



**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE AGENDA
County of Champaign, Urbana, Illinois**

Tuesday, January 4, 2022 at 6:30
Shields-Carter Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana, IL 61802

Committee Members:

Steve Summers – Chair	Emily Rodriguez
Stan Harper – Vice Chair	Leah Taylor
Jim Goss	Bethany Vanichtheeranont
Jenny Lokshin	Jodi Wolken

Pursuant to the Governor's Executive Order establishing a pandemic disaster in the State of Illinois that covers the County of Champaign, and the County Executive's determination that holding this meeting in person is not prudent at this time due to health concerns with rising numbers of COVID-19 cases and hospitalizations being reported in the county, this meeting will be held remotely via zoom. Public comment also will be taken remotely. The public may watch the meeting live or via recording on the County's [YouTube Channel](#).

<u>Agenda</u>	<u>Page #</u>
I. Call to Order and Roll Call	
II. Approval of Agenda/Addenda	
III. Approval of Minutes – November 8, 2021	2-4
IV. Public Participation	
• Being accepted remotely through zoom – for instructions go to: http://www.co.champaign.il.us/CountyBoard/CF/2022/220104_Meeting/220104Zoom_Instructions.pdf	1
V. Communications	
VI. New Business	
A. Updates on ITB#2021-007 Brookens POD's #300 & 400 EPDM Rubber Roof Membrane Replacement	
B. Update on ITB#2021-010 Salt Dome Asphalt Shingle Replacement	
C. Update on ITB#2021-003 Satellite Jail HVAC Replacement	
D. Updates on ITB#2021-004 Hail Damaged HVAC Replacement	
E. Discussion and Approval of Changing Courthouse Parking Lot from Public to Staff (Attached)	5-11
VII. Other Business	
VIII. Presiding Officer's Report	
A. Future Meeting – Tuesday, February 8, 2022 @ 6:30pm	
IX. Designation of Items to be Placed on the Consent Agenda	
X. Adjournment	

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

You are invited to a Zoom webinar.

When: Jan 4, 2022 06:30 PM Central Time (US and Canada)

Topic: Facilities Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89457218623?pwd=QXVzcEMzeS9lemw0NTNWbUV4QzNmUT09>

Passcode: 729253

Or One tap mobile :

US: +13126266799,,89457218623# or +16468769923,,89457218623#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 894 5721 8623

International numbers available: <https://us02web.zoom.us/j/89457218623?pwd=QXVzcEMzeS9lemw0NTNWbUV4QzNmUT09>

**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE
County of Champaign, Urbana, Illinois**

MINUTES – Pending Approval

DATE: Monday November 8, 2021
TIME: 6:31 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana IL 61802

Committee Members

Present: Steve Summers, Emily Rodriguez, Bethany Vanichtheeranont, Leah Taylor, Jenny Lokshin, Jim Goss.

Absent: Jodi Wolken and Stan Harper.

County Staff: Dana Brenner (Facilities Director), Dan Busey (Recording Clerk)

Others Present: Richard VanNote (GHR Engineering), Todd Higginbotham (Bailey Edward Architecture), Daron Taylor, George Amaya, Mary Tiefenbrunn (Humane Society), Dalitso Sulamoyo (RPC)

Agenda

I. Call to Order and Roll Call

Committee Chair Summers called the meeting to order at 6:31 P.M.

II. Approval of Agenda/Addenda

Moved by Mr. Goss to approve the agenda; seconded by Ms. Lokshin Upon Roll Call Vote, the **Motion Carried Unanimously.**

III. Approval of Minutes – September 7, 2021

Moved by Ms. Vanichtheeranont to approve the minutes from September 7, 2021; seconded by Ms. Taylor. Upon Voice Vote, the **Motion Carried Unanimously.**

IV. Public Participation

None.

V. Communications

None.

