

**STAFF MEETING MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
COUNTY-CITY BUILDING, ROOM 113  
THURSDAY, OCTOBER 25, 2012  
8:30 A.M.**

Commissioners Present: Deb Schorr, Chair  
Larry Hudkins, Vice Chair  
Bernie Heier  
Jane Raybould  
Brent Smoyer

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

*Advance public notice of the Board of Commissioners Staff Meeting was posted on the County-City Building bulletin board and the Lancaster County, Nebraska, web site and provided to the media on October 24, 2012.*

The Chair noted the location of the Open Meetings Act and opened the meeting at 8:30 a.m.

**AGENDA ITEM**

**1 APPROVAL OF THE STAFF MEETING MINUTES OF THURSDAY, OCTOBER 18, 2012**

**MOTION:** Hudkins moved and Raybould seconded approval of the minutes of the October 18, 2012 Staff Meeting. Raybould, Heier, Smoyer, Hudkins and Schorr voted aye. Motion carried 5-0.

**2 ADDITIONS TO THE AGENDA**

None were stated.

**3 BOARD OF CORRECTIONS - Mike Thurber, Corrections Director**

Separate minutes.

**4 JAIL CONSTRUCTION UPDATE** - Chuck Richter and Craig Gies, Sampson Construction Company; Greg Newport, The Clark Enersen Partners; Mike Thurber, Corrections Director

Chuck Richter, Sampson Construction Company, gave an update on construction of the new Lancaster County Adult Detention Facility (LCADF) (see Exhibit A for progress photographs). Final inspections of the heating, ventilation and air conditioning (HVAC) system and plumbing are scheduled. The electrical work has been approved, with the exception of a few light fixtures that were held out to allow security wiring to be installed. The State Fire Marshall will do a final walkthrough either the end of this week or early next week. He said The Clark Enersen Partners (architects) and their consultants prepared a punch list (a list of minor tasks to be completed at the end of a project) and said nearly 90% of those tasks are completed.

Raybould asked whether there will be third party commissioning (an independent, certified commissioning authority) for the facility. Richter noted the District Energy Corporation (DEC) facility will provide heating and cooling for the facility, which is a large portion of the commissioning and certified balancers will provide verification of the HVAC and plumbing systems. Craig Gies, Sampson Construction Company, said the specifications did not require third party commissioning. He said Sampson Construction, the Construction Manager at-Risk, has a commission agent on staff and will do an internal commission of the systems and prepare a report. Greg Newport, The Clark Enersen Partners, said full commissioning by a third party for a building this size would cost .75 to 1.5 percent of the construction costs. Efficiency commissioning is not part of the plan. He said they are relying on those working on the project to review the systems and make sure they are in conformance with the specifications. There is also protection through warranties. Raybould asked what the warranties cover. Gies there is one year for parts and labor, with regard to workmanship, and different durations for items such as compressors, doors and roofing.

Hudkins inquired about the status of the wire pulls. Richter said it is basically completed and said the conductivity will be tested as part of the termination process. Mike Thurber, Corrections Director, added that data wiring is completed and has been verified.

Thurber also reported that food service training will start next week and will involve testing of the equipment. Maintenance staff are involved in the testing of the mechanical equipment.

Heier asked when the County will be able to hold an open house. Thurber said probably not until January, 2013, adding the media would like to be involved.

## **5 ACTION ITEMS**

There were no action items.

## **6 CONSENT ITEMS**

There were no consent items.

## **7 ADMINISTRATIVE OFFICER REPORT**

### **A. Legislative Resolution (LR) 644 - Inheritance Tax Replacement (November 30, 2012)**

Kerry Eagan, Chief Administrative Officer, said LR 644 (Interim study to examine alternative sources of county revenue if the inheritance tax is repealed) is scheduled for hearing on November 30<sup>th</sup> and asked whether the Board wants to provide testimony. Dennis Meyer, Budget and Fiscal Officer, said he spoke to Bill Lock from the Legislature's Revenue Committee and Lock said he will provide him more information closer to the hearing date, including how it might affect the County's lid. He said he has also had discussions with the Open Sky Policy Institute, which is looking at comprehensive tax reform.

Smoyer said he believes senators are looking for a permanent solution and may be willing to look at ways to address the loss of revenue.

Raybould noted possible sources of replacement revenue were discussed at the Nebraska Association of County Officials (NACO) Legislative Conference (see handout from that meeting on alternatives that was presented as Exhibit D to the October 18, 2012 Staff Meeting Minutes) but felt getting any concessions on funding or compensation for the loss of inheritance tax would be a legislative battle.

