



**COUNTY BOARD STAFF COMMITTEE
TUESDAY – SEPTEMBER 29, 2015 – 4:00 P.M.
CONFERENCE ROOM N-1 – FIFTH FLOOR
ROCK COUNTY COURTHOUSE-EAST**

Agenda

1. Call to Order & Approval of Agenda
2. Citizen Participation, Communications and Announcements
3. Approval of Bills/Transfers/Pre-Approved Encumbrances
4. Resolution
 - A. Repealing Health Insurance Benefits for Employees in Same Sex Qualifying Domestic Partnerships
 - B. Amending and Approving the 2015 Unilateral Pay Grid Appendix A-1 Sheriff's Command Staff and Creating a New Appendix A-2 Correctional Supervisor
 - C. To Ratify the 2016-2017 Labor Agreement Between Rock County and the Correctional Officer's Association
 - D. To Ratify the 2016-2017 Labor Agreement Between Rock County and the Deputy Sheriff's Association
5. Discussion and Possible Action on Cell Tower at the Rock County Fairgrounds
6. Discussion and Possible Action on Cell Tower at the W. Court Street Tower
7. **EXECUTIVE SESSION:** Per Section 19.85(1)(c), Wis. Stats. – Performance Evaluation – County Administrator
8. Adjournment

COMMITTEE APPROVAL REPORT

| Account Number | Account Name | PO# | Inv Date | Vendor Name | Inv/Enc Amt | |
|--------------------|----------------|----------|------------|--------------------------------|-----------------|--|
| 03-1110-0000-63107 | PUBL & LEGAL | P1500403 | 08/31/2015 | BELOIT DAILY NEWS | 78.77 | |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance | |
| | 15,000.00 | 5,427.53 | 0.00 | 78.77 | 9,493.70 | |
| 03-1110-0000-64201 | CONVENTION EXP | P1503094 | 09/14/2015 | WISCONSIN COUNTIES ASSOCIATION | 220.00 | |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance | |
| | 4,500.00 | 2,225.00 | 0.00 | 220.00 | 2,055.00 | |
| | | | | COUNTY BOARD PROG TOTAL | 298.77 | |

I have examined the preceding bills and encumbrances in the total amount of **\$298.77**
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.
 B. Bills under \$10,000 to be paid.
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **SEP 29 2015**

Dept Head _____

Committee Chair _____

| Account Number | Account Name | PO# | Inv Date | Vendor Name | Inv/Enc Amt |
|-----------------------------------|----------------|-----------|------------|--------------------------------|-----------------|
| 08-1420-0000-61920 | PHYSICALS | P1500055 | 09/01/2015 | WISCONSIN DEPARTMENT OF JUSTIC | 357.00 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 6,000.00 | 4,944.00 | 0.00 | 357.00 | 699.00 |
| 08-1420-0000-63100 | OFC SUPP & EXP | P1502969 | 08/31/2015 | AMC3 IDENTITY SOLUTIONS | 193.00 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 5,500.00 | 3,994.05 | 1,028.55 | 193.00 | 284.40 |
| 08-1420-0000-63107 | PUBL & LEGAL | P1500052 | 08/31/2015 | BELOIT DAILY NEWS | 135.05 |
| | | P1500053 | 08/31/2015 | JANESVILLE GAZETTE INC | 363.69 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 25,000.00 | 12,468.66 | 0.00 | 498.74 | 12,032.60 |
| 08-1420-0000-64417 | RH EXPENSES | P1500053 | 08/31/2015 | JANESVILLE GAZETTE INC | 25.24 |
| | | P1500055 | 09/01/2015 | WISCONSIN DEPARTMENT OF JUSTIC | 240.00 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 8,500.00 | 5,722.05 | 0.00 | 265.24 | 2,512.71 |
| HUMAN RESOURCES PROG TOTAL | | | | 1,313.98 | |

I have examined the preceding bills and encumbrances in the total amount of **\$1,313.98**

Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

- A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.
- B. Bills under \$10,000 to be paid.
- C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **SEP 29 2015**

Dept Head _____

Committee Chair _____

Rock County Transfer Request - Over \$1,000

TO: FINANCE DIRECTOR Date 9/23/15
 Requested By Katie Maxwell - Human Resources
Department

