

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

February 20, 2007 – 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

MEMBERS PRESENT: Beckett, Betz, Cowart, James, Jay, McGinty, Weibel

MEMBERS ABSENT: Bensyl, Sapp

OTHERS PRESENT: Denny Inman, Deb Busey, Susan McGrath,
Matthew Gladney, Duane Northrup, Sheriff Walsh,
Alan Reinhart, Mark Shelden, Rhonda Wrona,
Riley Glerum

Call to Order

Chair Beckett called the meeting to order at 7:00 p.m. A roll call confirmed a quorum present.

Approval of Agenda/Addendum

MOTION by James to approve the agenda and addendum; seconded by Betz.
Motion carried.

Approval of Minutes – January 9, 2007

MOTION by McGinty to approve the minutes of January 9, 2007 as presented; seconded by Weibel. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home: Reuse IGW Work Progress Report Reuse Plans 2006

Riley Glerum of Isaksen, Glerum Wachter Architects explained he is working with Jim Gleason and they were asked to look at what costs might be affiliated with mothballing the current nursing home, meaning it will be closed temporarily. They are looking at a 2 year deactivation period as time necessary to figure out what to look at, the fact that it is only 2 years is a positive. To date, they have met with Denny, Alan and Kirk Kirkland; they have toured the facility and have been updated on any new problems with the facility.

They have come up with a comprehensive list of potential tasks needed and there may be two scenarios for mothballing while keeping the building in good condition; one would be to totally vacate the building and the other would be partial occupancy of the building. He stated we don't want to spend too much money and we don't want to cause an increase in the cost of renovation but it will take a reasonable amount of monitoring and maintenance during the deactivation period, including the boiler plant which is serious but something they can limp along for another couple of years to keep the facility going. There will also be some repairs needed to get it ready for mothballing including repairs to the roofing. He stated they haven't come up with any costs at this point but can easily do so for the next meeting.

Mr. James stated he was involved in mothballing some of the buildings on the base in Rantoul and he believes it will be a huge cost if it is done right and he is not sure it will be justifiable until the committee can see some numbers.

Mr. Glerum explained the estimate of a two year deactivation period is something we have going for us because the costs will go up the longer the duration. Mr. Beckett asked Mr. Reinhart if there is anything his workers could do right away to the building. Mr. Reinhart stated there is not much they can do.

MOTION by James to cost out the options of total mothballing of the building and partial mothballing of the building, looking at space for the Coroner, County Clerk storage and CAC; seconded by McGinty.

Mr. Glerum stated they are on the last legs of this investigation and it won't take much longer to put numbers together for those two scenarios; it will probably cost a couple thousand dollars of time and is still under the original reuse contract.

Motion carried.

**Fleet Maintenance/Highway Facility
BLDD Invoice #128540**

MOTION by Betz to recommend County Board approval of Invoice #128540 from BLDD in the amount of \$6,624.20 for professional services rendered through December 31, 2006, invoice is for construction administration per agreement dated July 2005; seconded by Weibel. **Motion carried.**

BLDD Invoice #128541

MOTION by Betz to recommend County Board approval of Invoice #128541 from BLDD in the amount of \$522.02 for professional services rendered through December 31, 2006, invoice is for site observation per agreement dated July 2005; seconded by McGinty. **Motion carried.**

BLDD Invoice #128539

MOTION by Jay to recommend County Board approval of Invoice #128539 from BLDD in the amount of \$2,193.75 for professional services rendered through December 31, 2006, invoice is for heat pump relocation analysis per agreement dated July 2005; seconded by Weibel. **Motion carried.**

**Champaign County Nursing Home
Construction Project
Pay Request's**

PKD Incorporated Pay Request #48

MOTION by McGinty to recommend County Board approval of pay request #48 from PKD, Inc. in the amount of \$17,773 for professional services provided through January 20, 2007 per agreement dated February 2003 (\$221 – reimbursable; \$17,552 – General Conditions & Change Orders 1, 2, 3); seconded by Weibel. **Motion carried.**

