

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

County Facilities

Tuesday, May 15, 2007 – 7:00 p.m.

Emergency Operations Center

MEMBERS PRESENT: Beckett, Bensyl, Betz, James, Jay, Weibel

MEMBERS ABSENT: Cowart, Richards, Sapp

OTHERS PRESENT: Denny Inman, Deb Busey, Julia Rietz,
Sheriff Walsh, Jim Page, Pat Pioletti,
Duane Northrup, Media

Call to Order

Chair Beckett called the meeting to order at 7:05 p.m. A roll call determined a quorum present.

Approval of Agenda

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

Approval of Minutes – March 6, 2007

MOTION by Betz to approve the minutes of March 6, 2007 as presented; seconded by James. **Motion carried.**

Public Participation

There was no public participation

Champaign County Nursing Home: Reuse

Isaksen Glerum Wachter Invoice #8

MOTION by Betz to recommend County Board approval of Invoice #8 from Isaksen Glerum Wachter in the amount of \$2,774.60 for professional architectural & engineering services relating to the mothballing at the existing Champaign County Nursing Home, for the period March 3, 2007 thru March 30, 2007; seconded by Bensyl. **Motion carried.**

Presentation by Jim Page/ILEAS

Jim Page presented a short video to the committee explaining what ILEAS is and what they do. He explained they have been leasing office space at the Emergency Operations Center since 2004 and every year they add more people and he feels they have reached the limit of what is available to them in the building. He explained they train hundreds of officers a year and they have rules on how they spend that money. One of their big groups out of Louisiana contacted him asking if there was a facility they could use for their training, all of which is on the road. Since the old nursing home has become vacant, that building has become an option and the folks from Louisiana have looked at the building and loved it. He stated that the Federal Government put together a new task force which he has a seat on, for school safety and they are wanting to re-train people and, until this building became vacant, they had no place to do that. He explained that is just one example of how it could be used, it is very hard to find buildings to do that kind of training and the old nursing home is perfect. He is proposing that the County retain ownership of the building; ILEAS will lease it and provide the County with the cash to take care of the things that need to be done up front. He stated he is trying to locate financing to give to the County and the intention is to only remodel enough space for offices and leave the rest as is. He is getting calls everyday about using the building; he has talked to the Governor's office, the Terrorism Task Force, the State Police and the Department of Public Health. He has talked to the City of Urbana and they are also supportive as well as the University of Illinois. He is working to line up funding so we can get a lot at the front end but no matter what the County does, they will have to invest something in the building. This option is getting bigger and bigger and he has identified a number of sources for money and is actually going to Washington next week to look at getting more money.

He stated, at this time, ILEAS is looking for four things from the County: To allow ILEAS staff and County staff to meet with the County's contracted architectural firm to discuss this proposed use of the Nursing Home facility to develop an accurate cost estimate to remodel the facility as needed; Allow ILEAS 60 days to further develop the financing and contractual support for the facility, meet with architects and County staff to work out a specific lease proposal; Continue to inventory the property inside the facility and continue to maintain the facility and clean it as best as possible.

MOTION by Betz to allow the County administrative staff and architects to complete the ILEAS requested items; seconded by Bensyl.

Mr. Weibel stated this is a fabulous idea and asked if there is a problem with cleaning the facility or a problem with ILEAS working with IGW. Mr. Inman explained that Ranae Wolken is working on the facility, with the help of public service workers. Mr. Beckett explained that as long as we are talking about something under \$5,000 all we need is a firm we have a good standing relationship with and they are the logical choice because they have done the study.

Mr. James asked if ILEAS would be splitting the cost of the study with the County. Mr. Page stated he would like to see if those costs are eligible under the grant requirements. When asked about the time frame, Mr. Page stated the time frame for them to get into the building will depend on the repairs that need to be done but by the end of the year.

