LAUREL CO

AOC CONSTRUCTION FILE
COUNTY: LAUREL
FILE CODE: PDB 2
SUBMITTED BY: JKY
DATE: 31 JAN 06

PROJECT DEVELOPMENT BOARD
REGULAR MEETING and PUBLIC HEARING
DECEMBER 19, 2005
6:00 P.M.

A Regular Meeting of the Project Development Board (PDB) for the Laurel County Judicial Center was held on December 19, 2005 at the Laurel County Courthouse Fiscal Courtroom, London, Kentucky. Present and presiding Lawrence Kuhl, Laurel County Judge Executive.

1. **CALL TO ORDER**
   Judge Kuhl called the Regular Meeting and Public Hearing of the Project Development Board to order.

2. **ROLL CALL**

   Laurel County Project Development Board Secretary, Sandy Wallace, took roll as follows:

   Garlan Vanhook, Project Manager-Present
   Lawrence Kuhl, Judge/Executive-Chairman- Present
   Roy Crawford, Magistrate-Present
   Roderick Messer, Circuit Judge-Present
   Roger Schott, Circuit Clerk-Present
   Warren Scoville, Attorney-Present
   Doug Reece, Attorney-Absent

   (Others Present)
   Chenault Woodford, CMW Architects
   Matt Mills, Codell Construction

3. **READING AND APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS**

   A motion was made by Roger Schott and second by Judge Messer to approve the minutes of the November 21, 2005 and November 28, 2005 meetings as received and reviewed with a correction to the November 28, 2005 minutes showing that Mr. Garlan Vanhook was absent. The vote was taken and carried as follows:

   Yes carries unanimously.

4. OLD OR UNFINISHED BUSINESS

A. Financial Advisor's Contract

Judge Kuhl stated that he had received the contracts for the Financial Advisor, Ross, Sinclaire & Associates. I have sent the copy to Mr. Vanhook and Ms. Wheeler to review and received those back and executed.

B. Architect's Contract

Chenault Woodford, CMW, stated that he had brought the architects contracts to deliver tonight, but had read them in the car and found an error. Mr. Woodford continued that he would put them in the mail to Judge Kuhl tomorrow.

Garlan Vanhook suggested that in order to save time, Mr. Woodford could forward the contracts to his office for review and then we will send them with a cover letter approving them and then Judge Kuhl would just have to sign them.

C. Construction Manager's Contract

Matt Mills, Codell Construction, stated that Codell Construction was waiting on Washington County's Courthouse, the contract on that, to see if there are any changes that need to be made.

Garlan Vanhook stated that he had looked that contract over and it looks good and you will be able to make the rest of your contracts match and you will be good.

D. Discuss Real Estate Proposals

Judge Kuhl distributed plat information on the property proposals. Judge Kuhl stated that the proposals that had been submitted were from Ken James, Curry Oil and Heidi Weatherly.

Judge Kuhl stated that he had asked Mike Humfleet to come in and get the information for appraisals. Roy Sizemore was not able to do the appraisals until the latter part of January and Mr. Humfleet was able to get them within a week.

Executive Session

Mr. Vanhook suggested that the Board go into Executive Session at this time.

A motion was made by Warren Scoville and seconded by Judge Messer to go into Executive Session. The vote was taken and carried as follows:

Yes carries unanimously.

A motion was made by Warren Scoville and seconded by Roger Schott to come out of Executive Session. The vote was taken and carried as follows:

Yes carries unanimously.

Motion-Site Location

A motion was made by Warren Scoville and seconded by Judge Messer that the Board authorizes Judge Lawrence Kuhl to continue to negotiate for real property for the location of the new Justice Center. The vote was taken and carried as follows:

Yes carries unanimously.

5. NEW BUSINESS

A. 2006 Legislative Session
(1) Budget

Judge Kuhl stated that he wanted to mention that we had a Legislative Session coming up and we appreciate the General Assembly, last year, approving this budget for us and hope that they go on and pass to service this debt. Judge Kuhl stated that they did have to have one more action.

Garland Vanhook stated that they have never failed, when authorizing them in this session; they have never failed in twelve years to follow through with the full authorization for the payment in the next budget.

Judge Kuhl stated that we need to tell our Legislators how much we thank them for the things that they did last year. Judge Kuhl continued that he was probably going to get a bus load to go up like we did last year. Sessions start the first week in January.

6. REPORTS

A. Garlan Vanhook – AOC

Mr. Vanhook stated that the business that has been covered was what he needed covered.

B. Chenault Woodford – CMW

Mr. Woodford stated that he had already mentioned the business concerning the contract. Mr. Woodford continued that he had delivered a Non-Collusion Affidavit and Proof of Insurance on our work and they just need to go in your files because they are a requirement of AOC. Mr. Woodford stated that he brought a list of the survey requirements at whatever time the site is selected. It will take a surveyor a little time to do the detailed survey.

Mr. Woodford stated that what normally happens, unless the county or the project sponsor has a local surveyor that they prefer to use, normally we will have three difference companies make a proposal to do all the services.

Mr. Woodford continued stating that they were going to continue to have appointments with some the stakeholders and users in the building so we will have some of the design activity that can take place without a specific site under our belt.

Judge Kuhl stated that we have been using our County Surveyor. He has done a lot of work for us downtown, but we can address that once we locate a site.

7. OTHER BUSINESS

Garlan Vanhook stated that there were some questions that CMW had asked by email, relative to the program. Mr. Vanhook said that he though some of those thing were things that the architect needs to evaluate individually with the Circuit Judges, the District Judges, etc. Then weight those relative to the program and come up with the questions and answers that are the discrepancies between what you think versus the records versus what the program shows. Gather those up so that we can have meetings that would be a working meetings, not a board meeting. Advocate for what you need versus the program; things I can waive or make special dispensation for, we have to sort through relative to policy and procedure.

After further discussion, Warren Scoville stated that he wished there was some kind of questionnaire that you could send out to the local lawyers to see if they would have some suggestions.

Mr. Woodford stated that the designee member of the board from the Bar Association needs to carry that ball. We think it would be an excellent idea to have an open forum meeting to discuss all this. Mr. Woodford continued that he thought it would be best to go through the program validation with the people that we know are going to be users in the building and discover the curiosities that would be uncovered that way then open the forum wider.

Mr. Vanhook stated that validating the program is step one. If the program is actually 5% more that what I actually have program on the paper; then the first analysis, the site has got to be able to accommodate that 5% more and the value associated with that 5% more has to come from somewhere. Validating the program and the user groups is really step one.

8. ANNOUNCEMENTS

Judge Kuhl stated that the next regular meeting will be on January 16, 2006 at 6:00 p.m.

9. ADJOURNMENT

A motion was made by Roger Schott and seconded by Warren Scoville that the meeting be adjourned. The vote was taken and carried as follows:

Yes carries unanimously.

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Lawrence Kuhl, Chairman Project Development Board
Laurel County Judge/Executive

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Sandra C. Wallace, Secretary Project Development Board