

Chadron Community Center Building & Grounds Committee
January 25, 2010

Present: John Chizek, Jerry Moss, Jamie Goffena, Terry Owen, Weston Birch, Doak Nickerson

Absent: Janet Johnson, Tom Park

In the general meeting, Jamie Goffena presented the building site options as attached. Doak Nickerson discussed possibilities for using wood chip energy for a heating system similar to Chadron State College. CSC system cost \$1 million to install and has been updated twice. ~~Cost for the proposed Chadron Community Center would probably cost \$1 million today. Return on the investment would probably be 6-10 years.~~ Correction to the minutes: If the community center will be similar in size to the new hospital, the wood energy plant will probably range in cost from \$500,000 - \$750,000 with a payback of 10-20 years. The #'s you quoted in the minutes were for CSC's wood energy plant 20 years ago.

In Committee meeting, the group agreed to narrow the building site options. The two best options selected are Memorial Park (10th and Chapin) and Dollar General Building (602 Hwy 385). The Community Center building needs 63,500 square feet, not including a pool. Depending on state library consultant recommendations, the library needs 16,000 or less.

The committee agreed that it would be best if the library was included. The Library Board has the authority to make that decision and the city council does not override their decision. The library board does not have funding in place for a new building at this time. Legally the Community Center could have a split ownership similar to a condominium; that would give the library control of their portion of the building. The advantages and disadvantages of split ownership need to be investigated.

Since the last committee meeting Eric Fuller provided estimated costs for construction (also attached):

1. renovating the Sixth Street & Hwy 385 site = \$80.00 per square foot (costs could vary greatly)
2. addition on Sixth Street & Hwy 385 site or new construction = \$125.00 per square foot

Eric declined to be on this committee but is happy to answer questions for us. Dave Coe declined to be on the committee. No response from Keith Drinkwalter.

At the next meeting John will have more information about library needs and whether the park space needs replaced if used for a recreation center. Jerry Moss will bring drawings for the Memorial Park site. Janet has maps of the city that we can evaluate for replacement park locations, if needed. The committee will meet February 8 5:30 PM at City Hall. The next general meeting will be February 22 5:30 PM at Chadron High School.

Respectfully corrected & submitted,

Jamie Goffena