VI. New Business

A. Discussion of the Humane Society Facility and Land Lease – George Amaya, President of Humane Society Board and Mary Tiefenbrunn, Executive Director – (Attached, August 20, 2015 thru December 31, 2026 Signed Land Lease). Mr. Amaya gave a brief history of the business relationship between Champaign County and the Humane Society. Mr. Amya informed the committee of its future plan to move their current

location to West Champaign and provided options in which the county could use the location located at 1911 E Main St in Urbana. Mr. Summers informed Mr. Amaya that any conversation of land acquisition would have to take place at a later date in closed session.

- B. Update on ITB#2021-007 Brookens POD's #300 & 400 EPDM Rubber Roof Membrane Replacement and Salt Dome Asphalt Shingle Replacement. Todd Higginbotham of Bailey Edward Architecture informed the Committee that Pod 400 at the Brookens Building has been completed. Mr. Higginbotham went on to explain that a punch list will be done to make sure things are in place until Pod 300 is replaced in the spring. Mr. Brenner reminded the Committee that this project is an insurance funded project with a timeline to complete by June 30th of 2022.
- C. Update on Salt Dome Asphalt Shingle Replacement. Mr. Brenner informed the Committee that Bailey Edward signed a contract with Top Roofing with a bid price of one hundred and thirty thousand. Mr. Higginbotham let the committee know that Top Roofing has secured the shingles. He went on to explain that the project is tentatively scheduled to begin in the spring when there is more predictable weather. Mr. Summers inquired of the estimated time duration of the project once it begins. Mr. Higginbotham believes that 4 weeks would be a conservative estimate.
- D. Update on ITB#2021-003 Satellite Jail HVAC Replacement. Richard VanNote of GHR Engineering described the major issues of changing over to a beam-based penthouse. The steel is now on site and completion of the penthouse should be in the first few weeks of January. Once the penthouse is complete the HVAC and Air Handlers will be able to be replaced in March and early April. Mr. Brenner reminded the committee that this is funded by Capital Asset funds and was bid out for about a million seven or million eight. The new system will be much more efficient, the chillers have been ordered, and will be replaced once the weather is better.
- E. Update on ITB#2021-004 Hail Damaged HVAC Replacement. Mr. VanNote reminded the committee that this is to replace equipment on numerous county buildings damaged from hail over a year ago. The contractor is starting to receive enough equipment to begin replacing about a half of the equipment before inclement weather arrives. The contractor would like to be done by March or early April of next year, earlier if weather permits.
- F. Approval of GIS Lease Agreement. Mr. Brenner went over the terms of the new lease between Champaign County and GIS. **Moved** by Mr. Goss to approve the GIS Lease Agreement; seconded by Ms. Taylor. **Upon voice vote the motion carried unanimously.**
- G. Approval of RPC Lease Agreement. Dalitso Sulamoyo, CEO of RPC, was present. Mr. Brenner informed the committee of the terms of the lease. RPC provided an audit of existing properties that are available and provided an offer. Mr. Brenner stated that it is extremely fair and that leasing the space to RPC will help the count greatly. Mr. Sulamoyo thanked the committee and the county for the opportunity to lease the space. **Moved** by Ms. Lokshin to approve the RPC Lease Agreement; seconded by Mr. Goss. **Upon voice vote the motion carried unanimously.**

VII. Other Business

- A. Semi-Annual Review of Closed Session Minutes
the CLOSED Session Minutes were voted to remain closed.

VIII. Presiding Officer's Report

- A. Future Meeting – **Tuesday, January 4, 2022 @ 6:30pm**

IX. Designation of Items to be Placed on the Consent Agenda

Items VI: F and G.

X. Adjournment

The meeting adjourned at 7:11 p.m.

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**Champaign County Parking Lots
Service Drive**

Parking Lot Designation	Location	Handicapped Spaces	Public Spaces	Designated Employee Spaces	Approximate Area Sq.Ft. Asphalt	Approximate Area Sq.Ft. Concrete	Condition or Rating
A	1776 E. Washington (S)	2	22		14,360		
B	(Park District Lot)						
C	1776 E. Washington (N)	4	224		54,470		
D	1776 E. Washington (NE)	5	67		33,300		
E	305 E. Main ST.		24		7,780		
F	101 E. Main St.	5	52	49	35,600		
G	101 E. Main St. -Elm St.			4		4,570	
H	204 E. Main-Walnut St.			4	1,900		
J	204 E. Main- Water St.	1		35	11,680		
K	502 Lierman Av.	4	18	28	44,960		
L	Highway						
M	Highway						
SD	Highway Service Dr.		33		1,347		
N	1701 E. Main	4	64	22	41,300		
O	1701 E. Main				2,200	5,420	
P	1905 E. Main		63	3	48,100		
R	210 Art Bartell Rd.	2	19		16,460	10,200	
S	400 S. Art Bartell Rd.	2	38		20,525		
	Totals	29	624	145	333,982	20,190	
	Total Combined Parking	798			(7.6 acre)		
	Art Bartell Road Bartell Service buildings Total Bartel & Service Bldg.				98,760 52,000 150,760		
	Grand Total				484,742 (11.1 acre)		



Pay Station
Parking
Hours & Fees
Spaces
30-81



LEASE RENEWAL AGREEMENT

1. **PARTIES:** This lease renewal, is made and entered into this 1st day of October, 2012, by and between Niemann Foods, Inc. "Lessor" and Champaign County Administrative Services, "Lessee".
2. **PREMISES:** Niemann Foods, Inc. agrees to lease to Champaign County Administrative Services, 50 parking spaces located at 220 North Broadway, Urbana, Illinois as further set out on "Exhibit A", attached hereto and made a part hereof.
3. **USE:** This space is to be used by the Lessee as parking spaces for 50 Champaign County employees, and is not intended for any type of retail or commercial uses. Spaces are being rented on a Monday through Friday, 7:30 a.m. – 5:30 p.m., 5 days a week time frame.
4. **TERM:** This lease shall be for the term of two years, beginning October 1st, 2012, and ending September 30, 2015.
5. **RENT:** Rent will be \$13,800 per year, payable at the rate of \$23.00 per space per month, to be paid to Niemann Foods, Inc., 1501 North 12th Street, Quincy, Illinois, 62301 by Lessee by the first day of each calendar month.
6. Lessee is responsible for any charges associated with the removal of 20 existing parking signs, chains, and sign poles; and any charges associated with the maintenance and repairs of the remaining 50 above noted items through the term of the lease. Upon the expiration of this lease, these improvements shall become Lessor's property unless Lessor gives Lessee a notice to remove them, whereupon Lessee shall remove them at Lessee's expense.
7. **INSURANCE:** Lessee shall carry general liability insurance coverage during the term of this lease with the following limits: coverage of \$1 million combined single limit, with Niemann Foods, Inc. named as additional insured. A copy of insurance certificate evidencing such coverage shall be furnished and delivered to Linda Rudicil at Niemann Foods, Inc., 1501 North 12th Street, Quincy, Illinois, 62301
8. Lessee will mark each space and have associates park in spaces designated on attached site plan Exhibit A. Lessor retains the right to alter the plan or reduce the number of spaces available with a 30 day written notice to Lessee. In such event, the rent shall be reduced on a pro-rata basis.
9. Lessor retains the right to approve (within Lessor's sole discretion) all signage or material changes before installation by Lessee.
10. Lessee is responsible, at Lessee's sole expense, for restriping of spaces on a yearly basis.

11. This lease agreement may be cancelled by either party through a 60 day prior written notice to the other party.

12. In the event Lessee defaults pursuant to the terms of this lease, upon written notice from Lessor to Lessee, this lease may be terminated and Lessor may maintain its claim for damages. In such event, Lessee shall immediately vacate the leased premises. In addition, in the event of Lessee's default, Lessor shall be entitled to any and all other remedies at law and in equity and shall include Lessor's right to enforce against Lessee its claim for rent owed pursuant to this lease and other charges as to attorney's fees and costs of suit incurred by it in connection with Lessee's default. In the event Lessor is in default on this lease, Lessee shall be entitled to all remedies at law and in equity, including the right to recoup its attorney's fees and costs of suit in relation thereto.

