

ROCK COUNTY, WISCONSIN



Board of Supervisors  
51 South Main Street  
Janesville, WI 53545  
(608)757-5510

**COUNTY BOARD STAFF COMMITTEE  
TUESDAY – FEBRUARY 28, 2017 – 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 Minutes – February 14, 2017
4. Transfers
5. Resolution
  - A. Supporting Efforts to Close Commercial Property Assessment Loopholes
6. Review, Discussion and Possible Action on Administrative Policy No. 5.37 - Shift Differential
7. Update on Wellness Committee Workout Center and Approval to Accept Donation
8. Discussion of Town of Beloit Incorporation
9. Adjournment

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

County Board Staff Committee  
INITIATED BY



Wisconsin Counties Association  
DRAFTED BY

County Board Staff Committee  
SUBMITTED BY

February 22, 2017  
DATE DRAFTED

**Supporting Efforts to Close Commercial Property Assessment Loopholes**

1 **WHEREAS**, homeowners in Wisconsin already pay 70% of the total statewide property tax levy; and

2  
3 **WHEREAS**, the disproportionate burden is about to get much worse unless the Legislature addresses  
4 tax avoidance strategies that national chains like Walgreens, and big box establishments like Target  
5 and Lowe's are using across the country to gain dramatic reductions in their property tax bills at the  
6 expense of homeowners and other taxpayers; and

7  
8 **WHEREAS**, a carefully-orchestrated wave of hundreds of lawsuits in Wisconsin is forcing assessors  
9 to slash the market value of thriving national retail stores, shifting their tax burden to local mom and  
10 pop shops and homeowners; and

11  
12 **WHEREAS**, Walgreens and CVS stores in Wisconsin have argued in communities across the state  
13 that the assessed value of their property for property tax purposes should be less than half of their  
14 actual sale prices on the open market; and

15  
16 **WHEREAS**, in many cases the courts have sided with Walgreens and CVS, requiring communities to  
17 refund tax revenue back to the stores; and

18  
19 **WHEREAS**, there are over 200 Walgreens stores located in Wisconsin; and

20  
21 **WHEREAS**, Target, Lowes, Meijer, Menards and other big box chains are using what is known as the  
22 "Dark Store Theory" to argue that the assessed value of a new store in a thriving location should be  
23 based on comparing their buildings to sales of vacant stores in abandoned locations for a different  
24 market segment; and

25  
26 **WHEREAS**, the Indiana Legislature has on two occasions in the last two years overwhelmingly passed  
27 legislation prohibiting assessors from valuing new big box stores the same as nearby abandoned stores  
28 from a different market segment; and

29  
30 **WHEREAS**, the Michigan State House overwhelmingly passed similar legislation in May of 2016.

31  
32 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled  
33 this \_\_\_\_\_ day of \_\_\_\_\_, 2017, does hereby urge the Governor and State Legislature to  
34 protect homeowners and main street businesses from having even more of the property tax burden  
35 shifted to them by passing legislation clarifying that:

- 36  
37 1. Leases are appropriately factored into the valuation of leased properties; and  
38  
39 2. When using the comparable sale method of valuation, assessors shall consider as  
40 comparable only those sales within the same market segment exhibiting a similar highest  
41 and best use rather than similarly sized but vacant properties in abandoned locations.

Supporting Efforts to Close Commercial Property Assessment Loopholes

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Respectfully submitted:

FINANCE COMMITTEE

\_\_\_\_\_  
Mary Mawhinney, Chair

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Brent Fox

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Sandra Kraft, Vice Chair

\_\_\_\_\_  
J. Russell Podzilni

\_\_\_\_\_  
Mary Beaver

COUNTY BOARD STAFF COMMITTEE

\_\_\_\_\_  
J. Russell Podzilni, Chair

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Mary Mawhinney

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Sandra Kraft, Vice Chair

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Louis Peer

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Eva Arnold

\_\_\_\_\_  
Alan Sweeney

\_\_\_\_\_  
Henry Brill

\_\_\_\_\_  
Terry Thomas

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Betty Jo Bussie

FISCAL NOTE:

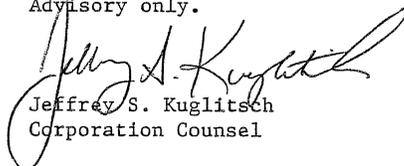
This resolution urges the Governor and State Legislature to close commercial property assessment loopholes and has no direct fiscal impact on Rock County operations in and by itself.



Sherry Oja  
Finance Director

LEGAL NOTE:

Advisory only.

  
Jeffrey S. Kuglitsch  
Corporation Counsel

ADMINISTRATIVE NOTE:

The impact of this approach to property assessment is largely the redistribution of property tax payments from certain businesses to homeowners and other businesses. The amount of the County's portion of taxes refunded to these businesses is added by the State to the County's levy limit in a subsequent year, essentially eliminating the direct impact on the County's budget.

  
Josh Smith  
County Administrator

### Unilateral

Communication Center Shift Supervisors will receive 2% of their base wages as a shift differential for all hours worked.

Employees in the classification of Assistant Director of Nursing and Nursing Supervisor shall receive shift differential equal to the amount received by Registered Nurses in accordance with the provisions as outlined in HR Policy and Procedure.

The following language only applies to employees who are in job classes that were covered by the following collective bargaining agreements on December 31, 2011.

### SHIFT DIFFERENTIAL

(AFSCME 2489)

Telecommunicators and Call Takers who work the second shift (3:00 p.m.-11:00 p.m.) shall receive 1% of their base pay as shift differential, those who work the third shift (11:00 p.m.-7:00 a.m.) shall receive 2% of their base pay as shift differential, those who work the mid-shift of 11:00 a.m. to 7:00 p.m. shall receive 1% of their base pay between 3:00 p.m. and 7:00 p.m. and those who work the mid-shift 7:00 p.m. to 3:00 a.m. shall receive 1% between 7:00 p.m. and 11:00 p.m. and 2% between 11:00 p.m. and 3:00 a.m. as shift differential.

Support staff who work at the Sheriff's Department shall receive 1% of their base pay as a shift differential if they begin their work shift on or between 2:00 p.m. and 10:00 p.m. Third shift employees in either classification shall receive 2% of their base pay as shift differential if they begin their shift on or between the hours of 10:00 p.m. to 1:00 a.m.

(AMHS RH)

Shift Differential - Nurses. All nursing personnel working the 2:00 pm-10:30 p.m.shift or the 10:15 p.m.- 6:45 a.m. shift on a regular basis shall receive \$2.00 per hour in addition to their regular hourly salary.

Float Premium – Nurses.

A. A nurse who accepts a position that can be assigned to any unit at times such are specified in the section will be paid a premium of \$3.00 per hour for all paid hours, in addition to any applicable

shift differential, and such premium will be included in all overtime calculations. Float positions will be posted as day/p.m., p.m./nights, or nights/days. A nurse who accepts such a position shall not be involuntarily prescheduled to work more than 8 hours a day or more than his/her FTE in a pay period. There shall be a minimum of 16 hours between prescheduled shifts.

B. A limited float position is a position that may be assigned to any unit, but may only be assigned to work one shift – days, PMs, or nights. A nurse who accepts a limited float position will be paid a premium of \$1.00 per hour, in addition to any applicable shift premium.

(AFSCME1258)

Shift Differential. Shift differential will be paid based on the position code of the employee's regularly held position. (i.e. a day shift employee shall not receive shift differential regardless of any particular shift worked).

1. Any employee, whose work shift starts after 11:30 a.m. and before 8:00 p.m., will receive a shift premium of \$.50 for all hours worked. Effective January 1, 2011, an employee, whose work shift starts after 8:00 p.m. and before 4:00 a.m., will receive a shift premium of \$.50 for all hours worked.

The three shifts are as follows:

- Day Shift – any work shift starting at, or after 4:00 a.m. and before 12:00 noon.
  - PM Shift – any work shift starting at, or after 11:30 a.m. and before 8:00 p.m.
  - Night Shift – any work shift starting at, or after 8:00 p.m. and before 4:00 a.m.
2. An LPN who works a day/pm float will receive an additional \$1.00 per hour for all hours worked.

(AFSCME 1077)

A Rock County Airport Maintenance Worker or Facilities Management Maintenance Worker IV who work on the second shift (2:30pm-11:00pm) shall receive 1% of their base pay as shift differential.

