

August 10, 2015

The special meeting of the Seward Civic Center Commission of the City of Seward, Nebraska was held on Monday, August 10, 2015 at 5:00 pm in the Board Room (Room Three) at the Civic Center, 616 Bradford Street. Present: Betty Jean Kolterman, Rick Endicott, Janice Rolfsmeier, Gary Pomerence, Jan Matzke, John Owens, Juanita Goings. Absent: None. Others in attendance: Civic Center Manager Randy Sanley, Langworthy Trustee Steve Poots, Seward County Economic Development Director Jonathan Jank, City Administrator Bruce Smith, Public Facilities Director John Hughes, Michael Hecker (Jones National Bank & Trust Company).

Notice of the special meeting was given in advance thereof by posting in the following places. City Hall, Civic Center, and Seward Public Library. Availability of the agenda was communicated in the advance notice of this meeting. All proceedings, hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chairman Kolterman announced that a copy of the Agenda for this meeting is posted at the Civic Center, Seward Memorial Library and City Hall. A copy of the Open Meetings Act is posted in Room Three (south wall) for public inspection.

### **1. INSPECTION OF & DISCUSSION ON PROPERTY AT NORTHEAST CORNER OF BLOCK (341 NORTH 6TH ST.)**

Those in attendance moved to the Jones Bank building at the northeast corner of the Civic Center block (341 North 6th Street). The Commission members, along with Jonathan Jank and Mike Hecker, showed everyone present the main floor of the bank and discussed some details of the facility, such as size, upkeep, air conditioners and asking price.

The meeting continued back at the Civic Center, 616 Bradford Street, at 5:25 p.m., with Mike Hecker absent.

Matzke moved, seconded by Rolfsmeier, to approve the purchase of the land at 341 North 6th Street for \$90,000.

Discussion followed, with Mr. Jank providing a bit of history concerning the pre-application for a grant to purchase the land. He spoke of advantages in sharing space with the Seward Area Chamber of Commerce, such as shared fixed costs, possible shared staff and higher visibility. At the time, Mr. Jank and then Chamber Director Charles Lieske met with Jones Bank and others to consider a combined gift, grant, and purchase of the bank and land which would have resulted in the Civic Center paying approximately \$90,000 for the land. Mr. Jank noted the project did not advance in the grant process, and now the Civic Center would need \$180,000. Discussion among the Commission continued as the intention for the Civic Center to be a home for the Chamber and the Women's Club, as well as discussion questioning the operation cost of an additional facility and continued study of the existing Civic Center.

After discussion ceased, Chairman Kolterman called for a vote on the original motion, and it was struck down unanimously.

### **2. QUESTIONS & ANSWERS ON AMERICAN WITH DISABILITIES REQUIREMENTS & OTHER RELEVANT MATTERS**

Matzke moved, seconded by Rolfsmeier, to reconsider items referencing the Americans With Disabilities Act from the November 10, 2014 meeting. With no discussion, Chairman Kolterman called for a vote and received unanimous approval to reconsider this subject.

John Hughes shared a history of the subject as he could tell from past records involving then City Administrator Brett Baker as follows: Kolterman and Baker met to discuss the issue of accessibility between east and west upper floors, Baker proceeded to contact JEO Consulting and requested concept drawings, and the Commission approved those presented.

Steve Poots shared with the Commission findings after discussion with JEO that ADA is not insisting on the issue, but rather it is something the JEO considered with all other items as it created a plan to connect the two sides of the building. Mr. Hughes noted no complaints have been received by the City in regard to accessibility, and Mr. Poots reiterated this from his conversation with JEO.

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Matzke noted the \$100,000 budgeted item was in place because the Commission could not spend money without a budget amount, not because it was necessarily going to be spent. Owens expressed his concerns, noting he wanted multiple solutions and multiple bids explored. Owens briefed the Commission on contacts made in exploring the idea of a survey and/or a facility study.

Goings moved, seconded by Matzke, to approve a sub-committee to continue seeking options for a feasibility study to be chaired by Owens and including Endicott and Pomerence. The motion passed unanimously.

Moved by Owens, seconded by Endicott, to table the October 16, 2014 agenda item pertaining to discussion of ADA. The motion passed unanimously.

The meeting was adjourned at 6:00 p.m.

John Owens, Secretary