

**STAFF MEETING MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING, ROOM 113
TUESDAY, JANUARY 29, 2008
10:30 A.M. OR IMMEDIATELY FOLLOWING
THE REGULARLY SCHEDULED 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 10:16 a.m.

AGENDA ITEM

**1 APPROVAL OF THE STAFF MEETING MINUTES OF THURSDAY,
 JANUARY 24, 2008**

MOTION: Stevens moved and Schorr seconded approval of the Staff Meeting minutes dated January 24, 2008. Stevens, Schorr, Workman and Heier voted aye. Hudkins was absent from voting. Motion carried.

2 ADDITIONS TO THE AGENDA

- A. Joint Budget Committee (JBC) Meeting
- B. Region V Meeting
- C. Pension Update
- D. Legislative Testimony

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

Hudkins arrived at the meeting at 10:18 a.m.

3 JAIL PLANNING DISCUSSION - JoAnne Kissel and Greg Newport, The Clark Enersen Partners; Ron Budzinski and Tom Allison, PSA-Dewberry (Primary Consultant for the Jail); Vince Mejer, Purchasing Agent

Heier asked whether the jail can be designed for 776 beds but built for 600 to 650 beds, with capability for expansion.

Greg Newport, The Clark Enersen Partners, said the facility will be further defined through the process and said they will be working through all of the questions that the Board and the community have posed with regard to what the facility needs to be and how much it will cost.

JoAnne Kissel, The Clark Enersen Partners, said that includes how many beds should be in the first phase.

Ron Budzinski, PSA-Dewberry, gave an overview of the process: 1) Program Development/Schematic Design; 2) Design Development; 3) Construction Documents; and 4) Bidding and Construction (see Exhibit A). He said the Program Development/Schematic Design Phase is the time to determine size, configuration on the site and schedule. All of those things will have an impact on cost.

Budzinski proposed a series of workshops addressing the defining elements: 1) Housing Configuration; 2) Geometry; 3) Service Delivery; 4) Design Context; 5) Operations; 6) Direct Supervision; 7) Continuum of Care; 8) Sustainability; 9) Intake/Release; 10) Constructability/Value Engineering; 11) Health Care; and 12) Transitioning (see Exhibit A). A kick-off meeting/workshop is planned for February 11th from 2:30 to 4:30 p.m., with attendance by all of the participants in the process suggested (see Exhibit B). He said Jim Abel, NEBCO, Inc., and the University of Nebraska Foundation have donated studio space in the Landmark One Building, 1010 Lincoln Mall, for the project. **NOTE:** The workshops will be held in this space.

There was Board consensus to send them letters of appreciation.

Stevens suggested that the following be asked to participate in the workshops: County Court Judge James Foster; Bob Jarrett, Maintenance/Construction Manager for Corrections; Gary Hill, Jail Design Request for Proposals (RFP) Review Committee; Jim Mastera, Cornhusker Bank; Terry Wagner, Lancaster County Sheriff; Tom Casady, Chief of Police; and representatives of the Lincoln Independent Business Association (LIBA) and Lincoln Chamber of Commerce.

Plans to tour other facilities were briefly discussed. It was noted that the Polk County, Iowa facility has had cost and schedule overruns and is not available for tours at this time.

Discussion took place regarding the Construction Manager (CM) at Risk concept.

Newport said a CM at Risk will add value to the design process (accelerating the schedule and controlling the costs early on).

Budzinski cited the benefits of having the construction expertise available from the beginning.

Heier suggested that it might be beneficial to have representatives of the University of Nebraska and Lincoln Public Schools (LPS) share their experiences utilizing a CM at Risk. He pointed out that the CM at Risk will be able to bid on the project and asked whether that is a conflict of interest.

Vince Mejer, Purchasing Agent, said he does not believe so, as the bid packages will go through the Purchasing Department.

Workman noted that the CM at Risk will guarantee a cost figure once the plans are 60% complete and asked what would happen if the Board objects to that price.

Budzinski said he does not anticipate that happening as the CM at Risk will provide price information throughout the schematic design and design development. He said if overages start to build up, they will look at different building systems as a way to bring costs back to a comfortable level.

Heier asked whether a Construction Manager could be hired for less money.

Mejer said the Board explored that option and cautioned that if the Board decides to now go with a Construction Manager, rather than a CM at Risk, the County will need to renegotiate the contract with the architects.

