



**Champaign County Board  
Facilities Committee  
County of Champaign, Urbana, Illinois**

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7 **MINUTES – APPROVED AS DISTRIBUTED ON APRIL 3, 2017**

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8 **DATE:** Tuesday, March 7, 2017  
9 **TIME:** 6:30 p.m.  
10 **PLACE:** Lyle Shields Meeting Room  
11 Brookens Administrative Center  
12 1776 E. Washington, Urbana, IL 61802

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13 **Committee Members**

14 Present: Josh Hartke (Chair), Jack Anderson, Jim Goss, Stan Harper, Giraldo Rosales, James Tinsley  
15 Absent: Shana Crews

16 **County Staff:** Rick Snider (County Administrator), Dana Brenner (Facilities Director), Linda Lane  
17 (Administrative Assistant)

18 **Others Present:** C. Pius Weibel (County Board Chair), Pattsy Petrie (County Board)

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19 **MINUTES**

20 **I. Call to Order**

21 Committee Chair Hartke called the meeting to order at 6:30 p.m.

22 **II. Roll Call**

23 A verbal roll call was taken and a quorum was declared present.

24 **III. Approval of Agenda**

25 **MOTION** by Mr. Rosales to approve the agenda; seconded by Mr. Tinsley. Upon vote, the **Motion Carried**  
26 **Unanimously.**

27 **IV. Approval of Minutes – February 7, 2017**

28 **MOTION** by Mr. Harper to approve the minutes of the February 7, 2017 meeting; seconded by Mr.  
29 Rosales. Upon vote, the **Motion Carried Unanimously.**

30 **V. Public Participation**

31 None

32 **VI. Communications**

33 None

34 **VII. Facilities Director's Report**

35 **A. Update on CCNH hot water heaters for the kitchen and laundry**

36 Mr. Brenner reminded everyone about the emergency with the larger boiler that supplies the kitchen  
37 and laundry. He commented that it was presented to this committee in February to replace the boiler  
38 for the water out of Capital Assets. Mr. Brenner stated that the nursing authorized Davis Houk to  
39 order a new heat exchanger over the weekend, which they did because of IDPH rules, and he didn't  
40 find out about it until after the fact. He said he tried to stop the order, but it had already been placed  
41 and the restocking fee was over 50% of the cost if installation. He said this is the third heat exchanger  
42 for this unit, and he would have rather spend a few thousand more to get a new unit. Mr. Brenner  
43 said it was agreed that the nursing home would pay for one unit and the Physical Plant would pay for  
44 the second unit. He noted that because they are not replacing the hot water heater, there is now

45 money freed up for water softeners. He said he will work with ECS Engineering to get an quick study  
46 to evaluate various system that will work with our hot water, and to develop a cost analysis.

47 Ms. Petrie wanted to know if in emergency situations such as this, how Mr. Brenner could be in the  
48 decision making loop. Mr. Brenner said he will be having a discussion with nursing home management  
49 about that. He said they were paying for it and felt they needed to expedite the decision quickly.

50 Mr. Anderson wanted to know what Mr. Brenner meant when he said they are paying for it. Mr.  
51 Brenner replied that he isn't responsible for their finances, but that the nursing home received the  
52 bill from Davis Houk and is responsible for covering the cost, including the overtime incurred on  
53 Sunday.

54 *B. Update on Coroner's Office, Election Supply, and Physical Plant generator purchase and installation*  
55 Mr. Brenner explained that he worked with GHR on the next three projects and have done studies.  
56 He said they've been involved with various aspects of these projects or buildings for the last year and  
57 a half. He noted that all three projects are going to be going on at the same time. The biggest part is  
58 the development of specs, which will be done in March and April and draft the document. Mr. Brenner  
59 said he will present the documents to the committee in May for approval. He summarized the  
60 schedule and said this project should be completed by October 10. He noted there should be no  
61 inconvenience to the occupants of the building during the installation. Mr. Brenner said they have  
62 signed, not to exceed, agreements with GHR.

63 *C. Update on CCNH chiller compressor replacement*  
64 Mr. Brenner said this project is to replace the chiller compressor that supplies the cold water for the  
65 air conditioning. He noted that it is one of four compressors and it has been down for three years and  
66 CCNH hasn't been able to afford the project. He thought it would be best to replace it now instead of  
67 waiting for emergency mode. He summarized the schedule and said they hope to get started in August  
68 and be done by October 10. He noted the GHR agreement is attached in the handout.

69 Mr. Goss asked where on the Capital Assets Project List this item is. Mr. Brenner replied it's not on  
70 there because he thought this project would be one that will be billed back to the nursing home for  
71 the replacement costs, but he will double-check.