Transfer No. 15-67
Annette Mikula
Department Head

| FROM: | AMOUNT | TO: | AMOUNT |
|---|-------------|--|----------|
| Account #: 08-1420-0000-61100 Description: Regular Wages Current Balance: \$108,718 | \$14,000.00 | Account #: 08-1420-0000-67160 Description: Capital Assets | \$14,000 |
| Account #: Description: Current Balance: | | Account #: Description: | |
| Account #: Description: Current Balance: | | Account #: Description: | |
| Account #: Description: Current Balance: | | Account #: Description: | |

REASON FUNDS ARE AVAILABLE FOR TRANSFER - BE SPECIFIC

Vacant Human Resources Director Position in 2015

REASON TRANSFER IS NECESSARY - BE SPECIFIC

Office furniture for four (4) private offices in Human Resources.

FISCAL NOTE:

Sufficient funds are available for transfer. *9/23/15*

ADMINISTRATIVE NOTE:

Recommended. *AM 9-24-15*

REQUIRED APPROVAL

DATE

COMMITTEE CHAIR

Governing Committee _____

Finance Committee _____

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

SUPERVISOR BRENT FOX
INITIATED BY



JODI TIMMERMAN
DRAFTED BY

FINANCE COMMITTEE
SUBMITTED BY

JULY 8, 2015
DATE DRAFTED

**REPEALING HEALTH INSURANCE BENEFITS FOR EMPLOYEES
IN SAME SEX QUALIFYING DOMESTIC PARTNERSHIPS**

1 WHEREAS, the County of Rock extended healthcare benefits, prescription drug coverage,
2 dental insurance and other employee benefits to all same sex qualifying domestic partners of County
3 employees effective March 1, 2014;

4
5 WHEREAS, said benefits were extended to same sex qualifying domestic partners of County
6 employees as same sex marriage was not legally recognized in Wisconsin at that time;

7
8 WHEREAS, on September 4, 2014, following a decision from the United States Court of
9 Appeals for the 7th Circuit, same sex marriage became legal in the State of Wisconsin;

10
11 WHEREAS, on June 26, 2015, following a decision from the United States Supreme Court,
12 same sex marriage was legalized for the entire country;

13
14 WHEREAS, as a result of these court decisions, domestic partner healthcare coverage is no
15 longer needed to provide individuals in same sex relationships the same rights as those that exist for
16 individuals in heterosexual relationships;

17
18 NOW, THEREFORE, BE IT RESOLVED that the County will no longer extend healthcare
19 benefits, prescription drug coverage, dental insurance, or other employee benefits to individuals in
20 same sex domestic partnerships. Those provisions set forth in Rock County Resolution No. 14-1B0498
21 are repealed.

22
23 BE IT FURTHER RESOLVED, that this resolution shall become effective on _____.

Respectfully submitted:

FINANCE COMMITTEE

Mary Mawhinney, Chair

Sandra Kraft, Vice Chair

Mary Beaver

Brent Fox

J. Russell Podzilni

REPEALING HEALTH INSURANCE BENEFITS FOR EMPLOYEES IN SAME SEX QUALIFYING DOMESTIC PARTNERSHIPS

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COUNTY BOARD STAFF COMMITTEE

J. Russell Podzilni, Chair

Sandra Kraft, Vice Chair

Eva Arnold

Henry Brill

Betty Jo Bussie

Alan Sweeney

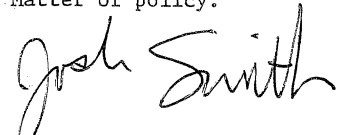
Mary Mawhinney

Louis Peer

Terry Thomas

ADMINISTRATIVE NOTE:

Matter of policy.



Josh Smith
County Administrator

LEGAL NOTE:

The County Board is authorized to take this action pursuant to sec. 59.01, 59.51 and 59.52(11), Wis. Stats.



Jodi Timmerman
Deputy Corporation Counsel

FISCAL NOTE:

No additional fiscal impact.



Sherry Oja
Finance Director

Executive Summary

With the September 4th, 2014 decision by the United States Court of Appeals for the 7th Circuit, same sex marriage became legal in Wisconsin. On June 26th, 2015 the decision from the United States Supreme Court legalizing same sex marriages for the entire country sets the foundation to repeal providing health insurance benefits for domestic partners of employees of Rock County.