Mr. Jay stated he is excited and concerned and asked if we will be paying IGW just to meet with ILEAS. Mr. Beckett explained that work has been done and the reuse study is what they need to look at. Mr. Inman explained that he has talked with Mr. Gleason because HVAC is the biggest issue. They will be talking data and moving numbers around, the County will pay for the cost of printing the plans and we will have a few sit down meetings with Mr. Page and that will be it.

Mr. Betz asked how long ILEAS feels this could last. Mr. Page stated it is hard to say until the people get in the building, they will pay us to use it and we will take that money and put it back in the facility. His hope is that it will be big and they will keep it for 10 years, he can envision that kind of duration but he can't promise anything.

Motion carried.

Fleet Maintenance/Highway Facility

BLDD Invoice #128965

MOTION by Betz to recommend County Board approval of invoice #128965 from BLDD Architects in the amount of \$6,300 for professional architectural/engineering services rendered through April 1, 2007, per agreement dated July 2005; seconded by James. **Motion carried.**

BLDD Invoice #128966

MOTION by Betz to recommend County Board approval of invoice #128966 from BLDD Architects in the amount of \$1,986.80 for professional services rendered through April 1, 2007 per agreement dated July 2005; seconded by Weibel. **Motion carried.**

BLDD Invoice #129023

MOTION by Weibel to recommend County Board approval of invoice #129023 from BLDD Architects in the amount of \$731.25 for professional architectural/engineering services rendered for the period October 2, 2006 to October 31, 2006, invoice is for owner requested sign redesign; seconded by Bensyl.

Mr. Inman explained the construction sign on Main Street was 2 by 4 and hard to see, so it was redone. He stated we are right on target with the budget and almost with the schedule. When asked about the color variations of the walls, he explained that they use a cleaning process once the roof is on, and if they need to, they will sandblast to make the colors more even.

Motion carried.

Champaign County Nursing Home

PKD, Inc. Pay Request #51

MOTION by Betz to recommend County Board approval of Pay Request #51 from PKD, Inc. in the amount of \$32.00 for professional services rendered through April 20, 2007, pay request is for reimbursables; seconded by James. **Motion carried.**

Farnsworth Group Invoice #101918

MOTION by Weibel to recommend County Board approval of Invoice #101918 from Farnsworth Group in the amount of \$124.44 for professional services rendered through March 16, 2007, invoice is for reimbursable expenses; seconded by Betz. **Motion carried with Bensyl opposed.**

**Request for Reduction in Retainage
Bid Item #13 – Fire Protection – Automatic Fire Sprinkler, Inc. – 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 Automatic Fire Sprinkler Request for Reduction in Retainage; seconded by Weibel. **Motion carried.**

GHR Engineers & Associates Invoice #0016176

MOTION by Betz to recommend County Board approval of Invoice #0016176 from GHR Engineers & Associates in the amount of \$917.40 for professional services rendered March 4, 2007 thru March 31, 2007 for HVAC system review; seconded by James. **Motion carried.**

Berns, Clancy & Associates Statement #1

MOTION by Weibel to recommend County Board approval of Statement #1 from Berns, Clancy & Associates in the amount of \$7,000 for professional services required to May 7, 2007 with regard to professional engineering investigative & forensic services for new Champaign County Nursing Home site investigations; seconded by Betz.

Mr. Beckett explained this is the item that was discussed a few months ago and they are now done.

Motion carried.

Physical Plant **Monthly Reports**

Mr. Inman stated hopefully this month we will see new bills for electrical, other than that, everything is going well.

Chair's Report/Issues **2007 meeting schedule – updated**

Mr. Beckett stated we will pick up the schedule that is here, meeting at the correctional center in June.

County Clerk Remodel

Mr. Inman provided the committee with three options, A1, A2 and A3. He stated A1 really doesn't satisfy the Clerk's requirements and the only difference between A2 and A3 is the meeting room 1 sound room, where there is an additional door which allows you to come into meeting room 2 and cut through. The plans meet the total square foot request and upgrade meeting room 2.

Mr. Beckett stated his concern is that they get a plan accepted, have the Clerk tell us it is acceptable to him also and get the work done because they have passed the February 5th date change so they will have early voting in December.

MOTION by Betz to approve option A3; seconded by James. **Motion carried.**

June Committee meeting date

Mr. Beckett stated he and Vice-Chair Bensyl will be gone on June 5th and suggested the meeting be moved back one week to June 12th. No objection to moving the meeting to June 12th.

Cancellation of July Committee meeting

Mr. Beckett stated the only issue that could come to the committee in July would be information from ILEAS but that could go straight to the board. Committee consensus to cancel the July Facilities meeting.

Public Art on County Property

Pat Pioletti, from the City of Urbana, explained they have a group of City staff that meets on a regular basis; the Streetscape Committee. An issue recently surfaced regarding the unsightly occurrence in downtown Urbana of the newspaper and magazine racks. They were located on Main Street before the Courthouse addition, they have now moved and the City is proposing they, along with the County, conspire to regulate and control the location and appearance of these racks. They would like to put out an RFP for artists to try and make an art piece out of the racks. He would like to see the City and County enter into intergovernmental agreement; the city would pay for the project which would be located on County property. He explained they would ask the artists if the design could be expandable so if they received a request from an agency to distribute they could meet those requests. The question is, if everyone is willing to legislate that this is the only place newspaper racks can be and they must fit into this arrangement, he would like a representative from the County on the selection committee to judge the RFP responses.

Mr. Beckett stated one of the points here is to see if there is a way to make them less obvious and a little artsy, he likes the idea of having them back closer to the Courthouse because now with continuous jury they have jurors buying newspapers everyday, as well as employees, who have to walk to the back.

Mr. James asked if there are any laws stating where they need to be placed. Mr. Pioletti stated they need to be aware of free speech issues but other than that there is nothing regulating their current location. He explained the City has money budgeted for downtown art and he understands the County's intention was to have art in the plaza.

Mr. Beckett stated they need to direct staff and legal departments to work on this. He doesn't want to go to a news rack ordinance and wants it to remain as informal as it can.

Committee consensus to move forward, working with the City of Urbana.

County Administrator – Report

Reuse of current Highway building

Mr. Inman explained we are moving ahead with the new highway facility and there is no reason to believe it won't continue to progress at this speed, which would leave open the south maintenance facility. The Sheriff and the County Clerk have both looked at that building and have a desire to reuse some of the space.

Sheriff Walsh explained he would like to use the 5 eastern most bays, the first one they can secure and keep evidence in, the others they can use to store vehicles and equipment that is now at the Gill building.

Mr. Inman explained that Mr. Shelden has shown interest in the two west bays and they would construct a wall at the dividing point of that facility. The building needs a new roof, the air needs to be looked at and with two potential users we would need to upgrade the security and traditional finishes on the inside.

MOTION by Betz to direct County Administrator to work with the Sheriff and County Clerk to create a reuse option for the south maintenance facility, including cost; seconded by James.

Mr. Betz asked if anyone has discussed this with Mr. Shelden. Mr. Beckett explained that Mr. Shelden has stated he wants this space. There are no commitments and the motion is to come up with a plan and bring that back to the committee.

Mr. Jay asked if the Sheriff's office needs all 5 bays and stated he is concerned there will not be enough space for the County Clerk. Sheriff Walsh stated they do need all 5 bays.

Motion carried.

Other Business

Ms. Rietz provided the committee with an update explaining that the hopeful joint venture with the CAC and CUPHD is moving ahead. Drawings have been done for their space needs and there are two options with the difference being plumbing for a child size bathroom. The amount for that plan is \$82,000, without the bathroom it is around \$60,000.

Committee consensus to support the plan that includes the child size bathroom.

Ms. Rietz explained they still have to talk about lease provisions with CUPHD, they are still looking at the August 1st date and they have a place they could rent space from if it is not ready by that date.

Consent Agenda Items

Committee consensus to include items VA; VI A, B, and C; VII A 1, B, C and D on the County Board consent agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary