

Montgomery County Board Buildings & Grounds Meeting Minutes

Date: Friday, August 9th, 2013

Time: 8:30 a.m. – Historic Courthouse Conference Room

Members Present: Chairman Bob Sneed, Nikki Bishop, Ron Deabenderfer, Gene Miles, Jim Moore, Richard Wendel, and Board Chairman Roy Hertel

Others Present: Sandy Leitheiser, Lloyd Meyer, Ron Jenkins, Jim Vazzi, Greg Nimmo, Tom Baker and Dale Cover from Hurst Rosche Engineers.

The committee met today to discuss the following:

- 1. Update/Approval Communication Tower Antenna at Cress Hill:** Sheriff Vazzi, Greg Nimmo and Treasurer Jenkins attended the committee meeting to report on the communication tower at Cress Hill. The current tower at the Sheriff's Department is over crowded with radio and antenna systems so they are looking at utilizing the larger tower at Cress Hill. The Highway Department cleared off the area so that an inspection could be done. Greg Nimmo reported that the inspection showed that it is a good solid tower and has a lot of life left. Some immediate issues would need to be addressed like galvanizing the structure at the ground level, adjusting the support cables, and removing all the old hardware and antennas. A climate controlled structure would need to be built and the tower would have to have its own generator. All the radio and antennas would then have to be moved. The initial project cost for these items would be about \$50,000. Nimmo stated that there are also some long term issues to address in the next five to ten years like galvanizing the entire tower and replacing the guide wire system. The long term items would cost about \$22,500. The purchase price of the tower and land would be \$46,000. A lease would be \$36,000 as it would save the Cervi family \$10,000 in taxes. The Cervi family agreed that we can buy anytime we want. There is a clause in the lease that if we don't want the tower in the future it would go back to the Cervi family along with the land. Treasurer Jenkins stated that the tower has a 50 year life for depreciation which would be up in 2022. Treasurer Jenkins also stated that he and Betsy Wilson have already worked on the agreement which will be presented to the Cervi Family. Jenkins will set up a meeting with the Cervi Family. Once the contract is negotiated, the Sheriff's Department can then go and get better numbers on the costs for the updates to the tower. **Motion by Nikki Bishop and second by Ron Deabenderfer to approve negotiating a contract with the Cervi Family to obtain the tower. All in favor, motion carried.**
- 2. Update/Approval HVAC at Courts Complex:** Hurst-Rosche was present to explain that they have prepared an estimate to design the HVAC system for the Courts Complex building. The estimate is \$125,000 for the system and \$16,500 for the design. They are recommending a water chilled unit. The new system will have eight compressors where the old system only had three. If the new system loses a couple of compressors then the others can continue to work without the chance of losing its cooling capacity. The compressors will be easier to replace. Bids for the new HVAC system could be put out early in September and received back at the end of September. The committee would then review the bids at their October meeting. Johnson Controls would maintain the current equipment until the new one is installed. The committee discussed Judge Long's offer to pay for one-half of the cost to replace the HVAC system from the Court Fund. **Motion by Gene Miles and second Richard Wendel to approve and recommend the proposal of \$16,500 from Hurst-Rosche Engineers to design the new HVAC for the Courts Complex Building. All in favor, motion carried.**
- 3. Update/Approval Historic Courthouse Elevator:** Assistant States Attorney Betsy Wilson reviewed the one and ten year agreements with Schindler Elevator and recommends the one year contract. There could be some additional costs that would come up over the life of the ten year contract. **Motion by Nikki**

Bishop and second by Jim Moore to approve the one year maintenance agreement with Schindler Corporation for the Historic Courthouse elevator. All in favor, motion carried.

4. **Update/Approval Maintenance Issues and Report:** Lloyd Meyer stated that they are keeping up with the yard work, and that the portable and window air conditioning units are being used at the New Courthouse. They are working on the early voting room and some blocks around the cannon have been fixed.
5. **Update/Approval Remodel Basement Office for Early Voting:** Committee Chairman Sneed presented a quote from Tim Lipe to remodel the basement office for early voting in the amount of \$4,965. Maintenance staff has taken out the two temporary walls and will install the air conditioning ducts. Once the drywall is installed Lloyd Meyer will tape the walls and paint. The room will be locked and there will be a phone or a buzzer for voters to alert the County Clerk's Office when they are here to vote. Leitheiser stated that she is getting an ADA grant to help purchase signage and locks for the area. **Motion by Gene Miles and second by Richard Wendel to approve the proposal from Tim Lipe Construction to remodel the Early voting room for \$4,965. All in favor, motion carried.**
6. **Update/Approval Building Safety Issues at Courts Complex:** The committee discussed a report from the Sheriff's Office in regarding to a meeting that was held at the Courts Complex about building safety concerns. Escape issues, locks, and panic systems were discussed. Additional fire and smoke alarms have been installed. The report showed that the front entrance is a concern. The list of issues will be presented to the Finance Committee for budget purposes.
7. **Update/Approval Annex Building:** The committee discussed the insect problem by the windows in the annex conference room. Committee Chairman is calling a vendor about leak problem at the front of the building after a hard rain.
8. **Update/Approval Use of B & G Vender List:** The committee discussed using the list on a rotating basis.
9. **Update/Approval Other Business:** Chairman Hertel stated that he would like the committee to review the list of issues for building and grounds and prioritize them for budgetary purposes.
10. **Update/Approval change meeting time:** Ron Deabenderfer asked if the September, October, November and December could be changed to 1:00 pm. **Motion by Nikki Bishop and second by Ron Deabenderfer to change the meeting times from 8:00 am to 1:00 pm for the months of September, October, November and December. All in favor, motion carried.**

Motion by Ron Deabenderfer, second by Nikkie Biship to pay the bills. Motion carried.

Motion by Richard Wendel, second by Jim Moore to adjourn the meeting. All in favor, motion carried.

Meeting adjourned at 10:25 p.m.

Minutes respectfully submitted by acting secretary Chris Daniels as Deputized by the Montgomery County Clerk and Recorder, Sandy Leitheiser.