administration will also provide an updated estimate of staffing and operational costs as maintenance and costs not directly jail staff related were factored into the original estimate. Once the estimates have been received, the committee will meet to review. Dornier



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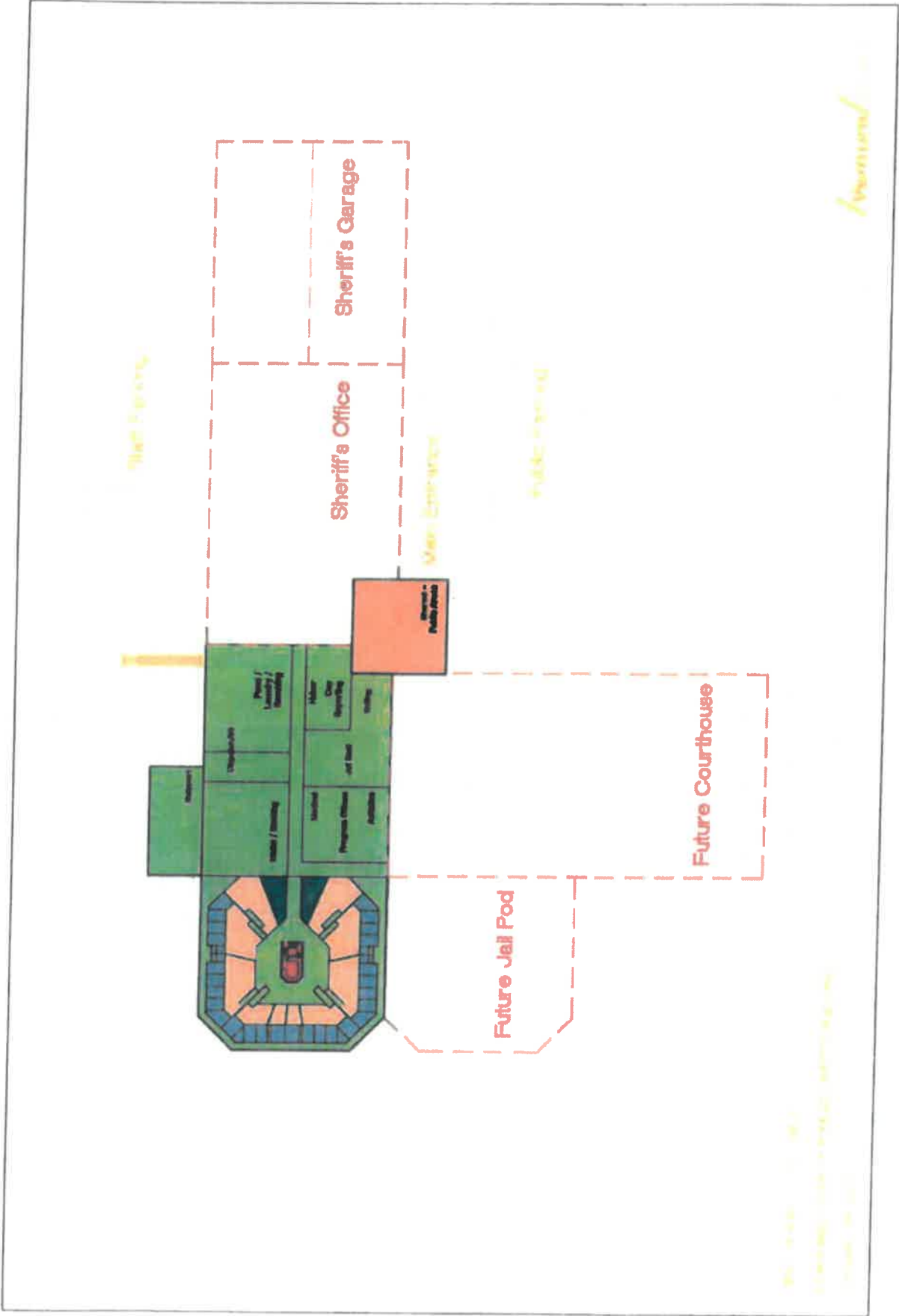
**September 14, 2020 5:00 p.m.**

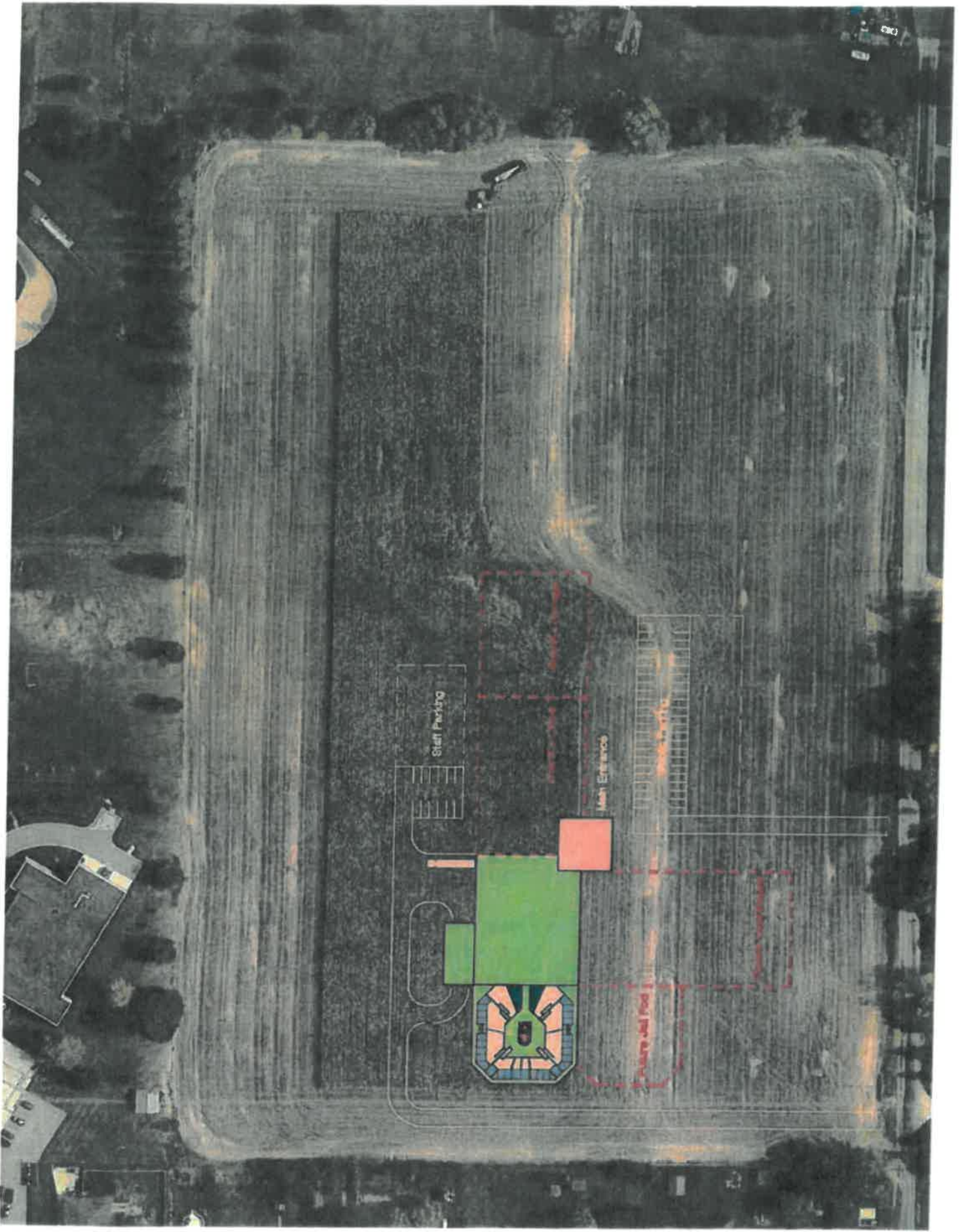
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added that the design should include all phases of the project. Baker added that the design should allow for the phasing in of the building additions. Cornelius suggested that cost estimates should include total costs if the project is done now and costs if the project is completed through phases.

***Next Meeting:*** To be determined.

***Adjournment:*** Pabich moved and Baker seconded to adjourn. Motion carried. Meeting adjourned at 5:41 p.m.





**John Cain <jcain@ventarch.com>**

**Mon 10/19/2020 2:06 PM**

Scott,

Here is the Samuels Group number for the combined Jail/911/Shared Lobby project.

- New 43,467 sq. ft. building
- To be bid late Spring 2021
  
- Construction budget                    \$16,900,000
  
- Non-construction budget (20%) \$ 3,380,000
  
- Project Budget                            \$20,280,000

Budget is assuming that the 911 equipment will come from the existing Safety Building. If not, add \$400,000 to the project cost.

John

**John Cain, AIA**

**Principal | Vice President | Director of Justice Planning**

**Direct Line: 414.225.0823 Cell Phone: 414.881.9013**

**Main Phone: 414.271.3359**

[jcain@ventarch.com](mailto:jcain@ventarch.com)

[www.ventarch.com](http://www.ventarch.com)

**Kewaunee County**  
**Jail Cost Levy Impact - Preliminary estimates**

Last Updated: 11/09/20

Change yellow shaded cells to see impact

**Debt Service** (assume even annual payments):

Project Cost		20,000,000
Fees(underwriter, legal, rating, misc)	12.00	240,000
(Premium) Discount	(unknown until sale)	0
Debt to be issued		20,240,000
Principal Amount of new debt issue		20,240,000
Bond Term (Years)		20
Coupon Rate (Average)		3.00%
Annual payment		1,360,446
Total assessed value in County	2020	1,669,846,170
Rate per \$1000 of assessed value		0.81
*Addtl tax on \$100,000 of value	\$100,000	\$81.47
*Addtl tax on average home	\$157,700	\$128.48

**Operating Costs (Additional):**

Annual cost (exceeding levy limit)		900,000
Est Rate per \$1000 of value		0.54
*Addtl tax on \$100,000 of value	\$100,000	\$53.90
*Addtl tax on average home	\$157,700	\$85.00

**Both debt & operations:**

Annual cost		2,260,446
Est Rate per \$1000 of value		1.35
*Addtl tax on \$100,000 of value	\$100,000	\$135.37
*Addtl tax on ave home	\$157,700	\$213.48

**How will this affect tax bills?\***

Property value (assessed):	\$200,000	
Additional Tax*-Jail Building		\$162.94
Additional Tax*-Operations (exceed levy limit)		\$107.79
Total*		\$270.74

\*This is an overall estimate of the County tax rate based on average values.

\*Individual property tax rates will be different by taxing district.

See notes on page 2.