Previous to these court rulings, people in same sex domestic partnerships were not able to become legally married, therefore an employee of Rock County in a same sex domestic relationship was not eligible to provide health insurance benefits to their domestic partner.

As a result of these court rulings, individuals with same sex domestic partners can now legally marry and will be eligible to have access to the same health insurance benefit programs as all other qualifying married employees.

By approving this resolution, we will be taking measures to deny any requests to provide health insurance benefits to any domestic partners, same sex or heterosexual, of non-married employees of Rock County.

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Annette Mikula, HR Director
INITIATED BY

Annette Mikula, HR Director
DRAFTED BY



County Board Staff Committee
SUBMITTED BY

September 17, 2015
DATE DRAFTED

**AMENDING AND APPROVING THE
2015 UNILATERAL PAY GRID APPENDIX A-1 SHERIFF'S COMMAND STAFF
AND CREATING A NEW APPENDIX A-2 CORRECTIONAL SUPERVISOR**

- 1 **WHEREAS**, the Unilateral Pay Plan was increased by 1.5% effective January 1, 2015, and
- 2
- 3 **WHEREAS**, the Deputy Sheriff's Supervisors, have received a wage settlement that represents a wage
- 4 increase of 2.5% effective January 1, 2015, along with an additional 1% employee contribution to their
- 5 WRS retirement cost effective January 1, 2015 (net 1.5% salary increase); and
- 6
- 7 **WHEREAS**, Section 18.109, Sheriff's Office Command Staff, of the Rock County Personnel
- 8 Ordinance reads in part as follows: *In addition to the benefits provided to other unilateral employees,*
- 9 *if the following provisions of the labor agreement with the Rock County Deputy Sheriffs Supervisors*
- 10 *Association are modified, such modifications shall be extended to the Chief Deputy (CB resolution*
- 11 *Nov. 9, 1993); Commanders (CB resolution Nov 15, 1991); and Captains (CB resolution Dec. 31,*
- 12 *2008)... Retirement; and*
- 13
- 14 **WHEREAS**, it is proposed to increase the Unilateral Pay Plan, Appendix A-1, by an additional 1%
- 15 (the Unilateral Pay Plan was increased by 1.5% earlier this year) effective January 1, 2015 to offset the
- 16 additional 1%-employee paid contribution by the Command Staff to their WRS retirement contribution
- 17 on January 1, 2015; and
- 18
- 19 **WHEREAS**, the Correctional Supervisor is part of the Unilateral Pay Plan in Grade 17; and,
- 20
- 21 **WHEREAS**, it is proposed to create a separate pay grid in the Unilateral Pay Plan (Grid A-2) for the
- 22 Correctional Supervisor that places the position at Grade 17A; and
- 23
- 24 **WHEREAS**, it is proposed to have Grade 17A be 1% greater than Grade 17 in the Unilateral Pay Plan
- 25 to offset an additional 1% employee paid contribution by the Correctional Supervisor to their WRS
- 26 retirement contribution on January 1, 2015; and
- 27
- 28 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors
- 29 assembled this _____ day of _____, 2015 hereby approves the County's 2015
- 30 Unilateral Pay Grid Appendix A-1 by increasing each step by an additional 1.0% effective January 1,
- 31 2015, and creates the County's 2015 Unilateral Pay Grid Appendix A-2 effective January 1, 2015; and
- 32
- 33 **BE IT FURTHER RESOLVED**, to require the Sheriff's Command Staff and the Correctional
- 34 Supervisor to pay an additional 1% of their WRS retirement contribution beginning on January 1,
- 35 2015.

AMENDING AND APPROVING THE 2015 UNILATERAL PAY GRID APPENDIX A-1
SHERIFF'S COMMAND STAFF AND CREATING A NEW APPENDIX A-2 CORRECTIONAL
SUPERVISOR

Page 2

Respectfully submitted,

COUNTY BOARD STAFF COMMITTEE

J. Russell Podzilni, Chair

Alan Sweeney

Sandra Kraft, Vice Chair

Mary Mawhinney

Eva Arnold

Louis Peer

Henry Brill

Terry Thomas

Betty Jo Bussie

FISCAL NOTE:

| | <u>Base</u> <u>Compensation</u> | <u>Wage</u> <u>Increase</u> | <u>Add'l Base</u> <u>Compensation</u> | <u>Overall %</u> <u>Increase</u> |
|--|------------------------------------|--------------------------------|--|-------------------------------------|
| Sheriff's Command Staff Pay Grid A-1 and Correctional Supervisor Grid A-2 | | | | |
| 2015 | \$1,346,970.90 | 1.0% eff 1/1/2015 | \$10,966.87 | 0.81% |
| (Employee paid 1% Retirement Contribution eff 1/1/2015) - \$9,017.78 | | | | <u>-0.67%</u> |
| | | | | 0.14% |