Duane Morris Invoice #1231294

MOTION by Cowart to recommend County Board approval of Invoice #1231294 from Duane Morris in the amount of \$22,970.82 for professional services related to Certificate of Need and IDPH/Health Facilities Planning Board; seconded by Betz. **Motion carried.**

Raterman Group, Ltd. Invoice #12180

MOTION by James to recommend County Board approval of invoice #12180 from Raterman Group, Ltd. in the amount of \$7,952.09 for professional industrial hygiene post remediation & air sampling services provided through December 27, 2006, services include 4th quarter air monitoring and Health Facilities Planning Board per agreement dated June 2006; seconded by Betz. **Motion carried.**

Raterman Group, Ltd. Invoice #12183

MOTION by Weibel to recommend County Board approval of invoice #12183 from Raterman Group, Ltd. in the amount of \$2,864.73 for professional industrial hygiene post remediation & air sampling services provided through January 18, 2007, services are directly related to compiling and presentation of 4th quarter air monitoring report per agreement dated March 2003; seconded by McGinty.

Mr. James asked for clarification of the differences between the Raterman invoices. Mr. Inman explained that invoice #12180 is for actual testing on site and lab work while invoice #12183 is for the crafting of the report and the analysis of the data. He stated they are following the contract and the number of tests next year will go down.

Motion carried.

Farnsworth Group Invoice #100273

MOTION by McGinty to recommend County Board approval of invoice #100273 from Farnsworth Group in the amount of \$526.56 for architectural engineering professional services construction reimbursable expenses rendered through December 22, 2006 per agreement dated March 2003; seconded by James. **Motion carried** with Jay opposed.

Request for Investigative & Forensic Services at new CCNH Site Berns, Clancy proposal

Mr. Beckett explained that our attorneys asked that Berns Clancy do a site analysis showing that earth should have been brought into the site for a pending claim. To have a contract with BCA to do this work, the County Board will have to approve it. There will be no action taken until next month.

Requests for Reduction in Retainage

Bid Item #3 – Foundation and slab concrete/basement excavation – Duce Construction: Reduction in retainage to 0% due to 100% completion of contract work and closeout requirements.

Bid Item #6 – Flooring – Tile Specialists: Reduction in retainage to 0% due to 100% completion of contract work and closeout requirements.

MOTION by Betz to recommend County Board approval of the Duce Construction request for reduction in retainage; seconded by Weibel. **Motion carried.**

MOTION by James to recommend County Board approval of the Tile Specialist request for reduction in retainage; seconded by Weibel. **Motion carried.**

Certificate of Occupancy

Provided for information only.

Brookens Administrative Center Remodel Project – County Clerk

Mr. Sheldon informed the committee that last year they had a series of discussions, over the course of months, regarding space for early voting in his office. At the end of those discussions they decided to allocate a certain amount of hallway for the early voting and to take a certain amount of space from the rear of the animal control area and put that into his office for storage. He would like the committee to reaffirm what was done because by his estimation in September, when they passed the plan, the extra animal control space was mentioned.

Mr. James stated he has looked at the drawings and the space and based on his recollection, at the time, part of the animal control space was to become space for the County Clerk. Mr. Betz asked if we did give the County Clerk that space, how that would affect the rest of the Brookens remodel plan.

Mr. Inman explained it would put everything on hold. Storage inventory currently occupies that space, they are almost complete with the Support Enforcement space and he will meet with Mr. Deedrich soon to finalize those plans. There is no place to put the storage that will have to come out of that room.

Mr. Jay stated, as he recalls, they were told we were going to give the Clerk part of that storage room. He thought that is what they voted on that night and he wants to know why that didn't happen.

Mr. McGinty stated, as a new member of the committee, it wasn't clear to him looking back through old minutes, what was accomplished by the vote taken. Mr. Betz stated it was not clear to him as well if a decision had been made and we need to be specific about redoing the master plan for the building. Mr. James stated those members who were there during that discussion are speaking out about what happened and from what he has seen of that storage room he believes we could find space to store County stock for the time being.

Mr. Beckett declared the meeting in a recess at 8:02 p.m. to allow the committee to view the space in question. He declared the meeting back in session at 8:10 p.m.

Mr. Shelden stated there seems to be no other option so they will get by with the space they have now but the next election, in February or March, will be a big one. During ballot prep time which will be December 2007 or January 2008 they will need more space.

Mr. Weibel stated the resolution approving the construction and the opinion of our legal council, which was written in the resolution, did not mention including any of the animal control space.

Mr. Beckett stated the next question is how we get the County Clerk the space he needs. They will have more options when the Highway department moves out of their space at Brookens and Mr. Weibel reported that the Park District is giving up their option to the highway space, once it is vacated.

MOTION by Betz to direct the County Administrator and his staff to work on finding space for Mr. Shelden by looking at the Brookens remodel plan and to come back to the committee with a solution.

Mr. Beckett stated the motion should say we are directing the Administrator to obtain all options, within the next 10 months, to relocate county storage. Mr. James stated he doesn't want to be back here in 6 months wondering what we meant and he wants to make sure something is put in writing.

Mr. James made the following friendly amendment to the motion: the Clerk's office will be allowed to have space joining the present office when or if moves occur to allocate free space next to him; friendly amendment accepted.

Mr. McGinty asked Mr. Shelden if having the space connected to his current space is essential. Mr. Shelden stated it is. Mr. Weibel asked if they could put some of their records in off-site storage. Mr. Shelden stated there are no records in the election area that can be stored off-site and they have already destroyed large volumes of documents because they have been digitally archived.

Motion carried.

Storage Build Out

Mr. Beckett stated when they do this build out it will be a separate appropriation because it is not within anyone's budget.

Mr. Sheldon stated he just received a letter, today, stating they are approved for the remodel funds. Once it is completed and Mr. Reinhart can put together costs, we will get a check from the State Board of Elections and can reimburse the General Corporate Fund for those expenses.

Remodel Funding Issues

Addressed above.

Committee Action

No action taken

Chair's Report/Issues 2007 Meeting Schedule

MOTION by Weibel to approve the proposed meeting schedule; seconded by Cowart. **Motion carried.**

Clock & Bell Tower Committee Appointment of Pius Weibel to the Citizens Committee for the restoration for the Clock & Bell Tower

MOTION by Cowart to approve the appointment of Pius Weibel to the Citizen's Committee for the restoration of the Clock & Bell Tower; seconded by Jay. **Motion carried.**

Physical Plant Monthly Reports

Mr. Reinhart stated he has yet to see any utility rate increases but he does expect to.

Mr. Inman explained they submitted their package to the co-op and it has been accepted. They are compiling all numbers required and an RFP should go out in March with responses due back in April. When we get that we will have 24 hours to respond if we accept or decline the RFP results. Once we get the numbers and agree we will bring it to the board.

Ms. Busey explained that the physical plant budget has \$900,000 for utility costs for this year and the County Administrator of County Facilities is responsible for that budget and therefore should have the authority to approve something that is within the budget authority he has been given.

Mr. Weibel commended Mr. Reinhart for the work done during the recent snow storm.

County Administrator-Report **Update – HVAC Issues**

Mr. Inman explained that each month he will distribute an updating report. Since December 2006, the fans installed have been working satisfactory and the space we took does not seem to affect the operation of the building. He stated the current budget is at \$811,134 and the only numbers we are waiting on are from Reliable for the cost of the fans themselves. When asked about sound issues, he explained that the fan with 6A was a problem with the noise was transferring through the ductwork but they have taken care of that and the others were not a problem. Mr. James asked since we modified the existing units if that voided the factory warranty they came with, Mr. Inman stated they are in discussion with Reliable about that issue. Mr. James also asked if County staff will be the ones maintaining these systems and if there will be training for the staff. Mr. Inman explained Mr. Reinhart has been through the entire process and he has first hand knowledge, it will be up to him if he would like to provide staff training in the future. Reliable is also providing back up for us.

Update – Certificate of Need

Mr. Inman explained that since December 20th, the Planning Board has approved our permit renewal request and Duane Morris has been trying to contact the acting general council of the board regarding our non-compliance issue. He assumes the acting legal council will handle anything that could happen.

Proposed agenda formatting

Mr. Beckett stated the Clock & Bell Tower issue will be back in March. Mr. Inman stated he is still working with White & Borgognoni on the contract.

Life/Safety Issue – Correctional Center

Sheriff Walsh stated that downtown they do not have a secure way to quickly unload the building in the case of an emergency so they are proposing a fire exit door on the north side of the building and fencing, suitable to the City of Urbana, that would allow them to get the prisoners quickly out of the building and to a secure area before moving them by MTD bus. At the Satellite Jail, they would do the same on the east side of the building with cheaper and effective fencing used there because the City of Urbana doesn't care about esthetics on that side of that building.

Mr. Inman explained the cost for the downtown jail is approximately \$30,000 and within that is the upgrade to the fence that is required, including gates on the north west side and on the east side. That cost does not include architect fees.

When asked if we are being required to do this, Sheriff Walsh explained that we are not being required by the City of Urbana but they are at risk downtown. If there was a fire in the south end of the facility they have no means of exit. He explained they have obtained a grant of \$28,000, the satellite costs are \$50,000 but they are just talking about the downtown tonight. He explained that unless we are going to build onto the satellite jail, they are stuck downtown. Their numbers are down and they can get by as long as the numbers stay down, although the building is still in need of repairs.

MOTION by Betz to approve the downtown fencing, upon receipt of the grant; seconded by Weibel. **Motion carried** with Cowart opposed.

Addendum

Coroner's Office – presentation by Coroner Duane Northrup

Mr. Northrup stated currently in Illinois they have a regional system for autopsies, most are done in certain central locations and the individual counties come to those locations, which is what we do with Bloomington because they are the closest to us right now. He provided a map showing those counties that have their own morgues and do their own autopsies and those counties that have level 1 and 2 trauma centers. We are the only county in the state that has a level 1 trauma center without its own morgue.

He reported it has come to his attention that there is an individual attempting to start up a private autopsy business. Originally it was going to be in Mt. Vernon but once they found out Champaign doesn't have an autopsy suite they changed their plans and are now looking at building in Effingham.

To do that they are counting on other counties to bring their cases in; his concern is if they get that facility in Effingham they will draw in all surrounding counties therefore if we were to get our own facility we would not have enough cases, to support a Pathologist. Champaign County will be surrounded within an hour or hour and a half to get to another facility which will force us to travel. The Effingham facility will be the only privately owned building and the fees may be higher. He stated the next issue is how we pay for that, recently there was an opinion by the Attorney General's office that stated that funds from public safety sales tax can be used for certain things with the Coroners office; his office doesn't make any money but there are some options out there.

When asked how much it cost last year to drive to another county for autopsies, Mr. Northrup stated the morgue fee is \$250.00, there is a pathologist fee of \$750 and an assistant fee of \$140.00 and toxicology fees, if needed, start at \$165.00. The total is about \$1200 per autopsy and that doesn't include x-rays, the gas to travel or the time a deputy spends traveling. Mr. Jay stated talking strictly about cost he doesn't believe they can justify having a morgue, he doesn't argue that we need a facility to store bodies but he is not sure our county is prepared to go into that business. Mr. James stated at this point they need to focus on other issues they are dealing with and he suggests they defer any discussion on this until we get costs on mothballing the nursing home.

New Business

There was no new business.

Consent Agenda Items

Because of the late date of the meeting all items will be on the regular agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:50 p.m.

Respectfully Submitted,
Tiffany Talbott
Administrative Secretary