

**MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, NOVEMBER 18, 2008, 1:30 P.M.
COUNCIL CHAMBER, ROOM 112
COUNTY CITY BUILDING**

PRESENT: Linda Wilson, Larry Hudkins, Jon Camp, Bob Workman

ABSENT: Jonathan Cook

OTHERS PRESENT: Don Killeen, Judge John Hendry, Mike Lee, Trish Owen, Vince Mejer, Theresa Emmert, Judge Heideman, Judge Lovell, Becky Bruckner, Bill Jarrett, John Kay, Terri Storer, Kim Etherton, Judge Nelson, Judge Merritt, Dan Nolte, Cori Beattie, Tonya Skinner, Don Herz, Bill Austin, and Jeanne Sayers

The meeting of the Public Building Commission was called to order by Chairperson Larry Hudkins and the location of the Nebraska Open Meetings Act was announced.

Wilson moved and Workman seconded a motion to approve the minutes from the October 14, 2008 meeting. The motion passed.

Terri Storer, City Attorney's Office, informed the Commission that the initial meeting with BVH Architects was very productive and layout plans for the office should be ready for review on November 21, 2008. All contracts with BVH have been approved and are signed.

Judge Lovell and Becky Bruckner, County Court, and John Kay, Sinclair Hille Architects, presented two (2) options of restructuring the current Lobby and Community Corrections space to add storage, Judge and support staff office areas, and conference area. While option two (2) provides more security to a Judge, Bill Jarrett of the County Sheriff's Office states it decreases the security office needed by his department. Judge Lovell supports the Sheriff's rationale and with the assistance of Kim Etherton and a possible alternate room/office availability, work will continue with the architects to seek resolution.

John Kay, Sinclair Hille Architects, with Judge Heideman and Theresa Emmert, Juvenile Court, discussed the preferred option of the renovated Juvenile Court area. The phasing aspects have worked to the benefit of all staff. The only change in the plans were the addition of a designated City Attorney Conference Room from the main corridor. John Hendry, City Attorney, conveyed that his decision to move out of the Hall of Justice was subject to a conference room for staff in the Hall of Justice. Judge Heideman understood the request but questioned should other attorney's in the future request a conference room/office would space be taken from the Juvenile Courts or would this designated office/conference room be accessed by others. Hudkins responded that no other requests for such a space have been made to this Commission nor the County Board. Workman moved to move forward with construction drawings for the proposed plan with a second by Wilson. The motion passed.

Judge Merritt, District Court, informed the Commission of the future request which will be made to the County Board for designating alternate venues throughout the City to provide a pool of courtrooms for hearings, trials, and court business as established by statute. It was brought to the attention of this Commission as it will be requesting the use of the Courtroom in Old City Hall which is under the management of the Public Building Commission.

John Kay, Sinclair Hille Architects, Dan Nolte and Cori Beattie, County Clerk's Office, presented updated versions of revisions to the County Clerk's renovation. These plans were for immediate and future reconfiguration. Both plans expand the office south into a portion of Conference Room 106 and combining Conference Rooms 102 & 104 making a larger Conference Room out of two (2) seldom used Conference Rooms.

Both plans also reconfigure the main open office into work areas and additional cubes/office for staff. The unresolved issue is visual access to the department. With the anticipated move of Personnel, alternate options will continue to be worked through.

Sinclair Hille Architects has submitted for approval the Certificate of Substantial Completion for Cheever Construction Company in regards to Courthouse Plaza. Wilson moved to approve which was seconded by Workman and passed unanimously.

Bill Austin of Erickson/Sederstrom, P.C., LLO, was retained as counsel for review of furniture contract requirements as relates to Courthouse Plaza. A written legal review was provided to the Commission members and he was present to discuss contents of his written review and answer questions. Issues of concern raised by Purchasing Agent, Vince Mejer were answered and Mr. Austin concluded that all purchases were made in conformity with the contract and fell within provisions and exceptions to the County Purchasing Act as applied to the Commission. The contract with All makes had a option to renew for a five (5) year period, if taken sixty days prior to the termination date. This option was not taken and since that time period has lapsed it is recommended that an overall furniture contract be submitted at a future meeting date.

It has been requested that a handicap door opener be installed on the first floor women's bathroom door in the County City Building like the one installed on second floor. An estimate for installation is over \$2,000 and the consensus of the Commission is not to have another installed at this time.

Workman moved to approve the General Vouchers for October 2008. Wilson seconded and the motion passed.

Request for permission to use first floor of the County City Building, the parking area under the County City Building and the employee south parking lot has been presented to the Commission for approval for the purpose of staging the Star City Holiday Parade. Camp moved to allow access to these properties which was seconded by Wilson. The motion carried.

The proposal for equipment for Council Chambers from Midwest Sound & Lighting has been withdrawn at this time. A component of the system has currently been repaired and investigation of the noise/hum within the audio system should be repaired within the next weeks. The current system is outdated and replacement elements will require an updated system in the future.

A proposal from Electronic Contracting Company for providing and installing magnetic door holders at the Downtown Senior Center was presented. The connection would be made to the existing fire alarm system which is a Neco product and Neco is no longer a contract supplier. Investigation of procedure to follow will be done and a report back to the Commission will be prepared.

It was asked if an amendment to the by-laws or a resolution was necessary should signatures be needed in the absence of the Chair or Vice Chair. Tonya Skinner, City Attorney, stated that duties of the officers were outlined in by-laws but further delineation could be accomplished. It was determined that rarely were both the Chair and Vice Chair unavailable should a signature be necessary and no further action was needed at this time.

The next meeting of the Commission is tentatively set for December 9, 2008 at 1:30 p.m.

The was no Report From Administrative Staff.

With no further business, Wilson moved to adjourn the meeting which was seconded by Camp. The vote carried unanimously.