

December 22, 2009

The special meeting of the Board of Cass County Road Commissioners was called to order by Chairman Krempec at 9:00 A.M. and the Pledge of Allegiance to the flag was said in unison.

Board Members Present: Commissioner Celie, Commissioner Poehlman, Commissioner Powers, and Commissioner Krempec. Absent: Commissioner Bowser

CCRC Staff Present: Louie Csokasy and Grace Chester.

Public Present: Norma Lerner and Barbara Dempsey

APPROVE AGENDA

Commissioner Poehlman moved to approve the agenda as presented. Commissioner Celie seconded and the motion was carried.

PROPOSED SALE OF CCRC PROPERTY (FOX ST. PIT)

Per Board instructions at the last meeting, Manager Csokasy sought a second legal opinion as to whether the Fox St. property could be sold directly to an individual or must be advertised for bid. Attorney Douglas Callander was consulted and he first inquired if the CCRC has an existing sale procedure policy and since no such policy was in place, his legal opinion supported Attorney Smith's saying the direct sale was legally allowable.

Use of the sale proceeds was discussed as to whether the funds should be earmarked for a specific asset purchase or put in the general fund for an unspecified purchase. The Board said that the funds do not need to be earmarked and the proceeds will be put in the general fund for future use. Commissioner Celie said that the salt building and selling the property should be considered as two separate issues.

An extension of the original sale deadline was granted by the purchase agent and Csokasy said that the sale will be completed in January 2010 as the buyer does not need to have the transaction done by the calendar year end.

Powers said that since he has been on the Board the road commission has sold numerous pieces of property, some sold directly, some by auction and some by bid and Poehlman said that he thought this was a fair price for farmland. Csokasy restated that his study of large agricultural land sales in Cass County averaged \$3,650. per acre and he is confident that the \$4,000 per acre offer is a fair price.

In answer to a Board question, Csokasy said that after selling off various portions of the original land purchase, there would be an approximate net loss of \$115,000.

Commissioners Powers and Poehlman said they still support the original Board decision to purchase the land for future use but selling it is reflective of the current economic conditions.

MOTION

Commissioner Poehlman moved to sell approximately one hundred acres on Fox St. to Ed and Kelly Reed and to authorize Manager Csokasy to sign the agreement. Commissioner Celie seconded and the following roll call vote was recorded: Powers-no, Poehlman-yes, Celie-yes, Krempec-yes, Bowser-absent. The Chairman declared the motion carried and instructed the Clerk to attach backup sale information to the minutes.

CCRC STAFF REVIEW

Manager Csokasy distributed copies of his salaried employee's review and wage recommendations to the Board. He noted that as Chief Engineer, Joe Bellina works under contract and per his agreement will receive a 3% increase effective January 1, 2010.

Manager Csokasy said that Cass County hired an outside firm to do an extensive independent job and wage ranking of their employees this year. Csokasy said their report was one of the tools he used in developing his own guidelines for CCRC salary recommendations.

After detailing for the Board the procedure he developed, Csokasy stated the final step was to evaluate what the employee had contributed to the road commission organization this past year. Manager Csokasy said that overall the increases reflect an averaged 2.7% increase with some higher and some lower.

Commissioner Celie asked if this information will be shared with each employee and Csokasy said yes.

MOTION

Commissioner Powers moved to approve the salaried employees' wage recommendations as presented effective January 1, 2010. Commissioner Poehlman seconded and the motion was carried by unanimous roll call vote.

EMPLOYEE CHRISTMAS DRIVE

Manager Csokasy said that historically CCRC employees have collected and sold scrap aluminum and used that money for local families adopted at Christmas. This year the amount raised was sixteen hundred dollars. Csokasy stressed that this has always been an independent employee initiative and management was not involved.

This year one family in particular had needs for larger items not usually requested. For that reason, drive organizers, George Kirst and Bob Parrish, asked that the road commission donate \$400. Csokasy said that he approved that action but wanted to make the Board aware.

ADJOURNMENT

At 9:35, Powers moved to adjourn the meeting. Celie seconded and the motion was carried.

CLERK Grace Chester

CHAIRMAN Leroy R. Krempec

Minutes approved by Board action as presented 1-07-10