(YSC)

Employees who work the majority of their hours on the second and third shifts will receive a shift premium of \$0.15 per hour for all hours worked by the employee.

First shift	6:30 a.m. - 3:00 p.m.
Second shift	2:30 p.m. - 11:00 p.m.
Third shift	10:30 p.m. - 7:00 a.m.

(AMHS HSD)

Any employee who's regularly assigned work schedule requires them to work between the hours of 7:00 pm -7:00 am, Monday through Thursday or between 7:00 pm Friday and 7:00 am Monday will be paid a night/weekend differential of \$2.65 per hour for each night or weekend hour worked.

#### WEEKEND RATE

(SEIU NURSES)

An employee may be required to provide public health services on a weekend only in those instances in which it is medically necessary. If an employee is required to provide public health services on a weekend, that employee shall receive either two (2) hours pay paid at one and one-half (1 ½) times her/his base hourly rate of pay or for the time actually worked paid at the one and one-half (1 ½) times her/his hourly rate of pay, whichever amount is greater. The employee shall also be reimbursed for mileage, which is in excess of the distance which she/he travels from her/his residence to the Rock County Public Health Department at the mileage rate specified by the Internal Revenue Service.

The Employer may solicit volunteers to work weekend hours for other public health services, which are not medically necessary services. If there are no volunteers, management will have the right to assign the work.

County Maintenance & Construction Account  
Summary-2017

Account	Amount
Blacktopping	\$6,815,000
Winter	\$2,221,480
Routine	\$1,619,785
Seal Coating	\$305,000
Equipment Storage	\$250,400
Shouldering	\$105,000
Bridge Maintenance	\$60,000
Cracksealing	\$110,000
Grader Patching	\$100,000
Total	\$11,586,665

The \$6,815,000 requested for blacktopping compares to a total of \$3,033,000 included in the 2016 budget. Road construction projects being considered for 2017 include the following, in priority order:

Proposed County Construction Projects - 2017							
Priority	Route	From	To	Length (miles)	Work Type	Estimated Cost	Cumulative Total
1	CTH MM	Milton-Shopiere Road	Emerald Grove Road	2.00	reconstruct	\$2,025,000	\$2,025,000
2	CTH MM	USH 14	Milton-Shopiere Road	2.00	reconstruct	\$2,025,000	\$4,050,000
3	CTH F	USH 14	J-F Townline Road	3.00	reconstruct	\$2,765,000	\$6,815,000
		Totals		7.00		\$6,815,000	

I am recommending that the two CTH MM projects be funded in 2017. This would complete work on CTH MM that began in 2016. This would also allow CTH MM to be used as a detour when needed work is done on CTH A in the coming years. I am recommending that the \$4,050,000 cost of these projects be funded through a combination of \$3,050,000 in deferred financing and \$1,000,000 of prior year sales tax. Funding these projects in this way will keep the County's debt service costs at planned levels.

The second request is to create an additional 1.0 FTE Airport Maintenance Worker. Currently, the Crew Leader and two Maintenance Worker positions are assigned to the day shift, and one Maintenance Worker is assigned to the night shift. This new position would be assigned to the day shift at a cost of \$81,316.

The airport is a large facility that requires significant effort to maintain. However, given the limited availability of tax levy and current activity at the airport, I am not recommending these two position requests.

The third personnel request is to provide a shift differential for the night shift Maintenance Worker. To be consistent with other County positions, I am recommending a 1% shift differential. This shift differential would also apply to two other positions in the 1077 pay grid in the Facilities Management Department that work nights.

As noted for the Parks Division, I am recommending that future purchases of the vehicle used by the Airport Director be made out of the County's motor pool rather than through the Public Works equipment cost pool.

The recommended tax levy included in the 2017 Airport budget is \$503,946, which is a decrease of \$18,085 or 3.5% from the prior year.

HIGHWAY

The Highway Division is by far the largest operating division in the Public Works Department. It provides services to the State and towns, as well as maintains the County Trunk Highway System. The 2017 budget request includes a total of \$3,326,994 in tax levy, \$480,000 in sales tax proceeds, and \$6.8 million in deferred financing.

The County Maintenance and Construction Account funds work on the County Trunk Highway system. The requested funding is as follows: