

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

June 21, 2005 - 7:00 p.m.

Meeting Room 1, Brookens Administrative Center

MEMBERS PRESENT: Beckett (Chair), Avery, Cowart, Hogue, James, Jay, Knott, Sapp, Weibel

MEMBERS ABSENT: None

OTHERS PRESENT: Denny Inman, Deb Busey (County Administrators), Julia Rietz, Steve Ziegler, Joel Fletcher (Office of the State's Attorney's), Sheriff Walsh, Roger Holland (Court Administrator), Barb Wysocki (County Board Chair), Randy Rosenbaum (Public Defender), Tom Betz, Jenny Putman, Ralph Langenheim, Brendan McGinty (County Board Members)

Call to Order

Chair Beckett called the meeting to order at 7:05 p.m. Declaring a quorum present, the chair proceeded with the meeting.

Approval of Agenda/Addendum

MOTION by Sapp to approve the agenda; seconded by James. There was no addendum for the meeting. **Motion carried.**

Public Participation

There was no public participation.

Fleet Maintenance/Highway Facility

A/E Negotiations - Meeting Minutes: May 16, 2005; June 6, 2005; June 13, 2005

Mr. Beckett stated all of these minutes, with the exception of June 13, 2005, have been approved by the Negotiating team.

MOTION by Jay to approve the Fleet Maintenance/Highway Facility A/E Negotiations meeting minutes of May 16, 2005, June 6, 2005 and June 13, 2005; seconded by Weibel. **Motion carried.**

Fleet Maintenance/Highway Building Cont.

A/E Proposed Contract

Mr. Beckett stated the team negotiated a \$450,000 base fee as well as other amounts as set forth in the distributed contract. The negotiating team felt the base fee was consistent with the Capital Development Board guidelines with this type of facility and the level of new construction involved. The contract before the committee tonight is not in final form for approval but to ensure the project keeps moving forward he asks the committee to approve it, subject to legal review.

MOTION by Sapp to recommend County Board approval of the A/E proposed contract subject to legal review; seconded by Cowart. **Motion carried.**

When asked about our involvement with the Cities on this project, Mr. Beckett explained the time to report to the Cities, and for them to report back to us, will be when the programming needs assessment is done and we receive that report. It is at that time, before the design is done, we would decide if there will be any shared space. He still plans on sharing this info with the municipalities.

Courthouse

Masonry Stabilization & Restoration Project - Termination of contract between Champaign County Board and Simpson, Gumpertz & Heger, Inc. for Architectural Services

MOTION by Sapp to recommend County Board approval of the letter for termination of the contract between Champaign County Board and Simpson, Gumpertz & Heger, Inc. for Architectural Services; seconded by Hogue. **Motion carried.**

Mr. Fletcher stated he has confirmed with Duane Morris that we do have the right, under the contract, to terminate early.

Mr. Beckett stated Simpson, Gumpertz & Heger are only entitled to reimbursement for the hours they have expended. He will get together with Mr. Sapp and Mr. Inman to determine where we go from here.

Brookens Administrative Center
Parents Investing in Education Program – Space Request

Ms. Mitchell, creator of the program, stated she has reviewed the space in question and it is acceptable for her program. Her purpose for approaching the County about potential space is because she wanted a location that is easily accessible for all children, especially those who live in the neighborhood. She explained the target group for this program is African American and low income youth, there is a \$50.00 fee for this program which is in part because they are dependent on donations. Currently, they have 27 kids who are signed up for the 6 week program and whose parents have committed to pay the fee; there are some families whom the fee will be waived for. She explained students from the Champaign School District are welcome and she has also been working with a group in Rantoul to start a second site there.

MOTION by Knott to recommend County Board approval of the Parents Investing in Education Program space request; seconded by Weibel. **Motion carried.**

Champaign County Nursing Home Construction Project
Alliance Environmental Group, Inc. Invoice #2

MOTION by Weibel to recommend County Board approval of Invoice #2 from Alliance Environmental Group in the amount of \$20,292.55 for Professional Services provided through April 30, 2005; seconded by Sapp. **Motion carried.**

Alliance Environmental Group, Inc. Invoice #3

MOTION by Weibel to recommend County Board approval of Invoice #3 from Alliance Environmental Group, Inc. in the amount of \$9,129.85 for Professional Services provided through May 31, 2005; seconded by James. **Motion carried.**

Farnsworth Group Invoice #82569

MOTION by James to recommend County Board approval of invoice # 82569 from Farnsworth Group in the amount of \$18,847.50 for Professional Services provided through May 20, 2005, invoice is for Construction Administration; seconded by Weibel. **Motion carried.**

Farnsworth Group Invoice #85270

MOTION by Jay to recommend County Board approval of Invoice #85270 from Farnsworth Group in the amount of \$162.50 for Professional Services provided through May 20, 2005, invoice is for site observation for utilities and site design work beyond contract scope; seconded by Weibel. **Motion carried.**

Nursing Home Cont.

