

PROCEEDINGS OF THE FOSTER COUNTY BOARD OF COMMISSIONERS

December 11<sup>th</sup>, 2023

At 3:37 pm, Chairman Scanson called the Foster County Commission Special Meeting to order. Roll call included Commissioner Scott Beumer, Commissioner Becky Hagel, Commissioner Alan Scanson, Commissioner David Utke, and Commissioner Pat Copenhaver. Also present was Auditor/Treasurer Ellen Roundy and Chris Thomas with EAPC via Teams.

Commissioner Utke provided a synopsis of the bid received for the Courthouse basement remodel and communication that has occurred with Chris Thomas, EAPC. The building committee had met prior to the special meeting to review the information. There have been no changes to the plans and is based upon safety, air quality and ADA compliance. The BOCC will need to decide on whether to accept the bid or to look at alternative options. These plans were proposed based on the extensive building assessment provided by EAPC.

Ellen Roundy, Auditor/Treasurer provided the BOCC with financials set aside for the project. ARPA funds available: \$603,951.44, Courthouse Repair funds: \$242,230.16, LATCF grant: \$100,000, and levy expected for Courthouse repair in 2024: \$190,900.63 bringing the total set aside to: \$1,137,082.23. The general fund will cover the remainder of the project.

Discussion was had on how to move forward. ARPA funds need to be allocated by the end of 2024 and expensed by 2025. A new building of similar square footage is estimated to be around \$9,000,000.00. Commissioner Copenhaver asked if the entire project needs to be completed at one time. Commissioner Utke stated that if you plan to do the floor, there are some walls that need to be moved, furnace location also needs to be taken into consideration and the bid can be done in phases, but the phases will not take long. Chris Thomas stated that there is currently very little ventilation in the building. The heating units are outdated and no longer covered by warranty, if one were to stop working, the county would have to replace each unit throughout the courthouse. Commissioner Copenhaver also asked about new windows and concerns with the historical building. Thomas stated that windows would help with efficiency, however, it would not align with the intent of the ARPA funds. Commissioner Utke reiterated there are risks in both accepting and rejecting the bid. The costs are much higher than anticipated, if they wait, will they get another bid, the funds are available, and they wouldn't have to take a bond or loan with the interest rates where they are currently at. This project would correct all items that EAPC had previously provided as major concerns on the building. Commissioner Beumer stated if repairing the old is above fifty percent of the cost to build new, you should look more seriously at building versus repairing, however, we are much below that.

Commissioner Beumer motioned to accept the bid, seconded by Commissioner Utke. Discussion on the motion was clarification that the bid would include the alternate G2, and not include alternate G1. Commissioner Hagel stated that per legal council with having Hagel Construction included in the bid as a subcontractor, she can participate in discussion, but will remove herself from the vote. Roll call vote included:

- Commissioner Beumer – aye
- Commissioner Scanson -aye
- Commissioner Utke – aye
- Commissioner Copenhaver – nay
- Commissioner Hagel – abstained

Motion passed.

With no further business, Chairman Scanson adjourned the meeting at 4:52 pm.

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Ellen Roundy  
Foster County Auditor/Treasurer

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Alan Scanson, Chairman  
Board of County Commissioners