Schorr inquired about road access.

Newport said roads are part of the analysis of the site and said they will be working with Public Works and Kirkham Michael Consulting Engineers, the design engineer, to coordinate where the entrance needs to be on the west side.

Kissel added that they are also tracking plans by the Nebraska Department of Roads to make changes to "O" Street.

Stevens expressed concern about how to finance the new jail.

Workman said the Board will be discussing the jail financing at the Mid-Year Budget Retreat on January 31st and said he hopes the Board will have a better idea of how much the County can afford after seeing the mil levy projections.

Heier asked whether the project needs the approval of the Planning Commission and City Council.

Kristy Bauer, Deputy County Attorney, appeared and said the County is not legally required to do so.

Schorr suggested that it would be beneficial to schedule a presentation for the City-County Common.

ADDITIONS TO THE AGENDA

C. Pension Update

Kerry Eagan, Chief Administrative Officer, said Frank Picarelli, Segal Advisors (Pension Plan Consultant), has notified him that Nationwide Retirement Solutions (NRS) will submit a written response to the negotiations by the January 31, 2008 deadline.

D. Legislative Testimony

Eagan said there will be a legislative hearing later in the day on LB 841. **NOTE:** The correct bill number is LB 741 (Change distribution of motor vehicle tax proceeds). He recommended that the Board submit a letter of support

MOTION: Hudkins moved and Heier seconded to submit a letter in support, with signature by the Chair. Hudkins, Heier, Workman, Schorr and Stevens voted aye. Motion carried.

Eagan gave an overview of LB 846 (Change motor fuel taxes). He said Don Thomas, County Engineer, has done a fiscal analysis and estimates that Lancaster County will only receive an additional \$35,000. He recommended that the Board send a letter supporting the concept and suggesting the need to protect against falling gas prices. Eagan also gave an overview of LB 758 (Increase motor fuel taxes and allocate and reallocate revenue). The bills are scheduled for hearing on January 30th.

MOTION: Schorr moved and Heier seconded to send letters in support of LB 846 and LB 758, with signature by the Chair. Hudkins, Heier, Workman, Schorr and Stevens voted aye. Motion carried.

Eagan said Russ Shultz, Noxious Weed Control Authority Superintendent, would like to testify in support of LB 862 (Change noxious weeds funding provisions).

There was no objection to the request.

4 ADMINISTRATIVE OFFICER REPORT

- A. Request from Building and Safety Department for Gwen Thorpe, Deputy Chief Administrative Officer, to Participate in the Interview for Watershed Management Specialist Position

There was no objection to the request.

5 DISCUSSION OF BOARD MEMBER MEETINGS

- A. Nebraska Association of County Officials (NACO) Board Legislative Meeting - Heier

Heier said discussion focused on legislation.

- B. Lincoln Independent Business Association (LIBA) Monthly Meeting - Heier, Workman

Heier reported discussion of the following: 1) Jail; 2) Smoking policy; and 3) Salary increase for Ron Fetters, Lancaster Manor Administrator.

ADDITIONS TO THE AGENDA

- A. Joint Budget Committee (JBC) Meeting

Stevens said the Keno Prevention Fund recommendations were discussed.

Schorr said Kit Boesch, Human Services Administrator, expressed concern regarding funding for juvenile residential treatment and has requested information from the Nebraska Department of Health and Human Services (HHS).

- B. Region V Meeting

Schorr said Region V is operating with \$3.6 million less in cash assets as a result of the Integrated Care Coordination Unit (ICCU) and the State's removal of the Operating Carryover Risk Pool Funds. She also reported signature of the Emergency Protective Custody (EPC) contract.

6 EMERGENCY ITEMS AND OTHER BUSINESS

Hudkins reported on a Lancaster Manor Advisory Board Meeting. He said a tobacco policy was discussed and said Ron Fetters, Lancaster Manor Administrator, stated those who are residents at the time a policy is enacted would need to be "grandfathered" (exempted from provisions) in order to comply with the Nebraska Nursing Home Rules and Regulations.

7 ADJOURNMENT

MOTION: Heier moved and Stevens seconded to adjourn the meeting at 11:48 a.m.
No vote was taken.

Dan Nolte
Lancaster County Clerk