Sherry Oja
Finance Director

LEGAL NOTE:

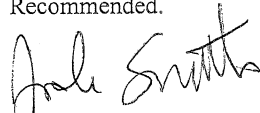
County Board is authorized to take this action pursuant to § 59.22(2),
Wis. Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

AMENDING AND APPROVING THE 2015 UNILATERAL PAY GRID APPENDIX A-1
SHERIFF'S COMMAND STAFF AND CREATING A NEW APPENDIX A-2 CORRECTIONAL
SUPERVISOR

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Executive Summary

The purpose of this resolution is to provide for the parameters established in Personnel Ordinance, 18.109, Sheriff's Office Command Staff. This section requires the County to extend any provisions, including retirement to the Sheriff's Office Command Staff, which have been agreed to with the Rock County Deputy Sheriff's Supervisors Association. The Command Staff includes the Chief Deputy, the Commanders, and the Captains.

The 2015 settlement with the Deputy Sheriff's Supervisors Association included a 2.5% across the board (ATB) wage increase, and an offsetting corresponding 1% employee paid contribution to their WRS retirement fund effective January 1, 2015. This resulted in a net pay increase of 1.5% (2.5% - 1.0% = 1.5%). The County Board approved the Deputy Sheriff's Supervisors 2015 contract on September 10, 2015.

Members of the Sheriff's Command are covered by the unilateral pay plan but historically have had their wage and benefits attached to the Deputy Sheriff's Supervisors unit through County Board resolutions.

The Correctional Supervisor is part of the Unilateral Pay Grid at Grade 17 and has had his retirement contribution at the same rate as the Deputy Sheriff's Supervisors. By creating a new Appendix A-2 in the Unilateral Pay Grid and moving the Correctional Supervisor into that grid at Grade 17A we can increase the pay rate by 1% without impacting any other positions included in Grade 17.

This resolution provides that the Sheriff's Command Staff and the Correctional Supervisor receive the same 1% pay adjustment retroactive to January 1, 2015 and that they pay an additional 1% of their WRS retirement cost retroactive to January 1, 2015, to match the Deputy Sheriff's Supervisors settlement. In order to accomplish this, the pay range for the Sheriff's Chief Deputy, Commanders and Captains included in the Unilateral Pay Plan Grid A-1 will be increased by an additional 1% ATB increase effective January 1, 2015 and the new Unilateral Pay Plan Grid A-2 will be created.

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

County Board Staff Committee
INITIATED BY



Annette Mikula, HR Director
DRAFTED BY

County Board Staff Committee
SUBMITTED BY

September 22, 2015
DATE DRAFTED

**TO RATIFY THE 2016-2017 LABOR AGREEMENT BETWEEN ROCK COUNTY
AND
THE CORRECTIONAL OFFICERS IN THE SHERIFF'S OFFICE**

- 1 **WHEREAS**, the County is subject to 111.70 of the Wisconsin Statutes; and
- 2
- 3 **WHEREAS**, representatives of the Correctional Officer's Association have met with the County's
- 4 Bargaining Team in an attempt to arrive at a mutual agreement on wages, hours and conditions of
- 5 employment; and
- 6
- 7 **WHEREAS**, the parties arrived at a tentative agreement on wages, hours and conditions of
- 8 employment; and
- 9
- 10 **WHEREAS**, the proposed wage settlement represents an overall increase of 1.25% with an across the
- 11 board wage increase of 1.0% effective January 1, 2016 for all members of the unit, and a modification
- 12 to the step progression sequence by deleting the 10 year step; and
- 13
- 14 **WHEREAS**, the proposed wage settlement represents an across the board wage increase of 1.25%
- 15 effective January 1, 2017 for all members of the unit; and
- 16
- 17 **WHEREAS**, the membership of the Association has ratified the agreement; and,
- 18
- 19 **WHEREAS**, a summary of the contractual agreement is attached.
- 20
- 21 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors assembled
- 22 this _____ day of _____, 2015 does hereby ratify the terms and conditions of the 2016-
- 23 2017 labor agreement between Rock County and the Correctional Officer's Association.

Respectfully Submitted,

COUNTY BOARD STAFF COMMITTEE

J. Russell Podzilni, Chair

Louis Peer

Sandra Kraft, Vice Chair

Alan Sweeney

Eva Arnold

Terry Thomas

Henry Brill

Betty Jo Bussie

Mary Mawhinney

TO RATIFY THE 2016-2017 LABOR AGREEMENT BETWEEN ROCK COUNTY AND THE
CORRECTIONAL OFFICER'S ASSOCIATION

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FISCAL NOTE:

2016

| <u>Base</u> <u>Compensation</u> | <u>ATB Wage</u> <u>Compensation</u> | <u>Add'l Base</u> <u>Compensation</u> | <u>Overall</u> <u>% Inc.</u> |
|------------------------------------|---|--|---------------------------------|
| \$4,029,628.85 | 1.00% eff. 1/1/2016 + Step Modifications | \$48,373.90 | 1.25% |

2017

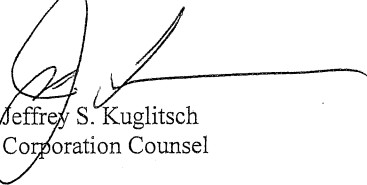
| <u>Base</u> <u>Compensation</u> | <u>ATB Wage</u> <u>Compensation</u> | <u>Add'l Base</u> <u>Compensation</u> | <u>Overall</u> <u>% Inc.</u> |
|------------------------------------|--|--|---------------------------------|
| \$4,078,002.76 | 1.25% eff. 1/1/2017 | \$50,975.03 | 1.25% |



Sherry Oja
Finance Director

LEGAL NOTICE:

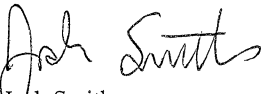
The County Board is authorized to take this action pursuant to secs. 59.01
and 111.70, Wis. Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

County Board Staff Committee
INITIATED BY



Annette Mikula, HR Director
DRAFTED BY

County Board Staff Committee
SUBMITTED BY

September 23, 2015
DATE DRAFTED

**TO RATIFY THE 2016-2017 LABOR AGREEMENT BETWEEN ROCK COUNTY
AND
DEPUTY SHERIFF'S ASSOCIATION**

- 1 **WHEREAS**, the County is subject to 111.70 of the Wisconsin Statutes; and
- 2
- 3 **WHEREAS**, representatives of the Deputy Sheriff's Association have met with the County's
- 4 Bargaining Team in an attempt to arrive at a mutual agreement on wages, hours and conditions of
- 5 employment; and
- 6
- 7 **WHEREAS**, the proposed wage settlement represents an across the board wage increase of 1.25%
- 8 effective January 1, 2016; and
- 9
- 10 **WHEREAS**, the proposed wage settlement represents an across the board wage increase of 1.25%
- 11 effective January 1, 2017; and
- 12
- 13 **WHEREAS**, the membership of the Association has ratified the agreement; and
- 14
- 15 **WHEREAS**, a summary of the contractual agreement is attached.
- 16
- 17 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors assembled
- 18 this _____ day of _____, 2015 does hereby ratify the terms and conditions of the 2016-
- 19 2017 labor agreement between Rock County and the Deputy Sheriff's Association.

Respectfully Submitted,

COUNTY BOARD STAFF COMMITTEE

J. Russell Podzilni, Chair

Louis Peer

Sandra Kraft, Vice Chair

Alan Sweeney

Eva Arnold

Terry Thomas

Hank Brill

Betty Jo Bussie

Mary Mawhinney

TO RATIFY THE 2016-2017 LABOR AGREEMENT BETWEEN ROCK COUNTY AND THE
DEPUTY SHERIFF'S ASSOCIATION

Page 2

FISCAL NOTE:

