

**STAFF MEETING MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING, ROOM 113
THURSDAY, NOVEMBER 6, 2007
10:30 A.M. OR IMMEDIATELY FOLLOWING THE REGULARLY SCHEDULED
COUNTY BOARD OF COMMISSIONERS MEETING**

Commissioners Present: Bob Workman, Chair
Bernie Heier, Vice Chair
Larry Hudkins
Ray Stevens
Deb Schorr

Others Present: Kerry Eagan, Chief Administrative Officer
Gwen Thorpe, Deputy Chief Administrative Officer
Dan Nolte, County Clerk
Cori Beattie, Deputy County Clerk
Ann Taylor, County Clerk's Office

The Chair opened the meeting at 10:49 a.m.

AGENDA ITEM

**1 APPROVAL OF THE STAFF MEETING MINUTES OF THURSDAY,
NOVEMBER 1, 2007**

MOTION: Stevens moved and Hudkins seconded approval of the Staff Meeting minutes dated November 1, 2007. Hudkins, Schorr, Workman and Stevens voted aye. Heier abstained from voting. Motion carried.

2 ADDITIONS TO THE AGENDA

- A. Pending Litigation
- B. Southeast Community College (SCC) Annual Report (Exhibit A)
- C. Sheriff's Grant
- D. Letter of Acceptance for County Special Permit No. 06023, Requested by American Family Association, Inc., for Authority to Construct a 498 Foot Radio Broadcast Tower on Property Southeast of the Intersection of South 54th Street
- E. Transportation to Tri-County Meeting (November 8, 2007)

MOTION: Heier moved and Hudkins seconded approval of the additions to the agenda. Hudkins, Heier, Schorr, Workman and Stevens voted aye. Motion carried.

3 CONSTRUCTION MANAGER AT RISK CONCEPT - John Sampson, Sampson Construction; Vince Mejer, Purchasing Agent

John Sampson, Sampson Construction, explained the Construction Manager at Risk concept. He said he believes there is better local participation under this concept.

Heier asked whether Sampson Construction plans to bid on the construction.

Sampson said every division of work will be bid out, with the bids going directly through the Purchasing Department. He said if Sampson Construction submits a bid for some of the packages it will be evaluated the same as the other bidders.

Workman asked whether there is an incentive for the Construction Manager at Risk to bring the project in below the budgeted number.

Sampson said the incentive is to receive a good reference.

Workman noted that a Construction Manager at Risk would be involved in design decisions and would oversee the construction and asked whether that would reduce the architect's fee.

Vince Mejer, Purchasing Agent, said construction management has already been taken out of the architect's portion. He added that once the plans are 60% complete the Construction Manager at Risk will guarantee a cost figure.

In response to a question from Schorr, Sampson said a Construction Manager at Risk provides a greater degree of supervision than a Construction Manager. He said a Construction Manager at Risk also monitors the schedule and will bid packages before the design is completed.

Stevens asked Sampson how his fee would be determined.

Sampson said it would probably be based on a percentage.

MOTION: Hudkins moved and Heier seconded to direct Vince Mejer, Purchasing Agent, to enter into negotiations with Sampson Construction, with the idea of having a Construction Manager at Risk for the jail project, and to report back to the Board. Hudkins, Heier, Schorr, Workman and Stevens voted aye. Motion carried.

There was also consensus to add John Sampson, Sampson Construction, to the Jail Design Request for Proposals (RFP) Review Committee.

4 ADMINISTRATIVE OFFICER REPORT

A. Removal of Trees in Right-of-Way (Yankee Lake Estates Subdivision)

Kerry Eagan, Chief Administrative Officer, said Bob Weyhrich, Yankee Lake Estates Subdivision, has moved the trees in front of his property. He recommended that notification be sent to the other property owners in the subdivision that the trees in the right-of-way will need to be moved.

The Board concurred with the recommendation.

B. Fiduciary Liability Insurance Quotes

Eagan reported additional quotes from Chubb (Insurance Group) for fiduciary liability coverage:

<u>Limit</u>	<u>Premium</u>	<u>Deductible</u>
• \$1,000,000	\$ 4,810.00	\$5,000.00
• \$2,000,000	\$ 9,310.00	\$5,000.00
• \$3,000,000	\$13,310.00	\$5,000.00
• \$5,000,000	\$19,810.00	\$5,000.00

C. New Computer for County Board/City Council Staff

Eagan presented a cost estimate for a new computer for the County Board/City Council Clerk, with options for a 17" or 19" LCD monitor (Exhibit B).

MOTION: Heier moved and Hudkins seconded to approve the purchase of a new computer with a 19" LCD monitor. Hudkins, Heier, Schorr, Workman and Stevens voted aye. Motion carried.

ADDITIONS TO THE AGENDA

A. Pending Litigation

Item was dropped from the agenda.

B. Southeast Community College (SCC) Annual Report (Exhibit A)

Board consensus was to schedule the item on a Board of Commissioners Meeting agenda.

C. Sheriff's Grant

Gwen Thorpe, Deputy Chief Administrative Officer, said the Chair's signature is needed on documents related to the Internet Crimes Against Children Grant. **NOTE:** The Board has already approved the grant.

D. Letter of Acceptance for County Special Permit No. 06023, Requested by American Family Association, Inc., for Authority to Construct a 498 Foot Radio Broadcast Tower on Property Southeast of the Intersection of South 54th Street

Tom Fox, Deputy County Attorney, said the special permit was approved in May, 2006. The applicant was required to sign a letter of acceptance and to submit it to the County Clerk's Office within 30 days of approval. The applicant has indicated that they met the requirement but the County Clerk's Office says it was not received. The applicant was also required to file a certified copy of the resolution with the Register of Deeds Office and to submit a surety bond. The applicant did not meet either of those requirements. He said there is a provision in the special permit to allow a six month extension but that has been exceeded. Fox asked whether the Board wants to: 1) Require the applicant to reapply; or 2) Waive the filing deadline with a stipulation that the applicant file the letter of acceptance with the County Clerk's Office, file a certified copy of the resolution with the Register of Deeds Office and submit a surety bond,

In response to a question from Heier, Fox said the applicant also agreed to grant access to Emergency Management and law enforcement for communication facilities.

Board consensus was to waive the filing deadline.

E. Transportation to Tri-County Meeting (November 8, 2007)

Board consensus was to cancel plans to have a van transport the Commissioners, County Clerk, Deputy County Clerk, Budget and Fiscal Officer, Chief Administrative Officer and Deputy Chief Administrative Officer to the meeting in Omaha.

5 DISCUSSION OF BOARD MEMBER MEETINGS

A. Parks and Recreation Advisory Board Retreat - Stevens

Stevens reported on an exercise in which participants were split into four groups and asked to prioritize projects and activities. He said all four groups indicated that establishment and maintenance of the existing parks system should be the top priority. Stevens noted that ongoing maintenance costs \$1.3 million per year.

B. Nebraska Innovation Zone Commission - Heier

No report.

C. Region V Governing Board - Schorr

Schorr reported receipt of a \$500,000 grant, for each of three years, under the Compassion Capital Fund Demonstration Program.

D. Lincoln Partnership for Economic Development (LPED) Investors - Workman

Thorpe said there was a PowerPoint presentation on the economic impact of Verizon Wireless and Information Technology, Inc.

Schorr suggested that the presentation be given at a City-County Common Meeting.

6 ADJOURNMENT

MOTION: Schorr moved and Stevens seconded to adjourn the meeting at 11:29 a.m. Hudkins, Heier, Schorr, Workman and Stevens voted aye. Motion carried.

Dan Nolte
Lancaster County Clerk