

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities Committee

July 20, 2006 – 6:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

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

MEMBERS ABSENT: Avery, Hogue, Sapp

OTHERS PRESENT: Denny Inman, Barb Wysocki, Susan McGrath, Roger Holland, Kevin Hunt

Call to Order

Chair Beckett called the meeting to order at 6:01 p.m. A roll call confirmed a quorum present.

Approval of Agenda

MOTION by Knott to approve the agenda; seconded by Weibel. **Motion carried.**

Public Participation

There was no public participation.

Champaign County Nursing Home

Update on Mold Issue

Mr. Beckett reported that there is to be a mediation session in early August with a third party mediator. He knows that Otto Baum and PKD will be at the table but he does not know, at this point, if any other subcontractors will be present. He reported that he spoke with Mr. Selander, of Duane Morris, today and is happy to answer any questions. When asked who will be allowed to attend this session Mr. Beckett stated he does not know if it is public but any board member can attend. He stated he feels the responsibility to carry forward, even with out a vice-chair, and report to the committee. He explained at this session there could be settlement discussion but reminded the committee that the authority for settlement, in any circumstance, comes from the County Board.

Update on HVAC Issue

Mr. Beckett reported there was a team meeting on the HVAC issue he was not able to attend, but his understanding was that everyone agreed that all of the balancing tests on all of the units should be done and all fan curves should be received from the manufacturer so we have objective data to compare with the performance of the existing equipment. Engineers were directed to do drawings to test out the booster fan option so the county could be assured it was a viable option. Mr. Inman reported unit 6A is the one unit we are testing.

Ms. Cowart arrived at 6:08 a.m.

Mr. Beckett reported that the firm doing the testing is a subcontractor of the plumbing, heating and air conditioning contractor so it is someone whose job on this project was to do this balancing. Ms. McGrath stated there will be another team meeting on August 4th and it would be good to have someone from this committee in attendance at that meeting.

Mr. Knott asked why we are not testing every unit. Mr. Inman explained there are 12 units total and they have tested two, both of which have failed different parameters. They went back to the worse case that we know about and are putting Farnsworth's design to test. August 23rd is the deadline for that unit to be in place, balanced, tested and certified that it is working according to manufacturer's standards and normal HVAC standards. He stated we have to implement one before we can charge to the other 11. Mr. Beckett asked if our HVAC consultant, Jim Gleason, concurred with this approach. Mr. Inman stated he does concur, they are going to balance all the units to get the numbers of the systems as is, one unit will be put in place to see if it works then we have the other data to go back in for the other solutions. Mr. Beckett stated it is hard to second guess Mr. Gleason. Mr. Knott stated he did go to view the system and it was obvious it was struggling. Mr. Beckett reminded the committee that we can be in arbitration whenever we say we want to be, after we passed that resolution our engineers suggested we try their solution before we take that step.

Ms. McGrath stated our consultant, GHR, has recommended we have two things go forward in this process. We are testing all the units to see what the balance numbers are, we are also doing separate tests on the option put forward to solve the problem and testing that on one unit.

Other Business
Employee Parking

Mr. Beckett reminded the committee that in May, they surveyed downtown employees regarding the parking. They went ahead and acted on the basis of those results and implemented the changes the first of July. He stated he immediately started hearing that the solution we had accepted was not acceptable to the employees, he went to the lot and walked the lot and he agrees it is not acceptable. He met with Ms. Wysocki and the County Administrators to ask them to gather information about a solution to this problem. There are a variety of lots available around the Courthouse, some are municipal and some are privately owned. He explained that the ultimate plan is to identify the lots, come up with a 140 spaces and hold an annual employee lottery so each employee has an equal opportunity to get the best spaces. He expects the administrators to have a proposal to recommend to us that includes the use of the revenue we generate from the Courthouse lot to pay for the downtown parking problems. He had hoped we would have all the numbers and information together tonight but as of this afternoon, we have not received everything back from a couple different lot owners so this item will be on our August agenda.

Mr. Knott stated he has had conversations with members of this committee and they feel that what they were told when they voted on this was not correct. The survey was done and showed that those in the courthouse didn't care or there wasn't an over-utilization of the current lot and they were under the impression that the new distance was a wash. He stated if he had known the feelings of the employees he never would have voted for this.

Mr. Beckett stated he agrees and feels the big communication error was the description of lot 25 in the survey. He stated he apologizes for that and takes full responsibility for that situation. He explained that Urbana owns lot 24 and they had promised that lot to Health Alliance to keep them in Lincoln Square. He pointed out that when they discussed keeping the Courthouse downtown the City agreed we would be a priority and now they are making the same sort of promises to Health Alliance.

Selection of County Facilities Vice-Chair

Mr. Beckett stated he has talked with Mr. Knott and Mr. James, who he personally asked if he would be willing to have his name come forward as vice-chair.

Mr. James stated he is still thinking he has not had time to speak with Mr. Sapp about the issues. There is a lot going on for Facilities and before he steps into the role he wants to make sure it is for the right reasons.

Mr. Beckett stated he is not opposed to deferring this as long as we know by the August meeting what will happen. Since he has been chair of the committee there has been a republican vice-chair and he would like that to continue.

Committee consensus to defer this item to August.

Mr. Beckett stated he is not sure if the committee understands how FOIA requests are handled at the county and pointed out that county records belong to the county, not one person and no one of us has the right to make the decision that something is or isn't public. He stated the States Attorney is in an impossible situation because they need to know what the client wants to do and we are the clients, it starts with us in this committee. We have 2.5 million dollars worth of public claims out there and our lawyers are advising us to keep this information close. At the August Facilities meeting we will have a closed session to make a decision to recommend to the board that these documents are or are not public. He stated that our lawyers, involved in the litigation, are giving us advice about these records and they say we are putting at risk the collection of the money pointing out that the people on the other side are not giving out their private records. He stated the choices are, this political game where everyone is keeping secrets or we going to do our best to collect this 2 million dollars. He stated any board member, at any time, can see any document they want to see.

Adjournment

Chair Beckett declared the meeting adjourned at 6:29 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary