

## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

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### County Facilities

February 7, 2006 – 7:00 p.m.

New Champaign County Nursing Home Facility, Core 2, In-service classroom

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Denny Inman, Deb Busey, Susan McGrath, Joel Fletcher, Claudia Gross, Ralph Langenheim, Chris Doenitz, Jonathan Schroeder, Jeff Blue, Larry Selander (Duane Morris)

### Call TO ORDER

Following a tour of the new facility, 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 Sapp to approve the agenda; seconded by Weibel. There was no addendum for the meeting. **Motion carried.**

### APPROVAL OF MINUTES

There were no minutes to approve.

### PUBLIC PARTICIPATION

There was no public participation

### CHAMPAIGN COUNTY NURSING HOME

#### **Mold Remediation Settlement Update – Closed Session**

**MOTION** by Weibel to enter into closed session pursuant to 5 ILCS 120/2 (c) (11) to consider pending litigation which is probable or imminent for or against Champaign County with the following people remaining present: the County's legal council in the form of the Assistant State's Attorney's, Mr. Selander, all County Board members and the County Administrators; seconded by Mr. Sapp. Motion carried with a 9/0 roll call vote. Voting yes were Beckett, Avery, Cowart, Hogue, James, Jay, Knott, Sapp and Weibel. Voting no were none – 0.

The committee entered into closed session at 7:05 p.m.

The committee entered into open session at 7:35 p.m.

Nursing Home cont.

**Reuse Study**

**Appointment of County Nursing Home Project Team**

**MOTION** by James to approve the appointment of Mr. Beckett (Chair), Ms. Wysocki (ex-officio), Ms. Cowart, Mr. McGinty, Mr. Sapp, Mr. Knott, Mr. Inman, Ms. Busey and Ms. McGrath to the County Nursing Home Reuse Study Project Team; seconded by Weibel.

Ms. Gross asked what the purpose of this project team will be. Mr. Beckett explained that the team will receive and review recommendations of the Architects and the potential uses and make a recommendation to this committee and ultimately the board for the reuse.

**Isaksen Glerum Wachter Architecture Invoice #1**

**MOTION** by Knott to recommend County Board approval of Invoice #1 from Isaksen Glerum Wachter Architecture in the amount of \$4,157.50 for professional services rendered through November 25, 2005, per agreement dated October 2005; seconded by Weibel. **Motion carried.**

**Isaksen Glerum Wachter Architecture Invoice #2**

**MOTION** by Knott to recommend County Board approval of Invoice #2 from Isaksen Glerum Wachter Architecture in the amount of \$5,405.66 for professional services provided through January 6, 2006 per agreement dated October 2005; seconded by Weibel.

Mr. James stated he has looked through this bill and noticed we are paying for a meal, he asked if that is standard. Mr. Inman explained that we do normally pay those fees, in this case the consultant came down on business, for our meeting and it is covered by the CDB guidelines. He pointed out that if the committee does not agree with paying those fees, they can include it in negotiations of contracts.

**MOTION** carried.

Mr. Beckett recognized Mr. Northrup as present and asked if he would like to address the committee, reminding him there will be more discussion of the reuse in March.

Nursing Home cont.

**Construction Fund**

**Farnsworth Group Invoice #88202**

**MOTION** by Sapp to recommend County Board approval of Invoice #88202 from Farnsworth Group in the amount of \$35,002.50 for Architectural Engineering Professional Services/Construction Administration rendered through October 21, 2005, per agreement dated March 2003; seconded by Jay.

Mr. James asked why there is a line item, included with this bill, for the bidding negotiation fee. Mr. Beckett explained that we have already paid that fee that was for their work as part of the document design and administration of the bidding process. Currently, their bills are related to construction administration, we have contracted with them to be on-site and available for a certain number of observations as part of the negotiation of the contract.

Mr. Inman stated that Farnsworth had to come to the table to obtain deductions from the contractors on the bids.

**MOTION carried.**

**Farnsworth Group Invoice #88203**

**MOTION** by Knott to recommend County Board approval of Invoice #88203 from Farnsworth Group in the amount of \$391.69 for Architectural Engineering Professional Services/Reimbursable Expenses rendered through October 21, 2005, per agreement dated March 2003; seconded by Weibel.

Ms. Cowart asked why we are paying for mileage. Mr. Inman explained that this firm is coming from Peoria on a regular basis so in the original contract negotiation meetings the team decided to give them a stipend for mileage. He stated that they ask everyone to put anything to do with mileage, lodging or anything similar to that in their base fee and not under reimbursables.

**MOTION carried.**

**Change Order #2**

**MOTION** by Sapp to recommend County Board approval of Change Order #2 to the General Conditions Project Budget to cover remediation expenses; seconded by Weibel.

Mr. Beckett reported that these invoices increase minority participation on this project.

**MOTION carried.**

Nursing Home cont.

**PKD, Incorporated Pay Request #35**

**MOTION** by Sapp to recommend County Board approval of Pay Request #35 from PKD, Incorporated in the amount of \$64,097 for professional services provided through December 20, 2005 per agreement dated February 2003 (\$7,987 – Staff; \$410 – Reimbursable; \$55,700 – General Conditions); seconded by Knott. **Motion carried.**

**PKD, Incorporated Pay Request #36**

**MOTION** by Jay to recommend County Board approval of Pay Request #36 from PKD, Incorporated in the amount of \$28,676 for professional services provided through January 20, 2006 per agreement dated February 2003 (\$6,836 – Staff; \$799 – Reimbursable; \$21,041 – General Conditions); seconded by Weibel.

When asked if they are getting close to being completed, Mr. Inman stated yes, there are. **MOTION carried.**

**Berns, Clancy & Associates Statement #1**

**MOTION** by Knott to recommend County Board approval of Statement #1 from Berns, Clancy & Associates in the amount of \$1,488.31 for preparation of utility easement plats, services provided through November 30, 2005 (\$1,408 – Fees; \$80.31 – Reimbursable); seconded by James. **Motion carried.**

**Berns, Clancy & Associates Statement #1**

**MOTION** by James to recommend County Board approval of Statement #1 from Berns, Clancy & Associates in the amount of \$29,760.20 for Art Bartell road and water main extension, services provided through November 30, 2005 (\$28,971 – Fees; \$789.20 – Reimbursable); seconded by Knott.

Mr. Sapp pointed out that this is a new project but we are still paying mileage. Mr. Inman responded that paying mileage depends upon how the contract is negotiated

Mr. Inman reported that from Urbana officials, they have learned that Lierman Avenue will done by early spring.

**MOTION carried** with Jay voting no.

**Berns, Clancy & Associates Statement #1**

**MOTION** by Sapp to recommend County Board approval of Statement #1 from Berns, Clancy & Associates in the amount of \$7,440 for interim stormwater management plan study & design, services provided through November 30, 2005 (\$3,780 – Study; \$3,660 – design); seconded by James. **Motion carried.**

Nursing Home cont.

### **Berns, Clancy & Associates Statement #1**

**MOTION** by James to recommend County Board approval of Statement #1 from Berns, Clancy & Associates in the amount of \$11,337.96 for professional services relating to on-site storm water and drainage, services provided through November 30, 2005 (\$ 10,063 – Fees; \$1,275.96 – Reimbursable Expenses); seconded by Knott. **Motion carried.**

### **Certificate of Need**

#### **Duane Morris Invoice #1140066**

**MOTION** by Sapp to recommend County Board approval of Invoice #1140066 from Duane Morris in the amount of \$12,750.10 for professional legal services relating to Certificate of Need, rendered through November 30, 2005; seconded by Weibel.

Referring to the spreadsheet Mr. Inman provided to the committee, Mr. Beckett stated the last number he heard was 1.3 million and this spreadsheet states 1.4 million. Mr. Inman explained that the final painting is still outstanding and, even though there is a lot of negotiation left on the mold remediation so the numbers could go up, we are capped at 1.7 million by IDPH. If we do go to litigation and hit the 1.7 million mark, we will have to pay for it out of something else. The repercussions of going over that 1.7 million is another \$80,000 from the State immediately. They are 92% done and the committee gets the invoices as they come in so they have the most current information we have.

**MOTION carried.**

### **Mold Remediation**

#### **Duane Morris Invoice #11400674**

**MOTION** by Sapp to recommend County Board approval of Invoice #1140067 From Duane Morris in the amount of \$6,649.00 for professional legal services relating to mold remediation rendered through November 30, 2005 (\$6,548 – Fee; \$101 – Reimbursable); seconded by Weibel. **Motion carried.**

#### **Duane Morris Invoice #1145927**

**MOTION** by Jay to recommend County Board approval of Invoice #1145927 from Duane Morris in the amount of \$1,383.45 for professional legal services, relating to mold remediation, rendered through December 31, 2005 (\$1,335 – Fee; \$48.45 – Reimbursable); seconded by James. **Motion carried.**

Nursing Home cont.

