

**MEETING MINUTES KBJ ECONOMIC DEVELOPMENT JPB
BOMBER MOUNTAIN CIVIC CENTER, WY ROOM
February 26, 2024**

Members present:

Tom Knapp
Mike Hanson
Zac Smith
Shann Edwards
Mary Plank
Mayor Schrader
Jeff Shelley

Members absent:

Barry Gehrig (KC Mayor)
John DeMatteis
Rick Myers

Guests: Alex Hartgrave, Buffalo Bulletin; Bryan Pullium, Tremco; Wendy Smith; Sheridan College.

I. CALL TO ORDER NSTRUCTION:

5:31PM Chair Knapp called the regular meeting to order.

II. CONSENT AGENDA/MEETING MINUTES:

The January 25, 2024 meeting minutes, and the February 19, 2024 budget workshop meeting minutes (two sets of minutes) were reviewed by the board.

Hanson motioned to approve. Edwards second. Motion carried.

III. STAFF REPORT:

Todd was absent. Nonetheless, Knapp brought up the following items:

- A hot water storage tank for the building is not working properly. Hanson asked questions about the solution. Knapp explained that a system bypass is being utilized, until we can obtain pricing for a solution; and
- The annual budget was submitted to the City and County last Friday; and
- Public officer training is now available online. The training is required to be completed by June 2024. Schrader and Shelley both indicated that the legislature is considering whether to make the training recommended, rather than required. Todd will send out links to the training when she returns; and
- Bookkeeping has now been turned over to Chanda Rule.

IV. FACILITIES REPORT:

Knapp informed the board that the west wing door was ordered. Coda Glass will perform the installation.

Bryan Pulliam, with Tremco, gave a lengthy PowerPoint presentation about the condition of the Bomber Mountain roofing issues (incorporated herein by reference). Mr. Pullium showed

numerous pictures highlighting areas where the roof is in poor condition, experiencing water penetration, and other concerns. Examples include:

- Membrane delamination
- Sealant adhesion/cohesion failures
- Improper installation
- Missing flashing
- Spray foam issues
- Aged sealing around ducts
- Failed patching
- Seam issues
- Damaged membrane

There are portions of the roof that are more than 20% wet, which means a full roof replacement is the only possible fix for those areas. Other portions of the roof are wet, but less than 20% wet, which means partial replacement of the saturated areas, along with restoration, is an alternative fix. Other portions of the roof can be monitored and maintained.

Some portions of the roof require immediate short-term repairs, with cost estimates between \$13,000 and \$16,000.

Long term replace/repair/maintain suggestions and corresponding cost estimates for the various portions of the roof were provided as follows:

Roof A Restoration Budget Option: \$143,987.00 - \$180,164.00

Roof A Replacement Budget Option: \$341,175.00 - \$373,481.00

Roof B Restoration Budget Option: \$71,986.00.00 - \$94,788.00

Roof B Replacement Budget Option: \$173,778.00 – \$197,475.00

Roof B-1 Restoration Budget Option: \$10,440.00 - \$13,932.00

Roof B/1 Replacement Budget Option: \$25,520.00 - \$29,025.00

Roof G and H Replacement Budget Option: \$2,500.00 - \$3,890.00

Knapp disseminated a draft letter related to an incident that took place at Bomber Mountain involving a pickleball player and a staff person from the senior center. A statement about the incident was included with the board meeting packet. Discussion ensued surrounding the draft letter and the statement:

- Hanson asked about whether there is a point of contact with the pickleball club. Shelley explained that there is a formal pickleball board.
- Edwards asked that the letter be revised to address consequence for the incident.
- There was some discussion regarding the overall amount of gym time being taken up by pickleball (several hours per day). Plank clarified that the pickleball club is not paying any rental fees. Shelley, Hanson and Plank all indicated that there should be future discussion regarding rental fees and gym space.

Conversation transpired related to the Mountain Meadow Wool lease. Knapp indicated that the lease is on year #2 and discussed the sliding payment schedules under the lease. Knapp stated that he would like to explore sale options, including a potential sale to Mountain Meadow Wool. Shelley said he does not want to consider selling the property below market value. Discussion occurred regarding appraisals and comparable valuations.

Discussions came up related to the Sheridan College lease agreement, which needs to be renewed in June, including the current monthly rent (\$2,500 basic rent, plus 20% utilities, plus a \$4,500/year kitchen fee). Conversations are ongoing, with several issues being raised related to the lease and broader questions about the college, including the following:

- Knapp brought up the scope of janitorial services and questioned whether there should be separate services covered by the college vs services covered by JOCO. Wendy Smith suggested that it would be best to have one janitorial services contractor, but the parties could negotiate the allocation of corresponding costs.
- Hanson questioned the college's kitchen use going forward. Wendy Smith indicated that the college would like to have flexibility to use the kitchen going forward (probably just one class at a time).
- Wendy Smith discussed investments that the college has made related to the facility, including technology enhancements, zoom rooms, furniture, re-keying and the west wing door. She also discussed the college's desire to be a good partner.
- Shelley asked about the number of students utilizing the building. Wendy Smith indicated that there are currently 141 spring semester students (50.6 full time equivalent students). These numbers do not count Buffalo High School Students utilizing the college, or students utilizing the GED program.
- Shelley asked about Sheridan College's funding sources for its activities at Bomber Mountain. Wendy Smith explained that the college's operating budget for Bomber Mountain is around \$262,000.00. Funds come from a combination of City and County 1% funds, Johnson County BOCES funds, and contributions from the college's operating budget (approximately \$82,000.00 of the \$262,000.00)
- Plank indicated that she recently attended the Sheridan College Board of Trustees meeting and the Advisory Board meeting. She indicated that Sheridan has great facilities, but she would like to see more of a partnership between the college and stakeholders.
- Schrader inquired about new education courses at the facility. Wendy Smith discussed a CDL course, a medical assistant course, and certificates and courses that will be offered focused on plant cultivation and landscaping, project management, and supply chain.
- Schrader asked about whether there had been consideration to offering courses for special needs adults to learn about different types of repetitive work. Wendy Smith didn't have any related information, but promised to inquire.

V. FINANCIALS

Knapp explained that the new bookkeeper just got started. Therefore, a financial report was not offered for this month.

VI. OLD BUSINESS

Knapp restated that the budget has been submitted. The board will be informed when we hear back on the submission so follow-up conversations can occur.

VII. NEW BUSINESS

Knapp discussed the most recent city and county joint meeting, which several board members attended. The board made the city and county aware of the significant upcoming maintenance and repair issues related to the roof and boilers at Bomber Mountain. Schader and Shelley both indicated that they thought the meeting was positive.

Knapp indicated that the board still needs to elect a vice chair. Smith nominated Shelley. Shelley declined because of his position on the commission. Shelley inquired about interest from Plank and Hanson. Both declined. The issue was tabled.

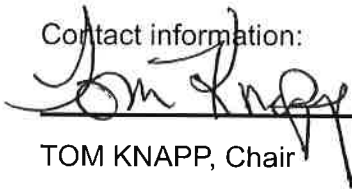
VIII. OPEN TO BOARD MEMBERS:

No further discussion.

Meeting adjourned: 7:30pm

Contact information:

JOCO First (307) 620-2458



TOM KNAPP, Chair

3/25/2024

DATE: