

**CHAMPAIGN COUNTY BOARD  
COMMITTEE MINUTES**

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**COUNTY FACILITIES COMMITTEE**

**Tuesday, October 6, 2009**

**Lyle Shields Meeting Room, Brookens Administrative Center**

**1776 E. Washington St., Urbana, Illinois**

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Deb Busey, Alan Reinhart, Andrew Buffenbarger, Duane Northrup

Chair Beckett called the meeting to order at 7:00 p.m. A roll call confirmed a quorum was present. Cowart and Richards arrived after the roll call.

**APPROVAL OF AGENDA**

MOTION by James to approve the agenda and addendum; seconded by Jay. Motion carried.

**APPROVAL OF MINUTES**

MOTION by Jay to approve the minutes of September 8, 2009 as presented; seconded by James. Smucker requested that the word "Report" be added to the Smart Energy Design portion of the minutes on page 5. Motion carried.

**PUBLIC PARTICIPATION**

No public comments made.

**COURTHOUSE MASONRY/BELL TOWER PROJECT**

MOTION by James to receive and place on file the Courthouse Masonry/Bell Tower Project report update; seconded by Bensyl. Motion carried.

**PHYSICAL PLANT**

**Monthly Reports**

Mr. Reinhart stated that expenses are tracking as expected. He noted the higher balance in the line item for the downtown jail was due to an invoice that had not yet been paid for chiller repair and that line would decrease soon by \$18,000.

MOTION by James to receive and place on file the monthly reports of the Physical Plant; seconded by Smucker. Motion carried.

## **Update on Implementation of Energy Policy for Champaign County Facilities**

Mr. Reinhart stated the first thing completed is educating the department heads and employees on the policy. He then continued with the maintenance staff. Fall cleaning and fine tuning of the units is continuing. The maintenance staff will then be going to individual offices to adjust the thermostats. He noted that systems, no matter how sophisticated have a 2 degree differential before kicking on. They started in the two jails because of the difficulty to control and will then move on to other county buildings. Maintenance staff are also looking for marginal errors. He stated that there will probably be many complaints about the cooler temperatures, but will work to correct problems if there are any. James asked about lock boxes on the thermostats similar to the one in the meeting room. Reinhart stated that the system at the courthouse is controlled entirely by computer and there are no thermostats there, but Brookens and the east campus buildings probably have hundreds of them, some with and some without the lock box. Smucker asked about the delamping. Ms. Busey stated the grant applications are complete and we are waiting to find out which state agency to submit them to. Denny Inman continues to be involved with that project and is keeping her updated. There are additional applications for other grants. The County applied for five major grants, but just waiting to find out which agency and when to submit. Smucker asked how we would proceed through with implementation of that portion of the policy. Reinhart said the first stage would be delamping and then continue with the installation of the minor storage rooms and meeting rooms with occupancy sensors. Installations of office sensor would be located in the ceilings and is a little more labor intensive to install. This process would take several months to complete.

### **Current Projects Updates**

#### **Courthouse Building Automation Systems**

Mr. Reinhart has met with Alpha Controls. All their members have gone through the County's security screening checks. The installation will begin this week with the basic hardware enclosures and hopefully the programs can be started up next month.

#### **County Clerk Election Equipment Move**

Mr. Reinhart stated the State's Attorney Support Enforcement Move was completed and custom shelving has also been completed in the space to be occupied by the County Clerk. They hope to begin moving the County Clerk's equipment next week. His best judgment is that the move could be completed in two to four days because strict documentation is required on the equipment.

#### **Coroner Office Move**

Drawings have been submitted to the owner of the Gill Building for the small amount of remodeling and they have approved it. The IT department is working on upgrading communication from that building to the downtown buildings. Mr. Reinhart is trying to determine a remodeling cost estimate and the cost to move the coroner into that space. They anticipate the work to be complete in thirty days. Mr. Beckett asked the coroner how long does he need to move. Mr. Northrup responded that the move can be complete in a weekend, as it is mostly office furniture. He does have a cooler that they highway department can help move. The committee moved into discussion of the group, PLL, that was to move into the area now being used by the County Clerk. Beckett stated that PLL no longer is interested in moving into the Brookens building, but Ms. Busey was contacted by another possible tenant. The Illinois Department of Veterans' Affairs were just provided notice they must vacate the Urbana Armory. One option at Brookens will be the soon

vacated Coroner's space and the soon to be vacated space at the front of Administrative Services department due to office moves there. The VA must wait for direction from State of Illinois CMS. They requested the space rent free, but Ms. Busey has informed them there will be rent charged. Jay stated that he hoped whatever tenant is able to use the space will be paying rent. Beckett felt the VA is a suitable tenant. It was noted that PLL will continue to operate from the Mental Health Center. Other committee members concurred that the VA was a suitable tenant.