**Proposed Industrial Hygiene Professional Services Agreement – The Raterman Group**

**MOTION** by Sapp to recommend County Board approval of the proposed Industrial Hygiene Professional Services Agreement with the Raterman Group; seconded by Weibel.

Mr. Beckett pointed out that the statement about adding 15% to their fees has not been removed therefore he asked that they strike that statement and approve the agreement.

**MOTION carried** as amended with Avery voting no.

**Mold Remediation – Contractor Payments**

**Contractor Payments in the amount of \$590,215.84 for Mold Remediation Project.**

- a. Luse Companies - \$338,574.48/Mold Remediation
- b. Automatic Fire Sprinkler - \$11,073.40/Repair Fire Sprinkler Heads
- c. Reliable Mechanical - \$27,432.66/Repairs to duct work, etc.
- d. Rankin - \$6,000/Heaters to condition the environment in wings 1, 2 and 3
- e. Area Disposal Service - \$3,000/Dumpsters
- f. Otto Baum Company, Inc. - \$186,329.62/Tear down-build back of wings interior.
- g. Coleman Electrical Service - \$120.68/Electrical Repairs
- h. Tile Specialist, Inc. - \$17,685/Tile replacement & removal of mold abatement materials.

**MOTION** by Sapp to recommend County Board approval of the following contractor payments in the amount of \$590,215.84 for the Mold Remediation Project: Luse Companies - \$338,574.48; Area Disposal Service - \$3,000; Automatic Fire Sprinkler - \$11,073.40; Reliable Mechanical - \$27,432.66; Rankin - \$6,000; Area Disposal Service - \$3,000; Otto Baum Company, Inc. - \$186,329.62; Coleman Electrical Services – \$120.68; Tile Specialist, Inc. – \$17,685.00; seconded by Weibel.

Mr. Jay pointed out that the Tile Specialist invoice includes a 15% markup. Mr. Inman stated that if the work is completed as a change order, they are allowed a 15% markup. When asked if that could be changed, Mr. Inman stated he did not know if that would be possible.

Mr. Knott stated they need to be more specific in the discussion of the contract and at some point he would like to see an item which includes all the things we don't want in these contracts. Mr. James stated, looking through these bills, he found several that included a markup and we are paying for things like hotel rooms and food.

**MOTION** carried with a 7/2 roll call vote. Voting yes were Beckett, Hogue, James, Jay, Knott, Sapp and Weibel. Voting no were Avery and Cowart.

**Intergovernmental Agreement between Champaign County Board and Urbana Park District.**

**MOTION** by James to approve the Intergovernmental Agreement between Champaign County Board and Urbana Park District; seconded by Weibel.

Mr. Beckett explained that this is the watershed agreement for the East Campus and the new Weaver Park and Prairie Park areas. Mr. Jay stated this looks like an open ended contract on some areas and he is concerned about agreeing to pay things when we don't know what they will cost us.

Mr. Beckett stated they have been using that site for temporary stormwater detention, but for the availability of that park, we could not have gotten this project approved because of the drainage issues it raises. This bleeds into the Scottswood project so we need the cooperative relationship with the Urbana Park District

Ms. McGrath stated this agreement came to the committee in October and at that time Mr. Jay and Mr. Weibel had raised concerns about amounts of bills we might be expected to pay as a result of this agreement. The committee decided to table at that time because we didn't know what was happening with the Scottswood project and that was key to the question of will this make sense for the County. At that time we didn't know what we were exposing ourselves to, but we have found out since that time that the petition for the drainage district is on file and it appears there are a minimum number of objectors to the petition, which we are in negotiations with. The reason that drainage district is important to that agreement is because that assessment will pay for a lot of the expenses that are outlined in the agreement with the Park District. We do have a better idea of what the fixed costs will be now because the assessment district is in place.

Mr. Jay stated some things are still open ended and he doesn't feel it is prudent to tie ourselves to a plan when we don't know what it will cost us. Mr. Beckett explained that when the issues come up about the County paying a portion of different items, there has to be a negotiation and an agreement before there can be an allocation of cost. The agreement basically says there is stuff we agree to do which will come back to the committee with numbers attached when it gets to that point. Mr. Jay pointed out he is not opposed to this project.