Smoyer disagreed, stating he feels compromises could be struck. He said a number of senators have taken an interest in unfunded mandates. Smoyer also noted Douglas County's proposal to eliminate elected official positions and have them be appointed. He said that would give the Board greater control over those budgets. Raybould asked whether the costs and benefits have been assessed. Smoyer said the Legislature's Fiscal Office will prepare an estimate when they put out the bill. Schorr expressed concern there may not be significant cost savings by appointing those positions, as salaries would have to be comparable with the private marketplace. Smoyer pointed out that chief deputies would not be required if the positions were appointed and said there would be savings in salaries and benefits. He added he believes the positions of County Sheriff and County Attorney should be exempted because citizens would like to see them stay independent of the Board.

Raybould asked Meyer to prepare a list for the Tri-County Meeting of services provided to the State that the County is not reimbursed for, such as court costs, indigent defense, juvenile detention costs for post-adjudication, holding State prisoners in the jail and General Assistance (GA).

B. Planning Commission Vacancies

The Chair said she will contact the Mayor regarding the status of the Board's nominees to fill the vacancies.

C. Nebraska Association of County Officials (NACO) Bylaw Change

Heier said the Central District has proposed a bylaw change to not allow an individual to be eligible to serve on the NACO Board unless they have not served on that body for four years. He said the proposed change will be on the ballot at the NACO Annual Conference and asked the Board for direction on how to cast Lancaster County's ballot.

There was general consensus to cast a vote to approve the bylaw change. **NOTE:** Hudkins, Schorr and Raybould supported the change. Heier and Smoyer did not.

**8 PENDING**

There were no pending items.

**9 DISCUSSION OF BOARD MEMBER MEETINGS**

A. Community Mental Health Center (CMHC) Advisory Committee - Raybould

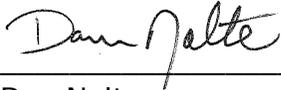
Raybould said three focus group meetings have been scheduled with providers, staff and consumers to discuss the Invitation to Negotiate (ITN) document. She said the CMHC Advisory Committee has recommended the ITN Committee be reconvened after the focus groups are held to evaluate input from those meetings and assess whether the ITN document should be modified. Raybould also relayed concerns that the ITN document does not specifically address the transportation program, therapeutic and recreational activities, and the transfer of medical records.

**10 EMERGENCY ITEMS AND OTHER BUSINESS**

There were no emergency items or other business.

**11 ADJOURNMENT**

**MOTION:** Heier moved and Smoyer seconded to adjourn the meeting at 9:45 a.m. Smoyer, Hudkins, Heier, Raybould and Schorr voted aye. Motion carried 5-0.

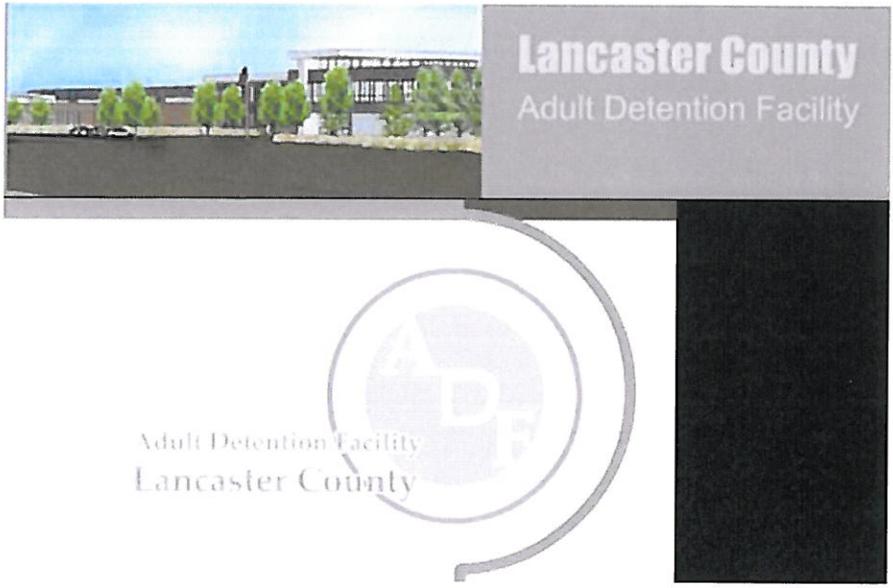


Dan Nolte  
Lancaster County Clerk



# Lancaster County Adult Detention Facility

## Lincoln, Nebraska



# Progress Photos October 25, 2012

Main Lobby



Video Visitation Room



Waiting Area- Admin. Level



Admin. Office



Conference Room



Work Stations



I.T. Support



Main Control



Officer Station



Staff Locker Room



## Multipurpose/Programs



Sallyport



Booking Area



Property Storage/Clothing Issue



Medical Area



Court Transfer



## Inmate Release Area