## **CHAIR'S REPORT**

### **Schedule for County Board Member Building Tour**

Chair Beckett asked about the committee's desire to conduct the tour of the latter part of the afternoon the day of the November Board meeting. James stated he preferred a weekend. It was determined to see the JDC, Correction Center, ESDA garage, the garage housing Sheriff's storage and County Clerk storage, Highway storage building, the old salt dome, 1905 E. Main (EMA)/METCAD, the mechanical garage, Animal Control and the Gill building. The time was set for Saturday, November 7 at 9:00 am. Members should meet at Brookens.

### **Resolution Honoring Denny Inman**

MOTION by Bensyl to recommend to the County Board approval of a Resolution Honoring Denny Inman; seconded by James. Beckett asked if there were any objections to having ice cream and cake prior to the November Board meeting and there were none. Motion carried.

## **COUNTY ADMINISTRATOR REPORT**

### **Update on Nursing Home Life Safety/Smoke Barriers Project**

This is an ongoing update being provided. Riley Glerum has had initial discussions with IDPH and a plan will be submitted by October 15. The project will be issued for bid on the 15<sup>th</sup> and a deadline of November 12 for RFP submissions is proposed and will allow for time for County Board approval at their November Board meeting. Substation completion is projected for February, 2010 and is very near the IDPH visit. Cost estimates should come in under \$100,000. Actual construction costs will be available in the bid package. This project is to be paid for by the Nursing Home Construction Fund. Because he will be gone on November 3<sup>rd</sup>, Chair Beckett asked the committee's willingness to change their November meeting to the 17<sup>th</sup> as this will be the main item on the agenda. Weibel stated he would be out of town that day, but did not object to changing the meeting date so that Beckett could attend. The remaining committee members all agreed to the change in meeting date.

## **SEMI-ANNUAL REVIEW OF CLOSED SESSION MINUTES**

MOTION by James to keep the closed session minutes closed as recommended by Dave DeThorne upon review; seconded by Jay. Motion carried.

## **OTHER BUSINESS**

### **Smart Energy Design Report**

MOTION by Smucker to receive and place on file the Smart Energy Design Report; seconded by Richards. Smucker stated that the major conclusion of the report seems that wind energy is more efficient than solar energy and page 6 of the report states that a 13% annual return is expected on the investment. He felt the information in this report was very helpful. Richards

asked about the County's ability to erect such turbines is allowed in the city limits. Smucker said that no, that was not allowed, but the County could possibly enter into consortiums with other entities. He said the bigger the turbine, the bigger the savings would be. He also acknowledged there was an enormous amount of details to get in to, but suggest the possibilities were worth exploring. James agreed that exploring the possibilities is okay, but he said the report looks at a ten year payback and right now, with the County's financial situation, there may not be serious attention paid to it. Weibel stated he would contact the City about this. Motion carried.

### **DESIGNATION OF CONSENT AGENDA ITEMS**

Consensus of the committee to place the ILEAS Lease Extension on the regular agenda and the Resolution Honoring Denny Inman on the consent agenda.

### **ADDENDUM**

#### **Approval of Lease Extension for ILEAS for 2012**

MOTION by James to recommend to the County Board approval of a Lease Extension for ILEAS for 2012; seconded by Weibel. James asked about Item #3 on the lease that refers to County's fiber network. Ms. Busey said that item refers to the building and not to the individual offices. Reinhart stated that the remodeled space occupied by ILEAS is already wired and that this would be the final connection from 1701 E. Main to 1905 E. Main. There is one small link missing and that is what is referred to in the lease. Ms. Busey stated that when ILEAS approached her, they had already an extension for 2011 and this extension is for the year 2012. It includes \$5 per square foot of office space and added 50 cents per square foot of additional space in the wings they use for training. Also includes costs for utilities. She mentioned this item is also on the Finance Agenda. The additional revenue can be deposited in the capital improvement funds. Brief discussion followed. Motion carried.

### **ADJOURNMENT**

Chair Beckett declared the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Ranae Wolken  
Recording Secretary