Ms. Avery stated there are property owners that are not agreeing to this drainage district and asked if the school district is involved.

Ms. McGrath stated in the petition, the school district is involved and has been involved since the beginning. She stated there are 5 parties who have said they are not sure if this is a good thing, the trailer park and 4 individuals. She stated they are in negotiations with the trailer park and the individual owners are going to be meeting with an attorney and they are hopeful that when the March 6<sup>th</sup> hearing comes, all objectors will be satisfied.

### Nursing Home cont.

Mr. Beckett stated some intergovernmental agreements are not specific enough but it is important that there be an agreement between the two boards so there are guidelines in the future. Having this, we will sit at the table and know we will share. Ms. McGrath pointed out that the Park District is donating \$15,000 worth of trees for landscaping at the Nursing Home site and we are providing landscaping at their watershed park.

**MOTION** carried with an 8/1 roll call vote. Voting yes were Beckett, Avery, Cowart, Hogue, James, Knott, Sapp and Weibel. Voting no was Jay.

### Information Project Update

Mr. Inman stated the letter from IDPH arrived, approving the bed alteration, which means about \$300,000 additional in revenue. When asked if there is a deadline for opening, he stated it has to be open by January 2007.

### **Construction Update**

Previously discussed.

### **FLEET MAINTENANCE/HIGHWAY FACILITY**

#### **Project Update – Report on group meeting of January 25<sup>th</sup>**

#### **County participation in Phase II Intergovernmental Fleet Operations Feasibility Study**

Mr. Blue explained that he attended a meeting with Mr. Inman, Mr. Weibel and Mr. Beckett which was an opportunity for all entities to come back together and review our plans and updated programs. The Village of Savoy opted not to be considered, the city of Urbana had not done anything new and stated they have an old program they can reuse. The city of Champaign had hired a consultant to update their program but it won't be complete until June, when the program is ready, they want to hire a consultant to see if we can join forces. In his opinion, they were not moving forward.

Mr. Beckett explained that the specific request, from that meeting, was that Champaign would prepare an RFP, based on an intergovernmental agreement, to solicit consultants to do a phase II study of each of the programs and operations for the agencies and to make a recommendation of what could or couldn't be done with the three agencies. For that to move forward, our attorneys would prepare an intergovernmental agreement, there would have to be an intergovernmental committee, an intergovernmental QBS process to select a consultant and the County Board would have to approve. The estimate was that the County would lose an entire construction season if we undertook this project.

Fleet Maintenance cont.

Ms. Avery stated she would recommend that we move forward with our project and have the ability in the future to have an intergovernmental agreement, if they come forward with their own study that would fit into our existing building.

Mr. Beckett stated we are not shutting off the possibility of any intergovernmental involvement in the future

**MOTION** by Jay to move our project forward and not enter into an intergovernmental agreement at this time; seconded by Cowart.

Mr. Weibel stated that as far as cooperation, it would be strictly maintenance, not storage. Another possibility is that we could build a facility and if Urbana says they would like to create an agreement in the future, it is possible we could add onto our building to accommodate that. Mr. Blue agreed, stating that our facility will be built to expand in the future.

**MOTION carried** with a 9/0 roll call vote. Voting yes were Beckett, Avery, Cowart, Hogue, James, Jay, Knott, Sapp and Weibel. Voting no were none – 0.

**BLDD Invoice #127122**

**MOTION** by Jay to recommend County Board approval of Invoice #127122 from BLDD in the amount of \$20,250 for professional architectural/engineering services provided through December 11, 2005; seconded by Knott.

Mr. James asked about a bid negotiation fee that is included. Mr. Beckett stated they broke down an efforts schedule under which we said we will pay, not to exceed, a certain amount of money and these are the hours we expect them to put in to get that done. If they put in more hours we will not pay them more.

**Motion carried.**

**BLDD Invoice #217047**

**MOTION** by Jay to recommend County Board approval of Invoice #217047 from BLDD in the amount of \$8,852.58 for professional architectural/engineering services provided through January 1, 2006; seconded by Knott. **Motion carried.**

**COURTHOUSE**

**Courtroom Numbering System**

Mr. Beckett stated he would like to defer this item to allow the judge time to come back with a numbering system he acknowledges will work and still allow letters for the Courtrooms. Committee consensus to defer.