13. This lease shall be subordinate to any mortgage lien against the leased premises, whether now existing or hereafter arising, but, regarding any subsequent mortgages, Lessee's leasehold interest in the premises shall only be subordinate to such mortgages upon the mortgagee's execution of a non-disturbance agreement, pursuant to which mortgagee agrees not to disturb Lessee's leasehold interest or possession of the leased premises as long as Lessee is in compliance with the terms of this lease.

14. Any notices under this lease shall be personally delivered or mailed by certified mail, return receipt requested, and placed in the U.S. mail or faxed. Notices personally delivered shall be effective upon personal delivery. Notices which are mailed, shall be effective upon being deposited in the U.S. mail, postage prepaid, and mailed to the addresses set out below. Notices which are faxed shall be effective upon the sender's receipt of written confirmation thereof.

Lessor:
Niemann Foods, Inc.
1501 North 12th Street
P.O. Box C-847
Quincy, IL 62306-0847
Attn: Shan Clevenger
Phn: 217-221-5661
Fax: 217-221-5920

Lessee:
Champaign County Board
1776 East Washington
Urbana, IL 61801
Attn: Pius Weibel
Phn: 217-384-3776
Fax: 217-384-3896

Copy to:
David DeThorne
Champaign County State's Atty. Office
Civil Division
1776 East Washington Street
Urbana, IL 61802
Phn: 217-384-3776
Phn: 217-384-3896

Any address for the above mentioned parties may be changed through notice to the other party pursuant to the terms of this lease.

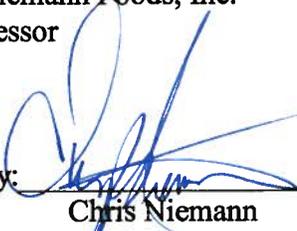
15. In the event any provision of this lease is held to be invalid or enforceable, the remaining terms of this lease shall remain in full force and effect. This lease shall be binding upon and inure to the benefit of the parties hereto, their heirs, legal representatives, successors and assigns. This lease shall be construed under and enforced under the laws of the State of Illinois. This lease may only be amended in writing and signed by the party against whom it is sought to be enforced. This lease is subject to all restrictions and covenants to which the leased premises are subject, whether or not of record.

Champaign County Board
Lessee

By: 

(print) _____
It's County Board Chair

Niemann Foods, Inc.
Lessor

By: 
Chris Niemann

Its Exec. Vice President / CFO

FIFTH AMENDMENT TO LEASE

This Fifth Amendment of Lease (“Agreement”) is entered into as of the 30th day of October, 2019, by and between Niemann Foods, Inc., (“Lessor”), and Champaign County, (“Lessee”).

Whereas Lessor and Lessee entered into a certain Lease agreement dated September 11th, 2006 as amended (“Lease”), whereby Lessee leases from Lessor 60 parking spaces located at 224 North Broadway, Urbana, Illinois.

Now then, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor have agreed to amend the Lease as follows:

1. Lessor hereby grants to Lessee an additional option of three (3) years whereas Lessee shall pay rent of Twenty-Six Dollars and No Cents (\$26.00) per space per month in the sum of Eighteen Thousand Seven Hundred Twenty Dollars and No Cents (\$18,720.00) per lease year which shall be paid in monthly installments of One Thousand Five Hundred Sixty Dollars and No Cents (\$1,560.00) on or before the first day of each month.
2. Lessor or Lessee may opt to terminate this Lease at any time with a ninety-day notice to the other party.

All other terms and provisions of the Lease shall remain in effect. In the event of a conflict between the terms and provisions of the Lease and this Agreement, the terms and provisions of the Agreement shall control. In the event a party’s signature on this Agreement is submitted electronically or is a copy, it shall be deemed to be an original signature.

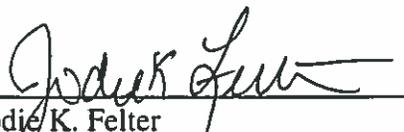
IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first stated above:

LESSOR:
NIEMANN FOODS, INC.

LESSEE:
CHAMPAIGN COUNTY

By: 
Richard H. Niemann, Jr.
President and C.E.O.

By: 
Darlene Kloeppe
County Executive

By: 
Jodie K. Felter
Secretary