Award of Contract: Bid 2005-005

Mr. Beckett explained they did not receive a conforming bid for RFP 2005-005, as a result our environmental consultant has recommended we extend the project time to 60 days and that we delete the hold harmless agreement.

Mr. Inman explained that although we had 15-16 bid packages in the hands of contractors and we had contacted local unions to ensure the work force was available, we received only 1 bid response. The bid received was 2(two) times the internal estimated amount and on that alone he would not have a recommendation before the committee tonight although he does suggest sending this back to the project team for evaluation.

MOTION by Sapp to recommend County Board rejection of the bid for Microbial Remediation and Seal Coating; seconded by Knott. **Motion carried.**

Other Business

Correctional Facility - Power Point Presentation

Sheriff Walsh stated he has discussed the downtown facility with the County Facilities committee in the past, he explained a few of the issues with the facility include the leaking roof, cameras that do not work and the use of indirect supervision. He explained that in the beginning he had 2-5 people on the CHIPS program, now they have 40 and he feels they are pushing the limits of the program with the number and quality of the people on it. They have also started shipping parole holds, for example, if an inmate has nothing going on in Court, they can ship him/her out of our system, that in addition to CHIPS has reduced the numbers. He explained that the number of people in jail is going up for a few reasons; minimum traffic sentences, and methamphetamine. In 2002 they dealt with 2 methamphetamine cases, now they handle 40-50 per year. He pointed out that Champaign County is not the only County jail that is overcrowded. He suggested the committee look at 3 things; the cost of adding jail space to accommodate future needs, adding jail space and closing the downtown jail or closing the office space and moving that to the east campus. He stated it is time to start this discussion explaining it will take 18 months to 2 years to get something completed.

Ms. Rietz stated she supports what the Sheriff has said. They have worked hard to review population on a daily basis to ensure the appropriate people are in custody and that they are moving their clients. Mental Health issues are big concern and the quality of the downtown jail is not good for that growing issue.

Other Business Cont.

Mr. Rosenbaum stated he is not a big fan of building. He was part of the Jail Overcrowding subcommittee and they did explore other options, but at this point he feels we should look into expanding.

Mr. Inman presented the committee with a facility profile of the downtown jail stating it is 25 years old which puts it at or near the end of its life. The building was constructed in 1980, includes 55,000 square feet and the masonry construction design makes it impossible to expand on that site. The operations in that building include the Office of the Sheriff, Law enforcement and Corrections which has a capacity of 131 beds and an average daily population of 348 in an area of 20,000 square feet. He stated it is indirect supervision with 10 cell blocks explaining direct supervision means an officer is immediately in the living area with the inmates which finds the inmates are better behaved, less destructive and there is better communication between the inmates and staff.

He explained the roof was replaced in 1995 because it caved in after a rain storm, in 1998 the electronic security system caught on fire and was replaced, in 2003 the water heater system was replaced. These facility deficiencies cost over \$100,000 each. The masonry needs work, it is near the end of the life cycle for the mechanicals and we are now unable to find replacement parts for the locks. The building is in need of an emergency egress area, a new fire alarm system, a camera surveillance system, paint and work on the general office space. There is a need for Major renovation of the inmate living units including upgrading the cells with suicide prevention and sanitary measures, upgrading the day room areas and moving to direct supervision. He explained that an extensive capital investment is needed to meet the deficits of the building, the County requires additional inmate bed capacity and expansion of the center is probable. In 1993 the estimate for adding 170 beds was \$10 million dollars. His recommendations, which differ from the Sheriff's, include assigning a project team to update justice system data and investigate incarceration alternatives in preparation for the planning of the expansion of the jail, members of this project team would include Steve Ziegler as chair, Captain Jim Young, Roger Holland, Deb Busey and himself. He also recommends the facilities committee directs the project team to investigate free or low cost resources to assist the County in the calculation of future jail capacity needs and the committee directs the project team to investigate grant opportunities and alternate funding sources to assist in offsetting the cost of jail facilities expansion. He stated he and Deb would like to spend no money until December 1, 2005, he believes there are resources out there they can use.

Mr. Knott stated he agrees with Sheriff Walsh, it is time to do something about a building. He commended the State's Attorney for her work and the level of cooperation stating he is comfortable that everyone is doing what they can. He questioned how will we know where we will be in 10 years and what, if any, other options for reducing population exist. He also questioned floating a bond.

Other Business Cont.

Sheriff Walsh stated they have talked about work detail which is labor intensive and they have talked about mental health courts. They have looked at out of County boarding with estimates from Piatt County at \$35.00 per day, typical other counties are \$50-60 per day. Vermilion County has space but will not rent to us on long term basis.

Ms. Busey explained if we do a bond, we need to have a revenue source to pay it back and the only one she can think of is another quarter cent. We can review our quarter cent spending but our debt obligation would not allow us to add that much debt to be paid from the quarter cent before 2012. We could issue bonds in 2007 and begin to repay in 2008 although she is not sure we could do 10 million.

Sheriff Walsh stated the average pod holds 60 and we will have to separate females. He knows we can add 4 pods, on the last 2 we may want to go up which is a different type of supervision. The inside of the pods would make a difference with the bed space. When asked about the old nursing home building he stated he would be surprised if we would be able to use any of that space.

Mr. Beckett stated the pictures Mr. Inman presented to the committee do not do the situation justice, it is not a place you would want anyone housed. Every minimum mandatory for offenses is an unfunded mandate for us and he believes we are kidding ourselves if we think some alternatives to incarceration are going to solve our problems. He believes a new jail is in order.

MOTION by Jay to recommend County Board approval of the establishment of a project team to update Justice System Data and Investigate Incarceration Alternatives in preparation for the planning of the expansion of Jail facilities with the team members being, Steve Ziegler (Chair), Captain Jim Young, Roger Holland, Deb Busey, Denny Inman, 2 County Board Representatives from the Democratic party and 2 County Board Representatives from the Republican party, to be determined by each respective caucus; seconded by Hogue. **Motion carried.**

Mr. Beckett stated this committee will report to Facilities so we will recommend the members be approved by the full board. Ms. Avery stated she has interest in serving on this new committee. Mr. Beckett stated we have nothing in our current budget to support an RFP to obtain a professional needs study. The estimates are in the range of \$30,000 - \$40,000 for a study.

MOTION by Knott to direct the project team to investigate free or low cost resources to assist the County in the calculation of future jail capacity needs; seconded by James. **Motion carried.**

Other Business Cont.

MOTION by Knott to direct the project team to investigate grant opportunities and alternate funding sources as well as review the existing quarter cent and our existing finances in general to assist in offsetting the cost of Jail facilities expansion; seconded by Weibel. **Motion carried.**

Possible Jail Expansion

Addressed above

Resolution adopting the Lease Agreement between Champaign County, the Regional Office of Education of Champaign County and Ford County and Rantoul City Schools

Mr. Fletcher explained the Regional Office of Education leases space from Rantoul City Schools, it has done this for several years and the payments under the lease are for maintenance and utility cost. In turn, they sublease some of that space to Parkland College, and Rural Champaign County Special Education Cooperative. Upon review of the agreements, he discovered County Board approval is necessary for these leases. He stated the form in which these are listed on the agenda is not quite right; items d, e and f should be in the form of an ordinance rather than a resolution so with the change, the committee and board will be approving a resolution for the lease agreement between Champaign County and Rantoul City Schools, an ordinance for the sub-lease with rural Champaign County and a single ordinance combining the 2 subleases for Parkland community college.

MOTION by Hogue to recommend County Board approval of the Resolution adopting the Lease Agreement between Champaign County, the Regional Office of Education of Champaign and Ford Counties and Rantoul City Schools; the Ordinance adopting the sublease agreement between Champaign County, the Regional Office of Education and the Rural Champaign County Special Education Cooperative and an Ordinance adopting two subleases between Champaign County, the Regional Office of Education and Parkland Community College; seconded by Weibel. **Motion carried.**

Resolution adopting the Sub-Lease Agreement between Champaign County, the Regional Office of Education and the Rural Champaign County Special Education Cooperative.

Resolution adopting the first Sub-Lease Agreement between Champaign County, the Regional Office of Education and Parkland Community College.

Resolution adopting the second Sub-Lease Agreement between Champaign County, the Regional Office of Education and Parkland Community College.

All items addressed above.

Champaign County's Grant of Easement to SBC Telephone Company

MOTION by James to recommend County Board approval of Champaign County's Grant of Easement to SBC Telephone Company; seconded by Cowart. **Motion carried.**

New Business

Mr. Beckett stated there is a group of representatives, of which he is a member, who are "looking for Mr. Lincoln." They are exploring the funding of the Lincoln heritage Corridor which might give us money to assist in the development of the museum space at the courthouse.

Chair's Report

Mr. Fletcher stated the lease and subleases will need to be removed from the County Board Agenda, they are listed correctly and as approved tonight, on the addendum.

Determination of Items to be placed on the County Board consent agenda

There are no items to be placed on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:36 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary.