

# LINCOLN COUNTY COMMISSIONERS

## Special Meeting

September 6, 2019

**Present: Rebecca Wood, Chairman; Roy Hubert, Commissioner; Rick Ellis, Commissioner; Cindi Sievers, Clerk for Minutes.**

9:00am Chairman Wood called the meeting to order and led everyone in the Pledge of Allegiance.

New courthouse cost projection

Colby Ricks on conference call with Starr Corp. and County Attorney Richard Roats.

Discussion on the cost of the project for the renovation of the courthouse and annex verses the cost of new courthouse. The 3 options and costs discussed;

- 1) If the decision were to build new and tear down the existing courthouse, the option was to create a park with the lot.
- 2) New for 17,000 square feet and leaving the courthouse as is.
- 3) The last option is comparing 20,000 square foot renovation and annex and 20,000 square foot new.

Discussion on the costs for each option.

Comm Hubert discussed that less than 20,000 sq. ft. would be more that what is needed. He used Bear Lake County as a comparison stating 15,000 sq. ft. is adequate at \$243.00 per sq. ft. It would be over 1 million dollars less. There will be 8,000 sq. ft. of usable space and 4,000 sq. ft. of storage in the renovated courthouse. Colby stated the 12,000 sq. ft. would be the minimum needed for the annex. Discussion on the elevator and cost to maintain.

Discussion on ADA factor of buildings. Commissioner Hubert read into the record conversations with constituents who are disabled. The discussion discussing the obstacles they have in other facilities that are considered ADA compliant.

Chairman Wood asked Michael Arrington with Starr Corp. if there could be negotiations for services. The current percentage for the general contractor and architect fee is at 7% with a 10% contingency written into the projected costs.

Discussion that bidding for building contractors could be different if waiting for a later date; it could lower the cost of construction.

County Attorney Roats has a concern moving forward with enough time to educate the voters for a November ballot. Chairman Wood also expressed concerns with the timeline for getting the bond on the November ballot.

# LINCOLN COUNTY COMMISSIONERS

Chairman Wood expressed the desires of the public from the surveys sent out earlier this year. The consensus was that the community wants to save the existing courthouse and annex. Discussion on moving forward with going to bond in November.

Commissioner Ellis stated he wants to move forward with the bond and wait for contractor bids early next year for lower bids for construction. To hold the meetings with the communities and listen to their thoughts moving forward.

The estimated numbers from the architect are for bond wording. Only after the bond passes, do the plans become ready for bid by contractors. This could take up to a year before contractors are ready to bid.

Clerk Farnworth proposes reducing the bond amount by a million dollars using available funds the county has been saving for just this purpose. Discussion on the contingency that is built into the proposal and the county funds being enough to lower the bond amount.

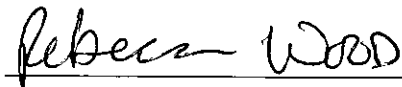
Discussion if the bond does not pass using the money set aside be for making the courthouse ADA Compliant.

**Chairman Wood made a motion to move forward with the renovation and annex preliminary figures and reduce the amount by using county funds and bond for the November ballot. Commissioner Hubert seconded. Discussions; not to deplete the county funds, eliminate or keep furniture, use the contingency only for building not county funds, bond for \$5,839,244.00 using county funds to lower the bond. Vote unanimous in favor, motion carries.**

10:05am Chairman Wood adjourned the meeting.

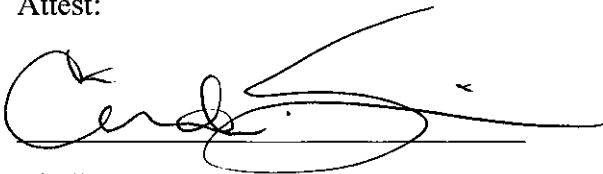
Respectfully,

Cindi Sievers, Clerk for Minutes



Rebecca Wood, Chairman

Attest:



Cindi Sievers, Deputy Clerk