

## CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

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### County Facilities

Tuesday April 3, 2007 – 7:00 p.m.

CAC, 1601 E. Main, Urbana

**MEMBERS PRESENT:** Beckett, Bensyl, Betz, Cowart, James, Jay, Richards, Weibel

**MEMBERS ABSENT:** Sapp

**OTHERS PRESENT:** Denny Inman, Deb Busey, Alan Reinhart, Susan McGrath, Mike Williams, Mark Shelden, Duane Northrup, Jim Gleason, Riley Glerum

### Call to Order

Following a tour of the facility, Chair Beckett called the meeting to order at 7:00 p.m.

### Approval of Agenda/Addendum

**MOTION** by Betz to approve the agenda; seconded by Weibel. There was no addendum. **Motion carried.**

### Approval of Minutes: January 25, 2007; February 20, 2007

**MOTION** by James to approve the minutes of January 25, 2007 and February 20, 2007 as presented; seconded by Betz. **Motion carried.**

### Public Participation

There was no public participation.

### Children's Advocacy Center

#### **Discussion**

Mr. Williams explained that Julia Rietz is the Chair of the CAC Board and they had a meeting in late March about the CAC space issue. They have viewed 3 or 4 different spaces including the new Public Health building, which Mr. Inman has also viewed. He explained that space is very promising in terms of cost and size but it is early in the discussion with the CUPHD.

Mr. Weibel stated the CUPHD is very accepting of the CAC moving in and the area in question does have separate entrances, which is a must for the CAC. Mr. Williams explained the entrance is also handicapped accessible, there is ample parking and after looking at the space it is easy to see how they could fit into it.

He stated the County wants them out of the current building by August 1 and the CUPHD felt that timeframe was workable for them.

Mr. Jay asked if we could tie the county computer network in over at that building. Mr. Inman stated connectivity with the County should not be difficult.

Mr. Williams stated they received grant funding for the current building from the Department of Children & Family Services, the Mental Health Board and Carle. The Mental Health Board and the Dept. of Children and Family Services will not contribute again. The County contribution was labor.

Mr. Inman stated he has requested a set of facility plans from Mr. Palazzolo. Mr. Williams stated he and Ms. Rietz met with the Police Chief Organization about them kicking in for a full time forensic interviewer.

### **Champaign County Nursing Home: Reuse** **Reuse Report**

Mr. Glerum explained that after the last meeting they reviewed their mothball list and reduced it to its responsible minimum and analyzed those tasks to determine whether they were desirable or mandatory. They also assigned cost to the tasks making judgments as to who would perform the task, in house or outside, and they brainstormed the possible consequences of not doing the tasks. They presented a spreadsheet showing the total cost of mothballing with no occupancy at \$108,700, when they add in the desirable tasks it goes to \$385,000; adding the desirable tasks allows the County to live longer with the facility mothballed. The alternative scenario was partial occupancy and the only difference is the additional costs of remodeling the facility to meet needs, the Coroner with a morgue only or a full program and County Clerk equipment storage. The additional costs under morgue only are \$388,000 and with a Coroner full program it jumps to almost 1 million dollars. These figures do not speak to the cost of energy over a two year period but they presume it will be less than it was as occupied and if they are going to do any partial remodeling it would be in the 1971 addition. This is the bare bones to keep the 71 addition able to function.

Mr. Gleason stated this keeps heat in the entire complex with the annual cost of \$15,000, which is an allowance; they are looking at really old equipment and they will need something.

Mr. Jay stated he appreciates the breakdown but doesn't feel we have any other choice but to shut it down. He stated he does not agree with all the things included with the mothballing because some of it will never be used again. He stated we should shut it down and lock the doors. Mr. Weibel asked if there has been any interest by anyone to move into the building. Mr. Beckett stated just the same people as before and he asked Ms. Busey if there is any money in the 07 budget for this facility.

Ms. Busey stated they added \$90,000 to the utility line items in anticipation of paying just the utilities once the building was vacant and she isn't sure that will be enough. Mr. Beckett stated regardless of what we do it will require a budget amendment and the cost to tear it down is one million dollars. Mr. Betz stated he doesn't see the investment for even 2 years with this facility because after that time its going to cost to get it back up and running and he thinks we should eliminate it now, they cant afford to not make a decision.

Mr. Beckett asked what the best process is to make this decision; if it's the County Facilities committee or if it's the board as a whole. Mr. Betz stated he feels the committee should make a recommendation. Mr. Beckett stated there are three approaches; creating a subcommittee to make a recommendation, the Facilities committee can make a recommendation or the county Board can do it as a committee as a whole. Mr. Betz stated if they are issuing bonds in August, if the tearing down of this building could be included in that. Ms. Busey stated yes and the repayment of that portion of the bond would become a general corporate obligation, she stated there are already issues general corporate is going to face in the next couple of years. Mr. Bensyl stated he is not fond of any of the options here but if we are going to tear it down we should do it and it would be irresponsible for us to let it sit there. Mr. James asked if we could look into doing a land swap with someone.

Mr. Inman stated if you can't find someone to remodel and occupy it he doesn't know who we would find to buy it and the land value is less than the tear down cost. Mr. Beckett stated this should be an action item in May and he wants everyone to consider what they think is the best approach and come to the next meeting to advance some action. He will talk to anyone who has shown interest in the building before the next meeting.

Ms. Busey stated the cost of mothballing the building and maintaining it are at least equal to what the bond payments would be to tear it down.

#### **Isaksen Glerum Invoice #7**

**MOTION** by Betz to recommend County Board approval of Invoice #7 in the amount of \$4,255.40 for professional architectural & engineering services relating to the mothballing at the existing Champaign County Nursing Home for the period January 6, 2007 thru February 2, 2007; seconded by Bensyl. **Motion carried.**

#### **Fleet Maintenance/Highway Facility** **BLDD Invoice #128876**

**MOTION** By Betz to recommend County Board approval of Invoice #128876 from BLDD in the amount of \$6,300.00 for professional architectural/engineering services rendered through March 1, 2007 per agreement dated July 2005; seconded by Jay. **Motion carried.**

**BLDD Invoice #128877**

**MOTION** by Betz to recommend County Board approval of Invoice #128877 from BLDD in the amount of \$80.00 for professional architectural/engineering services rendered through March 1, 2007 per agreement dated July 2005; seconded by Cowart. **Motion carried.**

**Easement – Overhead and Underground Electric**

Ms. McGrath stated this is something that Ameren drafted but she has reviewed and recommends approval of.

**MOTION** by James to recommend County Board approval of the Overhead & Underground Electric Easement; seconded by Cowart. **Motion carried.**

**Champaign County Nursing Home**

**Request to issue RFP for auctioneering services for old Nursing Home**

Mr. James questioned if we should look at a cash sale or a land swap. Mr. Inman stated he will talk to the State's Attorney but he believes the land swap would have problems associated with it.

Mr. Inman stated that the security and environment of the building are being controlled by Mr. Reinhart and it is vacated except for his people. Ranae Wolken is going through the building taking inventory and once we have that we will ask the departments what they would like. We have been in touch with the Forest Preserve who uses eBay to sell small allotments of excess equipment and that is something we will look into.

**PKD, Inc. Pay Request #50**

**MOTION** by Betz to recommend County Board approval of invoice #1245261 from PKD, Inc. in the amount of \$220.00 for professional services provided through March 20, 2007, pay request is for reimbursables; seconded by Weibel. **Motion carried.**

**Duane Morris Invoice #1245261**

**MOTION** by Betz to recommend County Board approval of Invoice #1245261 from Duane Morris in the amount of \$6,822.54 for professional services related to Certificate of Need through February 28, 2007; seconded by Weibel.

When asked if we are close to being done, Mr. Weibel responded that we won't know until we get more information about the outstanding situation but the only remaining issue is the compliance.

**Motion carried.**

**Requests for Reduction in Retainage**

Bid Item #8 – General Trades Contractor – Otto Baum:  
Reduction in Retainage from 5% to 2.5%

Bid Item #5 – Kitchen Equipment – National Fabco:  
Reduction in Retainage to 0% due to 100% completion in contract work and closeout requirements

Bid Item #1 – Site Utilities – Stark Excavating:  
Reduction in Retainage to 0% due to 100% completion in contract work and closeout requirements

**MOTION** by Betz to recommend County Board approval of the National Fabco and Stark Excavating Requests for Reduction in Retainage; seconded by Bensyl.

When asked if these contractors have anything to do with the mediation issue, Mr. Beckett stated they do not.

**Motion carried.**

**MOTION** by Bensyl to decline/disapprove the Otto Baum Request for reduction in retainage; seconded by Weibel.

Mr. Weibel asked if there is any legal issue with us holding this back. Mr. Beckett stated he assumes it is included with the arbitration/mediation and however that gets resolved this will be resolved in it.

**Motion carried.**

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

Mr. Reinhart explained these are the standard reports. They still have not seen any major movement on utilities and they are at full staff with just one vacant position and one employee off on FMLA.

**MOTION** by Betz to receive and place on file the Physical Plant monthly reports; seconded by Cowart. **Motion carried.**

Mr. Inman explained nothing has moved forward with the consortium because of uncertainty in legislature if anything will be done.

**Chair's Report/Issues**  
**2007 Meeting Schedule – Updated**  
**Time/Date/Place**

Mr. Beckett stated we changed the schedule of meetings and asked if anyone had an issue with the way the schedule remains.

**County Clerk Space**

Mr. Beckett stated he agreed to add this item because even though discussed last month we had decided that the County Clerk needed space and as soon as possible now he heard the legislature was going to move the primary to February 5<sup>th</sup> which means early voting would be December 27<sup>th</sup> then he thought about the last election and he wanted to get the Clerk's opinion on what would happen if that primary moves. He also talked to Mr. Inman and asked him to show the committee the maximum space that would be available at Brookens for the County Clerk.

Mr. Shelden stated if the primary is moved the whole schedule will change, space wise they are cramped right now and that has created problems in testing of our ballots because the high speed tabulator hasn't been able to be set up. When they move into a presidential election their space requirements are dramatically more and at various times they will have 10,000 voter registration cards in process and have to be organized and he believes they can anticipate a far higher turnout with this primary. Mr. Beckett stated the information he asked Denny to create was to maximize the space immediately adjacent to the current clerk space and asked if that is desirable. Mr. Shelden stated they need the space approximate to their office and they need it in the election area which is now what they call a break room. They already have too much stuff in that part of the office which is election related and they need more space for storage and working. Mr. Beckett asked about the timeline they see working backward from a February 5<sup>th</sup> election. Mr. Shelden stated as they start getting past November 1<sup>st</sup> they start interfering with operations of the election and that is when he anticipates things will get really heavy. Mr. Beckett asked, using the November 1 timeline, where are we in Brookens remodel and vacating the highway space.

Mr. Inman stated the Brookens remodel will be done but he doesn't believe Highway will be gone by then explaining that they are playing catch up right now, with the new building, because of the weather.

Mr. Shelden stated, assuming the doorway into the new area at the back of animal control is big enough, which he assumes it will be, what is before the committee is great. When asked which one he prefers, Mr. Shelden stated A2 and A3 are the same in terms of his office. Mr. Inman explained meeting room 2 and the storage space would switch.

Mr. Reinhart stated he hasn't put any thought into what it would take to do this but can provide a timeline and cost estimate by the next meeting. Mr. Sheldon stated his election storage is in the Gill building. Mr. Beckett asked if we are leaving up any of the highway buildings and asked if any of those would be suitable for his election equipment. Mr. Sheldon stated it could be potentially, his understanding is that the Sheriff has some ideas about ways he would like to use some of that space. There are eight bays and if he had three that were enclosed and if he could use two that the Sheriff wants for his vehicles during the election times, they could have space for judges to drop materials off. Mr. Inman stated they will have to devise a plan to take care of the eroded metal portion but that won't be difficult and he can have something in May regarding that building.