72 *D. Update on Brooken's two RTU replacements*  
73 Mr. Brenner said this project is the two multi-zone RTU replacement at Brookens, which are in horrible  
74 condition. He said it is of similar scope and schedule as the others, and the GHR agreement for this is  
75 also attached. He said this is the largest project in terms of estimated costs.

76 Mr. Anderson asked if these are the 48-year-old units. Mr. Brenner answered yes it's original. Mr.  
77 Anderson asked what the normal life is. Mr. Brenner said about 25 years. Mr. Anderson wanted to  
78 know if there have been extra costs to maintain it for so long. Mr. Brenner replied yes and that during  
79 peak time the maintenance staff will be working on it at least once a week. He said it is hard to find  
80 replacement parts.

81 Mr. Goss pointed out that the GHR estimate is \$277,000 and the amount on the Capital Asset Project  
82 list is \$274,000. He asked if the GHR estimate is the one they will be using. Mr. Brenner replied yes.

83 *E. Update on Dobbins Down playground removal*  
84 Mr. Brenner summarized the history of the property and how the County came to own it. He said  
85 there was a neighborhood association that agreed to lease it for \$50 per year so they could create a  
86 playground, but they only paid for the first year. He stated that a number of people on the association  
87 left the area and the playground was no longer being maintained. He said last year people in the  
88 neighborhood called Planning and Zoning because the property has become unsafe, unsightly and a  
89 nighttime hangout. A proclamation was put together by the County Board asking the County  
90 Administrator to look into getting rid of it. He noted that Planning and Zoning put a fence around it

91 until it could be decided what could be done. Mr. Brenner commented that Mr. Snider talked to  
92 Habitat and they aren't interested at this time. He said he talked to the park districts and Head Start  
93 but they have no interest in the playground equipment. He said he got an estimate from Dig It to have  
94 the playground equipment removed and noted the cost would be paid for by Planning and Zoning.  
95 Mr. Brenner stated the County would continue to mow until the County can get rid of the property.

96 Mr. Tinsley asked if children were still playing in the park before the fence went up. Mr. Brenner said  
97 he thought so but that the neighborhood is active in wanting the park gone. Mr. Tinsley asked if they  
98 could reach out to the community to make one last effort to preserve it. Mr. Brenner said the rent is  
99 not the problem, but maintaining the equipment, the graffiti, it being a nighttime hangout, and  
100 liability to the County are the issues.

101 Mr. Hartke asked if this is a County owned lot in a residential area if they've thought about selling it.  
102 Mr. Brenner replied that he and Mr. Snider had a conversation with the park district about maintaining  
103 it as a park and said they aren't interested. Mr. Snider stated the trend is to move away from smaller  
104 neighborhood parks in favor of larger community ones that can be used by more people.

105 Mr. Tinsley commented that Dobbins Downs is somewhat isolated from the rest of the city and he  
106 doesn't see residents being able to get to those other facilities.

107 Mr. Rosales gave a summary of how the Board at the time came to the decision to make the lot a  
108 park. He thought the association disbursed and no one wanted to assume responsibility and liability.

109 Mr. Anderson asked if Dig It is going to pull it up and dispose of it. Mr. Brenner felt they would be  
110 careful removing the equipment due to specialized nuts and bolts, and either sell or recycle them. He  
111 noted that there is a lot of concrete that needs to be pulled then filled with dirt and seed. Mr.  
112 Anderson said that Rantoul's park district has equipment that is 30 years old and asked about Dig Its  
113 schedule for removal. Mr. Brenner said he would check and get back to Mr. Anderson.

114 Ms. Petrie commented that when this started there was one woman that was part of the  
115 neighborhood association and was the driving force behind the park. She said the woman has since  
116 left the neighborhood and no one else has stepped up.

117 **VIII. Other Business**

118 *A. Semi Annual Review of Closed Session Minutes*

119 Mr. Hartke reported that per the State's Attorney there are no closed session minutes to review.

120 **IX. Chair's Report**

121 Mr. Hartke mentioned that there was a tour of the downtown facility before tonight's meeting and  
122 thanked those that attended.

123 Mr. Hartke informed everyone the next Facilities Committee meeting is scheduled for Monday, April 3,  
124 2017. He said the meeting is on Monday because Tuesday is Election Day.

125 Mr. Hartke said ILEAS will be the tour before the next meeting.

126 **X. Designation of Items to be Placed on the Consent Agenda**

127 Mr. Hartke noted there are no items to be placed on the consent agenda.

128 **XI. Adjournment**

129 There being no further business, Mr. Hartke adjourned the meeting at 7:05 p.m.  
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131 *\*\*Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted*  
132 *at the meeting.*