

Administrative Services Committee Meeting Douglas County, Nebraska

Tuesday, December 15, 2015

The meeting convened at 8:05 a.m. in Room 903 of the Omaha-Douglas Civic Center, 1819 Farnam Street, Omaha, NE 68183. A copy of the Open Meetings Act is located near the entrance of the room. A notice of the meeting was published in the December 8, 2015 issue of The Daily Record. County Commissioners present at the beginning of the meeting were Jim Cavanaugh and Clare Duda. Others present at the beginning of the meeting were Patrick Bloomingdale, Diane Carlson, Joe Lorenz, Marcos San Martin, Catherine Hall, and Toni Dunn of Administration; Diane Battiato and Larry Miller of the Assessor/Register of Deeds' office; Tim Cavanaugh of the Treasurer's office; Jerry Leahy of Public Property; Amber Michalski of Corrections; Dan Esch and Kathleen Hall of the Clerk/Comptroller's office; and Sam Murante, citizen. Commissioner Cavanaugh conducted the meeting.

1) County space needs.

County Commissioners Mary Ann Borgeson, PJ Morgan, and Marc Kraft entered the meeting during this item, as well as Kent Holm of Environmental Services, Deanna Vansickel-Staudt of Extension, and Mark Foxall of Corrections. Ms. Dunn left the meeting during this item. Speaking during this item were Commissioner Cavanaugh, Mr. Leahy, Mr. Bloomingdale, Assessor/Register of Deeds Battiato, Mr. McGill, Commissioner Morgan, Commissioner Borgeson, Mr. Tim Cavanaugh, and Mr. Miller. Highlights from the discussion included the following:

- Mr. Leahy provided a document that contained a square footage summary of the Thomas Fitzgerald Home (TFH) property (see Attachment #2).
- Mr. Bloomingdale talked about the possibility of moving Emergency Management and Records Imaging off of C Level in the Civic Center.
 - Mr. Bloomingdale spoke about flooding issues that have occurred in this area.
 - Mr. Bloomingdale said the Emergency Management backup will stay on C Level, but the employees could move to TFH.
 - Mr. Bloomingdale said he thinks 2,500 square feet could be used for Emergency Management at TFH.
 - Mr. Bloomingdale estimated that Emergency Management currently occupies 2,200 square feet on C Level.
 - Mr. Bloomingdale said Records Imaging will have to stay downtown because that's where all of the records are.
 - Mr. Bloomingdale says Records Imaging takes up roughly 2,100 square feet on C Level.
- Mr. Leahy and Mr. McGill said there is 15,973 square feet of expansion available at TFH, including 14,482 on the second level, but the expansion areas on the second level aren't all in one area.
- Commissioner Morgan and Commissioner Cavanaugh talked about the need to consider what happens to a space after a department moves out of that space.
- The Assessor/Register of Deeds would like at least 16,000 contiguous square feet.
- Clerk/Comptroller Esch left the meeting during this item.

2) Bond issue.

Speaking during this item were Commissioner Borgeson, Mr. Leahy, Mr. Lorenz, Mr. Bloomingdale, Commissioner Morgan, Commissioner Cavanaugh, Commissioner Kraft, Mr. Tim Cavanaugh, and Dr. Foxall. Highlights from the discussion included the following:

- Mr. Leahy said the last time the bond issue was discussed, the possibility of the bond amount going from \$25 million to \$30 million was discussed.
 - Mr. Bloomingdale spoke about two items that have surfaced since the bond issue in 2014.
 - Radios needed for Corrections and Sheriff's office.
 - Plumbing issues at Corrections.
- Mr. Leahy talked about possible energy savings for the Health Center that could be captured by working with the Nebraska Medical Center.
 - Commissioner Borgeson said maybe in a few years the County will have a better idea of its strategic plan for the juvenile justice campus idea at Midtown.
- Mr. Lorenz said he thinks the County could go out for a \$50 million bond offering and maintain its AAA rating.
 - Mr. Lorenz said he wouldn't say it would absolutely be revenue neutral, but the first five years could be structured in a way where the impact is not that significant.
 - Mr. Lorenz said when the current bonds are paid off, there could be heavier maturity on this bond in the latter years.
 - Commissioner Kraft said he would like to see scenarios laid out as to what it would like to go for a \$40 million bond, \$50 million bond, etc. (increments of \$10 million).
 - Commissioner Borgeson said the County needs to be cautious about putting too much on the bond issue.
- Commissioner Borgeson talked about meeting with the First Responders Foundation.
- Commissioner Morgan and Commissioner Kraft spoke about setting up town hall meetings or attending neighborhood association meetings as a way to inform the public of the bond issue.
- Commissioner Morgan talked about possibly placing the bond issue on the May ballot, instead of the November ballot.
- Clerk/Comptroller Esch re-entered the meeting during this item; Ms. Kathleen Hall left the meeting during this item.
- Mr. Murante left the meeting after this item.

3) Strategic planning.

Speaking to this item were Commissioner Cavanaugh and Mr. Lorenz. Highlights from the discussion included the following:

- Commissioner Cavanaugh spoke about wanting more details on space needs for Corrections.
- Commissioner Cavanaugh spoke about trying to get to a preliminary amount needed for the bond issue and figuring out what potential tax increase there could be.

- Commissioner Cavanaugh spoke about reaching out to OPS people to see how they structured their bond issue campaign.

4) Other business.

There was no other business.

The meeting adjourned at 8:48 a.m.