### **County Administrator – Report**

Mr. Inman reported that he heard from the State that the reason we haven't heard anything back is because of reduction in staffing.

They are looking for completion of the pre-cast of the fleet maintenance building on April 19<sup>th</sup>; next major phase will be the roof and then the underground heating system. Looking for all of that to be completed by the end of May. Mr. Inman stated in June it would be appropriate to have BLDD come before the committee and make a presentation regarding the status of the building.

### **Other Business**

#### **Old Nursing Home parking space for Urbana-Champaign Friends Meeting**

Mr. Beckett explained this is a request from Friends to be able to park on this side of the street in the old nursing home parking lot. Mr. James stated there are several Oak trees around that lot and asked if the County would have a hold harmless in case any limbs fell and if they would expect us to do any maintenance or repair work down the road. Sandy Bales, a member of the Friends, replied that they would not hold the County responsible nor would they require any upkeep.

Mr. Richards asked if the parking plan will be affected by the mothballing plan. Mr. Glerum stated they had talked about barricading off the parking lot if the building will be mothballed but they can make an exception. Ms. Bales stated they are talking about maybe a half dozen parking spaces and the use would be mostly just weekends.

Committee consensus to ask Mr. Inman and Ms. McGrath to draft a policy.

### **Signage on Lierman and Main for new nursing home**

Mr. Inman referred to a memo provided for the committee. Mr. James and Mr. Beckett brought this issue to our attention and he took the traffic flow pattern and plotted potential sign locations to get people through the campus to the nursing home. The quick estimate it would be about \$14,000 to do this and at this time they have not spent all the money on the HVAC system. Mr. Bensyl stated our new highway building we will have a sign shop and asked if we could wait until the building is up. When asked what kind of signs we were talking about, Mr. Inman explained it will be the style of sign at Brookens and he believes Highway could do the signs but he will have to talk with Mr. Blue. Committee consensus to wait until the fleet maintenance facility is up and running.

### **Lincoln Exhibit Committee**

Ms. Wysocki reminded the committee that we have an MOU with the Forest Preserve District regarding the display area in the Courthouse. They have had two meetings of the newly formed committee and Ms. Kennedy wanted to provide the committee with an update.

Ms. Kennedy of the Early American Museum spoke to the committee, stating she wanted the committee to know if they are going to seek grants, there are deadlines that will be hard for them to meet if she has to wait to bring the details to the committee. Her concern is that 2009 is not that far away, which is the bicentennial of Lincoln's birthday, and they want the Courthouse exhibit open by then and to get the money to do that means a lot of backward planning. They have a rough detail for that exhibit and a complimentary exhibit at the museum and she has talked about the grants available, one upcoming due April 30<sup>th</sup> is related to education followed by a grant for school programs. They are headed toward two federal grants which are the large ones they will be working on with the committee. She wanted to give the committee an update what they are working on, they are going to go for the April 30<sup>th</sup> grant. When asked about the bicentennial she explained nation wide they will see a huge celebration. Mr. Beckett state he is on the Chancellors committee as a rep from the law school and the University is also working toward that date and they observed that August/September of 2008 is the 150<sup>th</sup> anniversary of the debates and it is his understanding that the University is going to do something commemorative. There will be a lot of interesting and positive opportunities for our communities as we look at recognizing their histories. Mr. Beckett asked who the grant applicants are. Ms. Kennedy stated as they talked about it as an exhibit committee they wondered if it weren't the Forest Preserve because the money is in the foundation and a benefit to that is they are a 501c3, many agencies wants to make sure their money goes within a 501c3. Mr. Beckett stated that makes sense and in doing that process asked if the County has to approve grant applications if we are not the applicant. Ms. Kennedy stated they are hoping they don't want to because it slows down the process and now they are going to really get into those grants to see what they entail and she will be able to determine if the County needs to be involved.

**Consent Agenda Items**

Committee consensus to include all items except VIII 2 on the County Board consent agenda

**Adjournment**

Chair Beckett declared the meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Tiffany Talbott  
Administrative Secretary