**BROOKENS ADMINISTRATIVE CENTER**  
**Restroom Improvements**

Mr. Reinhart stated he has hired a plumber to help him look at possibilities for getting hot water to the restrooms, they feel they have a theory that will work and the plan is to try it in one location and if it works, they will include all restrooms at a cost of approximately \$1,000 per restroom. Mr. James stated the way those pipes are run, and the distance they have to travel, if they go with a central heater they will always have cold water first. Mr. Reinhart stated that is what they are looking at, the water will still come out of the round sinks because currently there is no money or plans to remodel.

Mr. Reinhart stated they have hot water now from a central point, but they have flow and piping problems and they are also looking at the waste of fuel getting the hot water there. When asked about including baby changing stations, Mr. Reinhart stated that will depend upon what the committee wants. Mr. Beckett asked Mr. Reinhart to investigate the costs for a changing table in one of the men's and one of the women's restrooms.

**PHYSICAL PLANT REPORTS**  
**Monthly Reports**

Mr. Reinhart stated that the 1905 repair and maintenance line item shows a 54% spending for this year but he explained they added money from last years budget for non completed projects. He stated there are several contracts they renew each year which come in right off the top and mess with the percentages.

**Downtown Parking Survey Results**

Mr. Inman stated they were approached by the city of Urbana staff requesting the county evaluate the use of the current downtown parking area. Employees are parking in lot 24 and part of our courthouse agreement was to provide parking for county employees with shuttle service to the front of the courthouse. The city has asked us to look at transferring vehicles from lot 24 to lot 25 because Carle will soon be occupying Lincoln Square remodeled space and the city maintains that the lot is not used to the fullest extent. He explained that 37 stickers were issued for spaces and when asked where everyone else is parking, he explained that he couldn't get numbers from Urbana for the parking garage but that is a possibility or they might be parking illegally in the old Jumors lot.

He explained that it costs employees nothing to park in lot 24, but the county contributes \$10,000 to the shuttle used in downtown Urbana. Mr. James asked, if we agree to the move and the shuttle will still be there, if we will still be making our \$10,000 payment. Mr. Inman stated he is sure we would.

Committee consensus to defer this item.

### **CHAIR'S REPORT**

#### **Clock & Bell Tower Project**

Mr. Beckett reported they are anticipating a \$25,000 donation, which will be announced in March and will bring the committee closer to having about \$700,000. At the meeting tonight they agreed to ask the negotiating team to find out what the cost would be to update the options done with the current estimates and consider an option 5, which would be to get the ornamental features of option 4 and still spend about \$700,000.

#### **League of Women Voters**

Mr. Beckett stated he has not heard back from the League regarding updating the waiting room.

#### **Museum Update**

Mr. Beckett stated he expects to have something to report in March.

### **OTHER BUSINESS**

#### **Scottswood Drainage Project**

Mr. Beckett stated he, Ms. McGrath, Ms. Wysocki and Mr. Inman attended the public hearing held at Prairie School. The lot owners in Scottswood, as a part of this drainage assessment petition, would be required to pay between \$1,500 - \$2,000 per lot as their contribution to the project. They can pay it all at once or they can defer it over 15 years. Most of the owners were relieved because they thought they were going to be asked to pay a significant amount more, but the way the assessments are calculated, the lot that gets the most benefit, pays the most. He explained that we took the grant money and applied it entirely to the Scottswood homeowner costs, we didn't use any of the money, nor did the Park District or the school district, to meet any of our costs. The homeowners inside the city of Urbana have some additional financial assistance available to them to meet their assessments as well. All the affected homeowners were sent notices of the hearings and the attorney for the drainage district stated he would meet with the people individually if necessary.

#### **Semi-Annual Review of closed session minutes**

Committee consensus to defer this item and ask the State's Attorney to make a recommendation.

Mr. James stated some of these minutes don't really deal with personnel issues and asked if there should be some point in time when some of them should be opened. Mr. Beckett asked Ms. McGrath to provide the committee, in March, with the policy reasons behind why those minutes should remain closed.

**NEW BUSINESS**

**Amended future meeting schedule and locations**

Mr. Beckett referred to the proposed amended list of meeting places which will take the committee to all our major venues.

**Consent Agenda items**

Committee consensus to include items VB 2-3; VC 1-6; VC 8-9; VD 1; VE 1-2 and VI C & D on the February County Board agenda.

**Adjournment**

Chair Beckett declared the meeting adjourned at 8:58 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary