

**SPECIAL ORDERS SESSION  
COUNTY BOARD MEETING  
TUESDAY, DECEMBER 7, 2004**

Chairman David Albrecht called the meeting to order at 6:00 p.m. in the County Board Room, Fourth Floor, Courthouse, 415 Jackson Street, Oshkosh, Wisconsin.

The meeting was opened with the Pledge of Allegiance and an invocation by Supervisor Rankin.

The following Supervisors were present: Weber, Barker, Griesbach, Hotynski, Scoville, Maehl, Koziczowski, Klitzke, Widener, Lauson, Albrecht, Pech, Thompson, Steineke, Lennon, Sundquist, Wingren, Jacobson, Norton, Nielsen, Robl, Harris, Kline, Lorenz, Kramer, Schaidler, Farrey, Sievert, Arne, Diakoff, Brennand, Egan, Rankin, Rengstorf and O'Brien. Excused: Finch. Absent: Machotka and Warnke.

Motion by Supervisor Robl and seconded to approve the agenda. CARRIED BY VOICE VOTE.

**COMMUNICATIONS, PETITIONS, ETC.**

A notice of claim for \$25.00 was received from Paul Sanner for replacement of his bible that was misplaced while he was an inmate in the Winnebago County jail. Mr. Sanner's claim was referred to the Personnel & Finance Committee.

**REPORTS FROM COMMITTEES, COMMISSIONS AND BOARDS**

Supervisor Weber thanked the Board for the flowers that they sent for his father's funeral.

Supervisor Kline reported that there will be a public hearing on the airport's master plan starting at 5:00 p.m. on December 8. It will be held in the main terminal at Wittman Regional Airport.

Supervisor Norton invited the Board to attend Advocap's Christmas party on Thursday, December 9 at the Hilton Gardens in Oshkosh. It will begin at 5:30 p.m.

Supervisor Barker reported that there will be a meeting with area legislators on the lift bridge situation at 6:00 p.m. on Tuesday, December 14 at the Winnebago County Highway Department.

**CHAIRMAN'S REPORT**

Chairman Albrecht reminded everyone about the County Board's Christmas party that is scheduled for Thursday, December 16 at Robbins Restaurant in Oshkosh. He encouraged everyone to attend.

Chairman Albrecht commented on the Oshkosh Northwestern's complimentary editorial about Supervisor Maehl's appointment as president of the Wisconsin Counties Association.

**PUBLIC HEARING**

Sandra Koepler, Winnebago County resident, spoke in support of building a new Park View Health Center facility.

**FOX VALLEY TECHNICAL COLLEGE UPDATE – PRESIDENT DAVID BUETTNER**

President Buettner gave an update on the status of the technical college and what their plans are for the future. He shared the following information with the Board:

- 2004 enrollments were up 6.5% from 2003
- 13,428 of the enrollments at the various UW-FV campuses were Winnebago County residents
- 22% of all 2004 high school graduates in Winnebago County enrolled at UW-FV; by 2006 it is anticipated that 46% of those graduates will have attended UW-FV for at least one course
- One third of the students at UW-FV are adults who went back to school for various reasons—lost their jobs, want to change careers, etc.
- Students involved in a UW-FV contracted training program make up another third of their enrollment
- Area companies involved in contracted training programs include Affinity Health Systems, Kimberly Clark, Bergstrom Automotive, Banta, Swift Transportation, Winnebago County and many others.
- UW-FV has a budget of \$101.4 Million. In the last ten years, over \$10 Million has been received in private donations for the college. State appropriations, or 12% of their budget, have not gone up for over six years; however, they have been able to reduce their affect on the county's property taxes.
- Nine out of ten graduates find a job in their field or related to their training. Less than 20 graduates a year leave the State of Wisconsin for employment.

- Their future plans include continuous improvement of their programs, maintaining their good reputation with area businesses, reach more people with programs and services, and strengthen their lifelong ties with their students and graduates.

President Buettner then took questions from the Board.

### **PARK VIEW HEALTH CENTER PRESENTATION – CHUCK ORENSTEIN**

Supervisor Steve Arne introduced Chuck Orenstein, Winnebago County Finance Director, who gave a review and an update on the Park View Health Center Project.

According to Mr. Orenstein's project timeline, it was in November 2002 that the project team held its first meeting. Since that time, they held a public hearing on the project; hired Plunkett, Raysich & Co. for a preliminary design and cost estimates and made a major presentation on the project to the County Board at their May workshop session. Then, in June 2004 after much controversy about the project and Park View Health Center, a resolution was passed by the County Board stating that Park View Health Center would remain in business.

Mr. Orenstein stated that much more detailed work has been done on the three proposals for Park View Health Center since the May workshop session. Those three proposals are: status quo, building new, or remodeling Pleasant Acres. He explained that at a joint meeting of the Park View Health Center and Facilities and Property Management Committees in August 2004, plans for approaching the project were solidified.

Various factors were taken into consideration by the committees and the work team:

- What is the condition of the existing buildings?
- Should deferred maintenance projects be completed for another 10-15 years of operations?
- Should the Rehabilitation Pavilion be vacated and move all operations into Pleasant Acres?
- How many beds?
- Should we add onto Pleasant Acres?
- Should we build a new facility?

Mr. Orenstein stated that the conditions of the Rehabilitation Pavilion and Pleasant Acres buildings are driving up the levy because of excessive repair and maintenance costs and high utility charges. He also stated that many repairs are done on an emergency basis and have to be approved outside of the budget cycle.

Mr. Orenstein further explained that if the county decides against building a new facility, there is approximately \$16 Million in deferred maintenance that must be done to the old facility. These include repairs to the elevators, the plumbing and electrical systems, the fire sprinkler system, the tunnel and other parts of the infrastructure. Even with these repairs being made, the facility would still not have handicap accessible bathrooms and there would still be a lack of privacy for the residents.

Mr. Orenstein explained that the reduction in intergovernmental transfer funds caused the operational budget of Park View Health Center to go up substantially in 2004. Park View's rainy day funds helped to alleviate some of the increase, but projections show that after 2005, if the status quo is maintained, costs will continue to rise by about \$500,000 per year.

On August 25, 2004, the Park View Health Center and Facilities and Property Management Committees approved the motion to abandon the Rehabilitation Pavilion and operate in one building. Mr. Orenstein explained that once this decision was made, the committees needed to decide on how many beds the facility would have. On September 24, 2004, after meeting with various consultants, taking into consideration the State of Wisconsin's \$2 Million downsizing incentive program and studying population trends and statistics, the committees agreed to downsize to a 189-bed facility.

Mr. Orenstein also explained that the state's annual property allowance would be greater if the county decided to build new instead of remodeling the old facility. He stated that the first year's property allowance would be approximately \$1,145,000, which is \$651,000 more than the county is currently receiving. The property allowance would decrease slightly each year until the facility is completely depreciated.

The next decision that needed to be made was whether the county should repair the existing facility or build a new facility. Mr. Orenstein presented cost estimates for remodeling and adding an addition compared to building new:

- Remodeling and addition – approximately \$20 Million. This could be higher because of costs associated with making the third floor, and possibly the whole facility, ADA compliant. These additional costs are not known at this time.
- New facility – approximately \$23 Million.
- Operational savings with a new facility – approximately \$968,000 annually.

A public hearing was held on October 21 and the public spoke in favor of building a new facility. On November 3 the committees voted to build a new 189 bed, single room facility.

Mr. Orenstein presented a financial comparison that showed that the \$3 Million difference between remodeling and building new would be recuperated in approximately three years because of a reduction in annual operating costs.

Mr. Orenstein also presented graphs and information on key operational differences, debt service analysis on other projected county projects, cost comparisons between building new and remodeling and their impact on the tax payer.

Mr. Orenstein explained that the mission statement of Park View Health Center remains the same—they will continue to provide, “services to residents of the Winnebago County community in need of long-term care, short-term rehabilitative care and specialized behavioral services.” They will not try to take only private pay or Medicare patients in an effort to maximize revenues—no one will be favored over someone else because of their “pay source.”

Mr. Orenstein then presented his summary and conclusions. A written copy of Mr. Orenstein’s report is on file in the County Clerk’s Office and is available for public viewing.

Supervisor Arne thanked Mr. Orenstein for his help with this project and tonight’s presentation.

Supervisor Arne stated that the next step in the process will be for the Park View Health Center and Facilities and Property Management Committees to present a resolution to the full county board for their approval. The resolution will recommend building a new 189-bed facility with single occupancy rooms.

Supervisor Arne; Marge Rankin, Park View Health Center Administrator; Tom Geske, Park View Health Center Financial Director; Mike Elder, Facilities Director; and Chuck Orenstein answered questions from the Board.

A letter from Supervisor Phil Scoville was distributed to the Board asking that they consider downsizing to a 150-bed facility similar to the one built in Manitowoc County. The Manitowoc County facility is a single level, wood structure that cost approximately \$13 Million to build. It’s designed and constructed for an approximate life of 20 years and allows for modification and updates when the need arises.

Mr. Elder explained that even though the initial costs of building a brick and mortar structure with a 50 year life span is greater than a facility like Manitowoc County built, the costs for upkeep and utilities will be less. The cost to repair or replace the construction materials of a structure with a 20-year life must also be taken into consideration when comparing the overall costs of these two types of structures.

Following the question and answer period, Supervisor Arne stated that he and the rest of the committee members looked forward to bringing a resolution to the Board in the near future with their recommendations for a new Park View Health Center facility.

Motion by Supervisor Robl and seconded to adjourn until 6:00 p.m. on Tuesday, December 21, 2004.  
CARRIED BY VOICE VOTE.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,  
Susan T. Ertmer  
Winnebago County Clerk

State of Wisconsin)  
County of Winnebago) ss

I, Susan T. Ertmer, do hereby certify that the foregoing is a true and correct copy of the Journal of the Winnebago County Board of Supervisors for their special orders session held on December 7, 2004.

Susan T. Ertmer  
Winnebago County Clerk