

LINN COUNTY BOARD OF SUPERVISORS  
CEDAR RAPIDS, LINN COUNTY, IOWA  
MONDAY, FEBRUARY 5, 2018 9:00 A.M.

The Board met in session at the Linn County Jean Oxley Public Service Center.  
Present: Chairperson Harris, Vice Chairperson Houser, Supervisors Rogers, Oleson and Walker. Board members voting "AYE" unless otherwise noted.

Chairperson Harris called the meeting to order.

PUBLIC COMMENT: Brent Oleson, Linn County Supervisor, stated that on today's agenda they will be discussing the Dr. Percy and Lileah Harris Building Project. Generically he wanted to say that when other local government entities have large expensive projects, they can be found on the consent agenda and approved (usually without comment by elected officials). It almost seems scripted in some ways. That is a system that works for some groups but when it comes to the Linn County Board of Supervisor meetings, it is a lot different. It is probably not as clean or pristine as what some are used to in other local governments. This Board of Supervisors has almost 30 open meetings on a \$130 million budget. Not everyone agrees and they have vigorous debate and this is no different. This is transparent because today he does not know what the decision will be yet and he does not know if anyone knows what the decision will be. He stated that he knows what his proposals are and what his research yielded. This is better for the taxpayer and is a better representation and a better reflection on them. They take their responsibilities seriously; they respect the open records law; and have transparent dialogues in the open. There will probably be 3-4 ideas today; all different variations and they work through it in real time. Each member has done different research and have different opinions on where they want to go. He uses this public comment to caution everyone that this is a good thing. He has always liked the Board because they have discussions in the open. That is why they get written about a little bit more and some wish they would be less controversial. That is the way government should be, debates in the open. This is just another in a series of important building projects that they have tackled since the flood. Everyone is in the open. This one is being done differently but in the end, it will do right by the taxpayer. He looks forward to a debate later in the meeting.

Brad Ketels, Asst. County Engineer, met with the Board to discuss Revision #6 to the Board of Supervisors Policy OP-013, Fugitive Dust Control. The proposed changes to the program include the following: Description of a three-mile grid (with link to a map); specific sign-up dates; explanation and added information about dust control requirements (road agreements, etc.). The Board will approve on Wednesday.

Joi Alexander, Communication Dir., discussed Linn County's possible sponsorship for the Flood Anniversary Event (a Gazette and KCRG partnership) on June 13. She explained what would be included with a \$5,000 sponsorship.

Supervisor Oleson expressed his interest in participating but suggested that two groups, Built by Pros and Cedar Rapids/Iowa City Building and Trades, be asked to see if they would be interested in a joint sponsorship (split the cost).

Supervisor Walker noted that there are at least two other projects that are working to commemorate the anniversary of the flood event, Corridor Business Journal and the National Academy of Sciences, that have approached the Board for sponsorship and support as well.

The consensus of the Board was to participate and agreed with looking into a joint sponsorship as suggested by Supervisor Oleson. They will make a decision on Wednesday.

Garth Fagerbakke, Facilities Mgr., met with the Board to request retroactive approval of emergency repair to boiler hot water piping in the Linn County Correctional Center, as presented on January 31.

Motion by Rogers, seconded by Houser to approve retroactive to December 18<sup>th</sup> an emergency repair to the boiler hot water piping in the Linn County Correctional Center to Pipe Pro in the amount of \$12,868.83 and Iowa Illinois Taylor Insulation in the amount of \$2,885 for a total of \$15,753.83.

The Linn County Food Systems Council quarterly update was given by Mike Tertinger, Linda Gorkow and Sonia Kendrick. They are hoping that within a year they can have a financial incentive program that the Food Systems Council is managing.

Discussion continued regarding the lack of a food security plan in the case of a disaster and it was suggested that there be representation from the Food Systems Council at the EMA Drills.

Supervisor Walker asked about SNAP benefits and the availability of fresh produce. It was explained that the Food Systems Council currently works with the Downtown and Hiawatha Farmers Markets.

Les Beck, Planning & Development, stated that while working on the newly acquired Dows Farm, they are at the point of reviewing a final concept plan that has a working farm (50-80 acres) as a part of that and he has been briefing the Food Systems Council on that project with the idea that there are some potential synergies.

The Board discussed the Dr. Percy and Lileah Harris Building Project.

Chairperson Harris stated that he was surprised that they sent out RFP's to seven contractors and got back two. The dollar amount is concerning to him and everyone knows that this is not on his top five priority list.

Motion by Harris to terminate the lease purchase process for the Dr. Percy and Lileah Harris Building and restart the low bid process. Supervisor Rogers seconded the motion to allow discussion.

Discussion: Supervisor Walker stated that he has had a long time to think about this. He stated that policy is hard sometimes and change in policy is extremely hard most of the time. He credits the Board for being courageous enough to have these conversations particularly as they come into a few challenges (only two responses) but with that said, it is important that this Board try to set a precedent for sending a message that the whole point of local government is to have some sort of say, some sort of self determination as to how they think their community should be organized and operated. What they have seen over the past with the competitive bid process is that they lose the ability to consider so many additional options important in making a huge decision. It is more than just a low cost to be offered. They have to be mindful of a whole host of items and they discovered the legal means to consider experience; use of local subs; quality of subs; professional front office staff; and experience with architects they work with. For those reasons, while he does understand that it is hard, controversial and unpopular, the simple fact this Board and other boards should have the ability to consider a whole host of options. He will vote no.

Supervisor Harris stated that this is not to disparage the two contractors at all. They have examples all over Linn County of their abilities. He did not think that simply asking for a proposal would dwindle down the number of contractors who participate. He also wonders too if they are going to select a successful contractor or just settle on someone because the field has been reduced from seven to two.

Supervisor Houser stated that he remembers back when they took on rebuilding with Project Labor Agreements and they were criticized for that but it came to fruition that they got good quality projects. The toolbox has been cut back by the state and now they have the ability to use a lease purchase agreement. He is not upset that they have only two bids. They almost had three and why they did not participate; shame on them. He will not vote for the motion.

VOTE: Rogers, Oleson, Houser, Walker - Nay                      Harris - Aye

Chairperson Harris stated that he is the Chairperson of the Board. The Board has decided that the lease purchase is the way to go and he is not going to be an obstruction. He is going to do his job as Chair and lead the Board through the lease purchase agreement. The most important thing is to get the building built.

Motion by Oleson, seconded by Houser to approve Rinderknecht as the contractor and to enter into negotiations to be completed by February 6 by 3 p.m. to approve a Purchase Agreement, a Ground Lease, a Ground Sublease, a Lease Purchase Agreement, a Trust Agreement and a Certificate Purchase Agreement and related documents relating to the construction and acquisition of the Dr. Percy and Lileah Harris Building Project.

Discussion: Supervisor Oleson stated that he spent a lot of time on this. Contractors that looked at the design that the architect, staff and users of the building worked on and were all qualified especially on the 14 criteria. There was quite the attendance of contractors at the pre meetings and some decided ultimately not to submit a proposal. That is their right. He has learned a lot from them. He asked a lot of questions and had a lot of discussions and he respects their decisions. There is a misperception of a Lease Purchase Agreement. He put together a memo as to how he came to his conclusion as to why they would be best served by Rinderknecht. He was very impressed with their proposal, leadership team and feedback from business owners who have worked with Rinderknecht. He supports moving forward with Rinderknecht and what this motion is saying to get the contractor that they have selected together with OPN, the county's leadership team and come to an understanding of the basics. It is imperative that the contractor that they select feels comfortable with those terms. He is creating a step to get to an approval on Wednesday.

Supervisor Houser stated that through value engineering, they had 29 items and now 40 items to be discussed that will ultimately affect the cost. They were originally shocked on the price but after value engineering, they will have a better price that will be more in line with that price.

VOTE: Rogers, Oleson, Houser, Walker - Aye                      Harris - Nay

Supervisor Oleson submitted his memo substantiating his decision as correspondence.

The Board reviewed the three highest ranked submissions for the Linn County logo and seal redesign.

Joi Alexander, Communications Dir., and Britt Hutchins, Purchasing Dir., presented results from the Logo Redesign Committee. Alexander stated that there were 37 eligible submissions that were reviewed and ranked 1-5. There is no recommendation but she has the ranking for the Board to review. She stated that she wants a style guide and will go with a professional service so that nothing important is left out.

The Board will review all submissions and would like to have a week to consider.

Motion by Rogers, seconded by Houser to approve Employment Change Roster (Payroll Authorizations) as follows:

AUDITOR – ELECTIONS

Elections Office Coord. Nathan Schnell Transfer to LIFTS 02/09/18

COUNTY ATTORNEY

Civil Division Head Gary Jarvis Revised termination date 01/31/18

FACILITIES

Sr Custodian Anna Garcia Step increase/contract 02/01/18 11D \$18.44 + \$ .25 –  
11E \$19.95 + \$ .25

LIFTS

LIFTS Driver Manuela Becker New employee – FT 02/05/18 55A \$17.84/hour Replaces  
Fagle/Stout

COMMUNITY SERVICES

Family Service Worker Selina Mally Bid Award – FT 01/29/18 54B \$17.37/hour  
Replaces B. Hayes

Family Service Worker Brandon Hayes Bid to Home Health 01/28/18  
Ryan White Option Coord Brandon Hayes Bid Award – FT 01/29/18 54D \$19.24 – 55B \$20.17  
Fills new position

ENGINEERING

Light Equipment Oper Bradley Wittenburg New employee – FT 01/22/18 17A \$20.54/hour

The Board received and placed on file the following correspondence: Aureon notice of Charity Grant Program choosing the Cedar Amateur Astronomers as a grant recipient; Notice of voluntary annexation to the city of Ely; and Memo from Supervisor Oleson re: Dr. Percy & Lileah Harris Building.

Adjournment at 10:04 a.m.

Respectfully submitted,

JOEL D. MILLER, Linn County Auditor  
By: Rebecca Shoop, Deputy Auditor

Approved by:

JOHN HARRIS, Chairperson  
Board of Supervisors