

Lincoln County Public Property Committee
Minutes: Tuesday, October 29th, 2013 at 7:00 PM
Lincoln County Service Center Room 248

MEMBERS PRESENT: Bill Zeitz, Dave Fox, Jim Alber, Jeff Hetfeld, and Graham Rankin

VISITORS: Dale Christenson, Gene Bebel, Sue Kunkel, Patrick Gierl, and Randy Scholz

1. **Call Meeting to Order:** Chairman Zeitz called the meeting to order at 7:00 p.m.
2. **Approval of the October 3rd minutes:** M/S by Alber/Rankin to approve the minutes as printed. Motion carried.
3. **Public comment** – none
4. **Review of vouchers:** placed on file
5. **Year to date budget:** placed on file **Fairgrounds barn painting** – to be put out for RFP for summer completion- agenda item for February
6. **User Group Expo-Center:**
 - **By-Laws:** No discussion.
 - **Business Plan:** No discussion.
 - **Architectural Services:** No discussion.
7. **Jail entrance projects** – came in under budget and is now complete
8. **Maintenance shop Project Update:** Now completed – Chairman Zeitz invited all to visit.
9. **Berm system resolution was presented** – Chairman Zeitz requested delivery of the RFP proposal by Jan.13th in time for the Jan. 21st County board meeting. M/S Zeitz/Fox to accept the resolution. Discussion on the motion – Alber questioned the cost of the RFP for the price of advertising and Zeitz explained that was all they were asking for with an exception for the cost of drilling. Hetfeld asked about the vote at the county board and if this request might be premature. If the vote passes at county board then this request will be null and void. Alber also asked about the number of seats for the Berm system. Zeitz stated for the purpose of the RFP that 2500 be the target. There was discussion regarding the style of seating and the focus will be on the stadium type. Advantages for the Berm system per the Architect were as follows: (1) no lost space under the seating (2) no pouring of concrete (3) good basis for a multi phase project. Fox made comment to the wording describing the seating to be more in line with the grandstand proposal for the purpose of continuity with those in favor of the grandstand; and it was explained that the proposal was a guideline for writing the RFP. There was further discussion as to the wording of the RFP and the concern of a one sided bid for Architectural drawings due to the Architectural firm being named and it was made clear that this RFP will go out on public bid. Roll was called; Aye's: Fox, Rankin, Hetfeld, and Zeitz. Nay's: Alber. Motion passed 4-1.
10. **Cost infrastructure for the fairgrounds** – there was discussion that there needs to be a broader look at the cost of all the areas of the fairgrounds to bring it up to code. What additional funds will be needed to bring the fairgrounds up to code. No further action taken.
11. **Referendum language for the fairgrounds:** M/S Alber/Fox to package all the costs involved in the Fairgrounds into a referendum and present that to the tax payers of Lincoln County and have them decide. Discussion followed. Roll was called; aye's: Alber, nay's: Zeitz Fox, Rankin, and Hetfeld. Motion failed 1-4.
12. **Maintenace Director report on the fairgrounds bathrooms:** After getting numbers from a general contractor and an architect, the numbers for the bathroom facilities are as follows. To remodel the current bathroom facilities with the current square footage at 2,304 at a cost of \$150.00 per sq. ft. we are looking at \$345,600.00. This figure is for only remodeling what we have now. If we are to build a seating system to accommodate 2500-3000 people we will have to build a larger facility to hold many more fixtures. The cost to build a new east bathroom at an average cost of \$250.00 per sq. ft. would be \$450,00.00. The cost of remodeling the west and north facilities at \$150.00 per sq. ft would be \$251,600.00 for a total cost of \$701,600.00. This figure along with the cost of the architect and state approved plans (\$12,500.00) would be \$741,100.00 . As soon as the construction on the seating system or any other improvements begin we will have to bring the bathrooms up to code. Discussion followed. Item will be discussed further at next meeting.
13. **Lease renewals:** Our Way and Forward Services in the Health and Human Services Building are up for renewal. The committee approved for a new lease for the term of one year. The MOU for the state corrections probations and parole will also be up at the end of the year. More info needed before the committee will approve.
14. **Fairground wiring issue:** Maintenance Director Gierl is directed to get a cost estimate on the correction of the wiring issues that the fire department has brought to the committee's attention and report back next meeting.
15. **Date of the next meeting:** Call of the chair
16. **Adjourn:** M/S Hetfeld/Fox to adjourn at 8:51 p.m. motion passed on a voice vote.

Minutes prepared by Pat Gierl