



Minutes approved 11.12.2024

Property Committee Meeting

James Carius Community Room

Tuesday, October 22, 2024 – 3:30 p.m.

Committee Members Present: Chairman Greg Longfellow, Vice-Chair Dave Mingus, Nick Graff, Kim Joesting, Bill Atkins, Jon Hopkins, Tammy Rich-Stimson, Max Schneider

Committee Members Absent: Mark Goddard

MOTION **MOTION BY MEMBER ATKINS, SECOND BY MEMBER GRAFF** to approve the minutes of the September 17, 2024 meeting, and September 25, 2024 in-place meeting

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

MOTION

P-24-19

MOTION BY MEMBER SCHNEIDER, SECOND BY MEMBER MINGUS

to recommend to approve a request for proposal for a computerized maintenance management system for the Property and Facilities Management Department

MOTION **MOTION BY MEMBER GRAFF, SECOND BY MEMBER SCHNEIDER** to amend the Resolution to reflect a revised termination date from July 30, 2027 to June 30, 2027.

On voice vote, **AMENDMENT CARRIED UNANIMOUSLY.**

On voice vote, **MOTION AS AMENDED CARRIED UNANIMOUSLY**

MOTION

P-24-28

MOTION BY MEMBER RICH-STIMSON, SECOND BY MEMBER JOESTING

to recommend to approve the first amendment to the agreement with Wold Architects and Engineers

Administrator Mike Deluhery stated that when Wold submitted their response to their RFP, they had provided a set percentage for most of the projects except for a separate 10% fee for technology. He stated that they chose to do a flat fee for projects so they would not have to do change orders for small changes. He stated that the cost for this was already built into the numbers that they provided to us, this would just be reflecting that the board approved a higher building design.

Member Harris questioned how much the cost went up, and Administrator Deluhery stated that the original amount was \$1,627,500 and the new amount would be \$2,183,066. He stated that since we are building a larger

facility, they are doing extra design work. He stated that the original amount was off of the smaller building (\$28,000,000-\$32,000,000).

On voice vote, **MOTION CARRIED**

Members Joesting and Schneider voted nay.

MOTION

P-24-29

MOTION BY MEMBER SCHNEIDER, SECOND BY MEMBER RICH-STIMSON to recommend to approve Memorandum of Understanding with the Board of Health for the Tremont Campus and 1800 Broadway

Administrator Deluhery stated that the Board of Health and the County Board had previously entered into a Memorandum of Understanding in 2013 for the Tremont building and part of that agreement included that the County Board would pay for capital improvements that were necessary. He stated that we need to update the Memorandum of Understanding to include the Broadway Building. He stated that the rental income would come into the general fund then the Health Department would be reimbursed.

Member Schneider voiced his concern about what would happen to the office space if the lease does not go forward.

Administrator Deluhery stated that the building was purchased primarily to be a Health Department facility. He stated Carle Health's first payment is due on January 1st and they are committed to making five years of payments. He stated that if the Lease were to expire or if the board were to come to some other agreement, the Health Department would be able to utilize the space.

Member Schneider questioned what the deadline is for Carle Health to give us notice that they will not be moving into the building. Administrator Deluhery stated that the contract did not stipulate when they needed to move in.

MOTION **MOTION BY MEMBER ATKINS, SECOND BY MEMBER SCHNEIDER** to amend the Memorandum of Understanding, Paragraph 7, striking "otherwise agreed upon by the County and Board of Health" and replace with "the County has other needs for the space at that time".

Member Atkins stated that this takes care of both of the issues that Member Schneider noted. He stated that the space would be available for us without needing to work something out with the Board of Health first. He stated that he would have an issue with the Board of Health wanting the 25% payment if we no longer have a Lease but if we already have a budget put together where they are depending on the 25%, it would seem unfair to take that away from them. He stated it provides not only that we get that space if we need it but it also provides that they get a continuing amount coming to them.

Member Graff voiced his concern about rewriting contracts in a public meeting and

questioned if the State's Attorney and Board of Health attorney worked on this together.

State's Attorney Mike Holly stated that if there are revisions to the Contract that the board wants to make, it is appropriate to do it in a committee meeting.

Chairman Longfellow stated that if the Lease did not go through, he thought the Health Department would utilize all of the space in the building.

Member Atkins stated that he is confident with the way this board has functioned in the past that if the Lease is terminated in the middle of a budget year, we would not say to the Board of Health that the 25% will no longer be coming in. He stated that he suspects that we would use the county general fund to make up that part of their budget.

Administrator Deluhery stated that any necessary budget adjustments would be addressed by the full board.

Chairman Longfellow requested that Member Atkins re-read his amendment.

Member Atkins stated that the final sentence of Paragraph 7 currently reads "space unless otherwise agreed upon by the County and Board of Health" and would be altered to read "the County has other needs for the space at that time".

On voice vote, **AMENDMENT CARRIED UNANIMOUSLY.**

MOTION **MOTION BY MEMBER GRAFF, SECOND BY MEMBER ATKINS** to amend Paragraph 5, striking out *(Very open to other languages. Just adding language for when it is clear that you are done with a facility)*.

Administrator Deluhery stated that regarding Paragraph 5, there is a sentence at the end that was a comment to Amy Fox and himself that needed to be stricken out.

On voice vote, **AMENDMENT CARRIED UNANIMOUSLY.**

On voice vote, **MOTION AS AMENDED CARRIED UNANIMOUSLY**

MOTION
P-24-30

MOTION BY MEMBER MINGUS, SECOND BY MEMBER SCHNEIDER to approve reconsideration of an Ameren easement of the County Farm

Chairman Longfellow stated Tim Baer is trying to move poles on a field that he farms for the Getz family along our lot line as a neighboring farmer. He stated that this was denied a few months ago. He stated he thought he would bring this back up so he could take it forward to the ICC and Ameren.

MOTION **MOTION BY MEMBER ATKINS, SECOND BY MEMBER GRAFF** to amend the Resolution to state "the County Board consider a modification to its support of the Ameren easement".

Member Atkins stated that he is proposing a modification to make sure that we are not violating the board rules. He stated that with the language "reconsider", it gives the impression that this is a motion for reconsideration which would have to be done at the next following meeting. He stated that we would have to have a motion to suspend the rules to have this heard. He does not believe this is technically a reconsideration.

On voice vote, **MOTION CARRIED**

Member Joesting voted nay

Member Graff questioned if this Resolution reflects what Mr. Baer is trying to do and Chairman Longfellow confirmed that it does.

Member Mingus stated that he has contacted the Commerce Commission on two separate occasions, and he stated that the board's decision has no relevancy as the Commerce Commission will make the final determination.

On voice vote, **MOTION AS AMENDED CARRIED**

Member Joesting voted nay

MOTION

P-24-31

MOTION BY MEMBER GRAFF, SECOND BY MEMBER ATKINS

to recommend to approve proposal from Taza Construction for epoxy work at 101 S. Capitol

On voice vote, **MOTION CARRIED UNANIMOUSLY**

Discussion: Current Projects Update

Chairman Longfellow stated that there is a sheriff's evidence shed going up in Tremont. He stated that the ground has been prepared, but Blunier Builders has not started on the building.

Chairman Longfellow stated that concrete work is being done at the Broadway building and they are working on flooring. He stated that they have a move-in date at the end of November.

Discussion: Relocation of power line for new Sheriff's metal storage building at the Tremont Campus

Facilities Maintenance Director Mike Schone stated that power lines need to be moved at the Tremont campus. He stated that above-ground would be right at \$14,000 and below ground is around \$12,000, but it did not include below-ground work, and we would have to hire our own contractor.

Chairman Longfellow received consensus from the committee to move forward

with the above-ground option.

Member Harris questioned what budget this is coming out of.

Administrator Deluhery stated that it will be part of the CIP plan. He stated that this project initially came below what was budgeted.

MOTION **MOTION BY MEMBER SCHNEIDER, SECOND BY MEMBER RICH-STIMSON**
to move the Committee into Executive Session under 5 ILCS 120/2(c)(6) – Setting
of a price for sale or lease of a property at 4:16 p.m.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

Chairman Longfellow moved the Committee out of Executive Session at 4:40 p.m.

RECESS Chairman Longfellow recessed the meeting at 4:40 p.m.

(transcribed by S. Gullette)