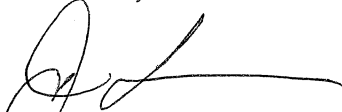
| | <u>Base Compensation</u> | <u>Add'l Base Compensation</u> | <u>Wage Increase</u> | <u>Overall % Inc.</u> |
|------|------------------------------|------------------------------------|--------------------------|---------------------------|
| 2016 | 4,712,121.73 | 58,901.52 | 1.25% eff. 1/1/2016 | 1.25% |
| 2017 | 4,771,023.25 | 59,637.79 | 1.25% eff. 1/1/2017 | 1.25% |



Sherry Oja
Finance Director

LEGAL NOTICE:

The County Board is authorized to take this action pursuant to secs. 59.01
and 111.70, Wis. Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

MEMORANDUM

DATE: September 24, 2015

TO: County Board Staff Committee

FROM: Nick Osborne, Assistant to the County Administrator *NPO*

SUBJECT: American Tower Proposal for Fairgrounds Cellular Tower

On November 18, 2008, Rock County began a contract with Global Tower to operate a cellular phone tower at the Rock County 4-H Fairgrounds. Global Tower's contract has since been purchased by American Tower and all lease terms remain the same.

Current Terms:

- 10 year lease starting in 2008 with four 5-year options to renew
- 3.5% increase in rent per year (2015 annual payment is \$28,765)
- One-time payment of \$10,000 for each new slot American Tower rents to a cellular carrier and 20% of rent payment to the County moving forward (2015 amount- \$1,000)
- A termination clause: after November 18, 2017 with one year written notice, the County may cancel lease if the land is needed for a "special purpose."

2014 Offer by American Tower

- 1 one-time payment of \$15,000 to extend current contract until 2088
- County Board Staff counter-proposal of \$15,000 for 10 year extension
- American Tower was not interested and did not counter

2015 Offer by American Tower

- First offer included option for American Tower to purchase land or easement for \$1 in 2065
- Revised offer- 1 one-time payment of \$10,000 to extend current contract until 2065, no option to purchase easement or land for \$1 in 2065

American Tower is interested in renting the remaining slots and they stated cellular carriers are not interested in leases under 50 years. This cellular tower has three slots, two of which are occupied (U.S. Cellular and Cricket). There is potential that Cricket will want to cease renting their slot as they recently did with the County owned cellular tower on West Court Street. As mentioned previously, the County receives 20% of the rent payments associated with renting these slots. This proposal may be a good opportunity if extending the lease could increase rental revenue.

Of note, there is another cellular tower on the Fairgrounds operated by Crown Castle. That tower has three slots, two of which are occupied by T-Mobile. Crown Castle has not been successful at renting the one available slot that has been vacant for many years and has not approached the County to extend their lease or change lease terms to make it more attractive to cellular carriers.

ROCK COUNTY, WISCONSIN



County Administrator's Office
51 South Main Street
Janesville, Wisconsin 53545
Phone: 608/757-5510
Web Site: www.co.rock.wi.us

DATE: September 24, 2015
TO: County Board Staff Committee
FROM: Randy Terronez,
Assistant to the County Administrator
RE: AT & T Proposal – West Court Street Tower

AT & T rents tower space at the West Court Street Tower. The 2015 rate is \$1,143.29/month (\$13,719.48 annually) with an annual 1.25% increase built into the lease.

Earlier this year, AT & T proposed a 25 years lease extension (through 2044) but at lesser rate, approximately 20% less than the current rate. Rock County declined the offer.

Last year, AT & T merged with Cricket, another West Court Street cell provider. Subsequently, Cricket, in the spring of this year gave notice terminating their contract resulting in a \$24,000 annual revenue loss to the County. The revenue loss was somewhat offset by a lump sum termination payment of \$10,000.

Attached is AT & T's latest proposal extending the current lease under one of the following options:

1. 50 year extension with a lump sum payment of \$113,060, through year 2068. The payment represents approximately 8 years' worth of payments under the current lease terms or an illustrative monthly lease rate of \$188/month.
2. 35 year extension with a lump sum payment of \$100,980, through year 2053. The payment represents approximately 7 years' worth of payments under the current lease terms or an illustrative monthly lease rate of \$240/month.

Since the current lease expires in July 2018, it is suggested that the County decline the latest proposal and consider an extension closer to the lease expiration.

(Note: In 2003, the AT & T lease was within a few years of expiring. The company offered the County a longer-term 15 year contract but at a 25% lease reduction, citing industry turmoil/uncertainty. The County reluctantly accepted the terms.)