

## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

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### County Facilities

November 14, 2006 – 7:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Denny Inman, Deb Busey, Barb Wysocki,  
Susan McGrath, Claudia Gross, Media

### Call to Order

Chair Beckett called the meeting to order at 7:00 p.m.

### Approval of Agenda

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

### **Approval of Minutes – September 5, 2006; September 14, 2006 performance appraisal subcommittee**

**MOTION** by Weibel to approve the minutes of September 5, 2006 and the performance appraisal subcommittee minutes of September 14, 2006; seconded by James.

Weibel asked for two changes to be made to the minutes.

**Motion carried** to approve the minutes as amended.

### Public Participation

There was no public participation.

### Fleet Maintenance/Highway Facility **BLDD Invoice #128260**

**MOTION** by Cowart to recommend County Board approval of Invoice #128260 from BLDD Architects in the amount of \$134.76 for professional services rendered through October 1, 2006 per agreement dated July 2005; seconded by Weibel. **Motion carried.**

**BLDD Invoice #128261**

**MOTION** by James to recommend County Board Approval of Invoice #128261 from BLDD Architects in the amount of \$6,796.68 for professional services rendered through October 1, 2006 per agreement dated July 2005; seconded by Cowart. **Motion carried.**

**Champaign County Nursing Home**  
**Construction Project**  
**Pay Requests**

**PKD Pay Request No. 45**

**MOTION** by Weibel to recommend County Board approval of Pay Request No. 45 from PKD, Inc. in the amount of \$5,847.00 for professional services provided through October 20, 2006 per agreement dated February 2003 (\$1,571 – Staff; \$301 – Reimbursables; \$3,975 – General Conditions – Change Order No. 1, 2 & 3); seconded by Sapp. Motion failed with a 6/3 roll call vote. Voting no was Avery, Cowart, Hogue, James, Jay and Knott. Voting yes was Beckett, Sapp and Weibel.

**MOTION** by Knott to forward PKD, Inc. Pay Request #45 to the full County Board without committee recommendation; seconded by Jay.

Mr. Knott stated he would like to include all PKD Pay Requests in this motion. Ms. Avery stated she would also like to include the Raterman Invoice. A friendly amendment was made to the motion to include PKD, Inc. Pay Request #1, PKD, Inc. Pay Request #2 and Raterman Group Invoice #12163. The seconder concurred.

**Motion carried.**

**PKD, Inc. Pay Request #1**

Addressed above

**PKD, Inc. Pay Request #2**

Addressed above

**GHR Engineers & Associates, Inc. Invoice #0015741**

Omnibus motion by James to recommend County Board approval of GHR Engineers & Associates, Inc. Invoice #0015741 in the amount of \$4,289.15 for professional services provided through September 30, 2006 per agreement dated June 2006 and GHR Engineers & Associates, Inc. Invoice #0015815 in the amount of \$6,140.65 for professional services provided through October 28, 2006 per agreement dated June 2006; seconded by Weibel. **Motion carried** with Jay opposed.

**GHR Engineers & Associates, Inc. Invoice #0015815**

Addressed above

**Raterman Group Invoice #12163**

Addressed above

**Berns, Clancy & Associates Statement #2**

Omnibus Motion by James to recommend County Board approval of Berns, Clancy & Associates Statement #2 in the amount of \$5,416.56 for civil engineering and surveying services for the Art Bartell Road Extension and Water Main Extension, Champaign County East Campus/County Nursing Home Site; Berns, Clancy & Associates Statement #2 in the amount of \$11,060.00 for professional engineering services for an interim Stormwater management plan study and design related to the new Champaign County Nursing Home Site Development, Champaign County East Campus and Berns, Clancy & Associates Statement #2 in the amount of \$8,064.25 for professional consulting, engineering and surveying services for miscellaneous tasks and on-site storm sewer and drainage revisions related to the new Champaign County Nursing Home Site development/Champaign County East Campus; seconded by Weibel.

Mr. Beckett explained that all of these statements are part of the ongoing development of that site and they tie into the Stormwater project we have with Scottswood. Mr. Inman explained we have previously paid \$11,000 and when asked how much is left, he stated he will find out.

**Motion carried** with Jay opposed.

**Berns, Clancy & Associates Statement #2**

Addressed above

## **Berns, Clancy & Associates Statement #2**

Addressed above

### **Duane Morris Invoices in the amount of \$76,323.35**

Mr. Beckett reported that this firm has completed all legal services related to mold remediation work. He reviewed all the separate billing items but still had questions so he spoke with Ms. Rietz and asked permission to talk directly to the Principal of the firm. He attempted to contact the person he needed to talk to but he was out of the country so he has no recommendation but would ask the committee to not approve these bills tonight. Because he wants this committee to address this issue, he asked for a brief meeting before the board meeting.

**MOTION** by James to forward the Duane Morris Invoices in the amount of \$76,323.35 to the full County Board without recommendation; seconded by Knott.

Mr. Beckett stated his hope, in talking to the firm, is to get them to agree to an amount different than what is on the agenda.

**Motion carried.**

### **Update – HVAC Issue**

Mr. Inman explained a packet of information he provided to the committee. He stated they will meet their November 30<sup>th</sup> deadline and most likely everything, but the balancing, will be done in one week. It is their hope that once the balancing reports are done they will be turned directly over to the architect, hopefully December 1<sup>st</sup> or 4<sup>th</sup>, at which time they will go into a packet going to IDPH. This Friday they will make the call to IDPH and officially notify them we want to be put onto their schedule. Upon receipt of the packet they will officially schedule our on-site visit which will hopefully be the week of December 11<sup>th</sup>. They will evaluate what they have found and come back with comments.

Ms. Avery stated that the report includes the number \$700,000, although that is not a concrete number, and asked if that is where we thought we would be. Mr. Inman reported that the amount first brought to the committee was around 1 million dollars. He explained, to date, we have paid \$79,242.67, we have been charged a total of \$288,240.00 and we are in possession of \$209,000 worth of invoices that need to be paid. He believes we will end up in the \$700,000 range.

### **CON Alteration/Renewal**

Mr. Beckett reminded the committee they met with staff from the Planning Board back in July and he sent out a memo describing the CON process which stated we understood we had to make an alteration request and if we could get it done by December 31<sup>st</sup>, we would be fine, otherwise we would have to make a renewal request. That alteration request is included with the agenda. He reported that he received a phone call from Mr. Bilimoria of Duane Morris, stating the Health Facilities Planning Board said they were not going to schedule us for a hearing on our request at the December meeting. He forwarded that information to the committee. He was contacted by the media regarding this information and he stated he was disappointed because it is clearly attorney client information and no member has the right to release this to anyone. Mr. Bilimoria talked to council for the Planning Board today and they had no idea what the impact was of their decision to not include us on the agenda and they agreed to reconsider. He stated that the last page of the email from Duane Morris is consistent with things they have said all along, that this is a business decision and needs to be kept confidential. He stated that someone posted on the Illini Pundit website that the County had been denied the certificate of need; that is incorrect information and to ensure the committee completely understands the situation, he explained that we have a certificate of need permit that allows us to build and occupy the nursing home and we could move in under that certificate right now. If we did that, we would report to the Planning Board what our budget was and they would assess a penalty to us because we overspent. So to communicate in any way to the public that we are not going to occupy the building is not correct. He read a letter from Duane Morris which stated the following: the County CON permit is and remains valid, it was not denied, it was granted years ago and remains in effect. The State Board refused to hear the County's request for alteration for procedural issues under the State Board's new rules which took effect September 1, 2006, Today the IDPH council to the State Board agreed to reconsider that action. He would prefer this information not be played out in the press. As Attorney's for the County, public announcements such as these will only provide the disservice to the County's ongoing efforts to work with the state board. They will not council the county to continue these types of public statements in light of the very real ongoing negotiations which are currently being done in good faith and as a special courtesy with IDPH staff, these negotiations can end with one public inaccurate statement from the County and they ask the County Board and its staff stop these public statements so they have the chance to work issues out with IDPH in good faith.

### **County Board & Urbana Park District Intergovernmental Agreement**

**MOTION** by Sapp to recommend County Board approval of the County Board & Urbana Park District Intergovernmental Agreement; seconded by Weibel. **Motion carried.**

**Champaign County Courthouse**  
**White & Borgognoni Architects, P.C. Invoice #1**

**MOTION** by James to recommend County Board approval of White & Borgognoni Architects P.C. Invoice #1 in the amount of \$2,522.18 for architectural services rendered through October 6, 2006 for Champaign County Courthouse Masonry Stabilization & Restoration; seconded by Weibel.

Mr. Beckett explained this money is being spent out of the Clock & Bell Tower Fund. Mr. James asked about the status of the contract with White & Borgognoni. Mr. Beckett explained that those contracts have not been finalized because of professional services but Mr. Phebus is working on them.

Mr. Inman explained that the efforts schedule Mr. White has produced and the fee was to be reworked. In the light of the committee's concerns about the services contract this was going to be the time to take care of this issue and this will be the first contract with the changes.

**Motion carried.**

**Champaign County Bar Association Photographs**

Mr. Beckett stated he was contacted by the president of the Bar Association asking about these photographs, which used to be hanging in the Courthouse. They are asking us if we think it's worth while that these historical items be posted on the walls in the Courthouse. Committee consensus to have the Board Chair work with the Bar Association to determine where in the Courthouse the pictures should be hung.

**Chair's Report/Issues**  
**Courthouse Museum Update**

Mr. Beckett explained that Cheryl Kennedy, of the Early American Museum, has advised him that there is a grant opportunity available for funds for the museum. This grant has a deadline in December so he suggested she go ahead and put the application together and the new Facilities committee will see this on their December meeting agenda.

**Physical Plant Reports**  
**Monthly Reports**

There were no questions about the monthly reports.

### **Other Business**

#### **Isaksen, Glerum, Wachter Invoice #3**

**MOTION** by James to recommend County Board approval of Invoice #3 from Isaksen Glerum Wachter in the amount of \$3,710.00 for professional services rendered thru September 29, 2006 for the remodel of Brookens Administrative Center space for County Clerk election requirements; seconded by Weibel. **Motion carried.**

#### **Champaign County & Metcad Tower Agreement**

Mr. Beckett explained this has already been approved by the Metcad Board, the City of Champaign and the University of Illinois.

**MOTION** by Jay to recommend County Board approval of the Champaign County & Metcad Tower Agreement; seconded by Sapp.

Mr. Inman explained the current tower there is 25 years old and was done on a previous agreement.

**Motion carried.**

#### **Lease Agreement between the County of Champaign and the Regional Planning Commission**

**MOTION** by Sapp to recommend County Board approval of the lease agreement between the County of Champaign and the Regional Planning Commission; seconded by James.

Ms. McGrath explained that she has reviewed this lease and they made a change taking into account that the planning & zoning office didn't move out of the RPC space as quickly as thought so there was a rent credit for that.

**Motion carried.**

### **Addendum**

#### **Lease Agreement between the County of Champaign and the Illinois Attorney General**

**MOTION** by Knott to recommend County Board approval of the Lease Agreement between the County of Champaign and the Illinois Attorney General; seconded by Weibel.

Addendum cont.

Ms. McGrath explained this is a revised version from what was attached to the addendum. She has reviewed this agreement with the Attorney General's office and explained there were a few legal things that needed to be revised. She also pointed out a typo under rent, the amount should be \$1353.03 per month and she had it listed as the amount per year. She stated the Attorney General's office agreed to enter into a multi year lease which will be the first one.

**Motion carried.**

**New Business**

There was no new business.

**Closed Session Minutes**

**MOTION** by Knott to approve the closed session minutes of the August 24, 2006 performance appraisal subcommittee; September 14, 2006 #1 performance appraisal subcommittee and September 14, 2006 #2 performance appraisal subcommittee; seconded by Jay. **Motion carried.**

**Consent Agenda Items**

Committee consensus to include items Va and b, VI d, VII a, Xa, b and c and Addendum item X d on the County Board consent agenda.

**Adjournment**

Chair Beckett thanked the committee for their work the last two years and declared the meeting adjourned at 7:54 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary