

CHAMPAIGN COUNTY BOARD COMMITTEE MINUTES

Tuesday, April 8, 2008 – 7:00 p.m.

Jury Assembly Room, Champaign County Courthouse

MEMBERS PRESENT: Beckett, Betz, Cowart, James, Richards,
Sapp, Weibel

MEMBERS ABSENT: Bensyl, Jay

OTHERS PRESENT: Denny Inman, Deb Busey, Julia Rietz,
Susan McGrath, Alan Reinhart, Roger
Holland, Linda Frank, Andrew
Buffenbarger, Gail White,
Media

Agenda Item

Call to Order

Following a viewing of stone samples for the masonry project and a tour of the Circuit Clerk evidence storage space, Mr. Beckett called the meeting to order at 7:01 p.m. A roll call confirmed a quorum present.

Approval of Agenda

MOTION by Sapp to approve the agenda as presented; seconded by James. Motion carried.

Approval of Minutes – March 11, 2008

MOTION by Cowart to recommend County Board approval of the minutes of March 11, 2008 as presented; seconded by Weibel. Motion carried.

Public Participation

There was no public participation.

Champaign County Courthouse

Circuit Clerk request for storage space for evidence

Mr. Beckett reported that the committee viewed the current evidence storage space and the room is packed floor to ceiling and you cannot get the door open all the way. He asked if there is any space in any other building that could be used for this purpose.

Mr. Inman explained immediately there is not, they need to get the County Clerk moved out of the Gill building and get the south highway project done. They have used rooms in the old nursing home for this purpose but recently they have encountered a problem with the hot and cold water and have the risk of a possible water leak if they use that space, even on a temporary basis. When asked about the timeframe for the south highway building, Mr. Inman explained 60 days from the April County Board meeting.

Mr. Beckett explained there is a larger space outside of the existing evidence room that is not as secure. He asked Ms. Frank if she would consider moving files and expanding in the Courthouse.

Ms. Frank stated she would consider it and mentioned having a cage style lock to ensure security. She explained they use the files more often than the larger pieces of evidence and it makes more sense to have the evidence off site versus the files. She stated there is the possibility of shipping off dead files waiting to be destroyed which could free up room.

When asked about her timeframe she stated they are just beginning to stack things up and she could make due for another few months but she will reach the point where they won't be able to walk into that room.

Mr. James asked about leasing some space at the new public health building and moving the dead files to that location. Mr. Beckett stated that is an option but we will have space like that already in our Gill building when the County Clerk moves out. He stated the committee will keep this as an agenda item and explore all options at the Gill Building and find out from Ms. Frank what she would like moved out.

Champaign County Nursing Home
Phebus & Koester Legal Fees & Reimbursement

Mr. Beckett stated the first Phebus & Koester invoice is from August and he knew, because there had been mediation, this was not all the fees so he asked Ms. Rietz to look into it. He would like to have a complete set of invoices with all work completed up to now and he pointed out that Mr. Phebus is not asking to be paid at this point.

MOTION by Weibel to defer to the May meeting; seconded by Sapp.
Motion carried.

Mr. Sapp asked if there are any questions from the invoices we currently have and if it looks like it covers everything during that timeframe.

Mr. Beckett stated the accounting is going to include a lot more hours and work, we need it all together and Mr. Phebus needs to be here to give us an estimate of the problematic costs of the rest of the litigation, in turn we need to set a reserve so we can anticipate spending that money. There is now an Arbitrator in place and he was informed there is a trial set for December with Otto Baum.

Phebus & Koester Invoice No. 1

Motion carried to defer to the May meeting.

Phebus & Koester Invoice No. 2

Motion carried to defer to the May meeting.

Duane Morris Invoice No. 12266

Mr. Beckett stated he was not happy when he saw this invoice and would like to defer it.

MOTION by Richards to defer to the May meeting; seconded by Cowart.

Ms. Rietz stated she contacted Mr. Silberman at Duane Morris and explained to him that we are not happy because these fees are getting to be far to large. He is an associate and doesn't have the authority to make decisions but he explained that tomorrow the Health Facilities Planning Board is scheduled to meet and hopefully they will approve our settlement and we will be done except for paperwork. After hearing from the board she will negotiate the end fee with Duane Morris and as far as she can tell that will be the end of them with regard to that Planning Board issue. She reminded the committee that Attorneys cost money and if we hired anyone else who did this sort of work, we would have to pay. She will do her best to negotiate this fee but she can't promise we will be completely done with them.

Mr. Beckett stated they issued a notice of intent to oppose a fifty thousand dollar fine and we said no way. If this bill is approved then we pay \$26,000 in legal fees and if they accept what we proposed for community service and we pay \$26,000 then we will have paid a fifty thousand dollar fine anyway.

Motion carried.

Raterman Group Invoice No. 12266

MOTION by Sapp to recommend County Board approval of Invoice No. 12266 from Raterman Group in the amount of \$2,162.14 for Professional Industrial Hygiene Services from January 1, 2008 thru January 31, 2008 for report of the fourth quarter air monitoring at the Champaign County Nursing Home; seconded by Weibel. **Motion carried.**

Champaign County Nursing Home Administrator Facility Projects Request

Mr. Buffenbarger explained since the building has been open they have identified some things that could be done to make the building safer. He asked the committee to ignore the estimated dollar figures for items 1 and 2 that were included with the original memo, Mr. Inman received firmer numbers from BCA and those replace the others. He explained they have an existing fire lane on the east side for access to unit two but they want to build a fire lane on the west side, they also need to expand sidewalks so they can travel to other units, currently if there is an emergency they travel through the front door which is a longer route.

Mr. Inman explained the estimate of \$270,000 is a means average, they did do some due diligence on engineering and after they got that done Andrew gave him some information to only have three of the sidewalks widened and that would reduce the concrete expenditure by a third as well as the contingency. The other items listed would remain the same.

Mr. Beckett explained this is more than cosmetic; there are times when someone has left the front desk and the emergency personnel don't know where to go. This would allow them to go straight to the pod where they need to be.

There is a balance of \$700,000 in the nursing home construction fund which is the money we have been paying attorney's fees from, if we know what the fees are then we would know how much we would have left for these other projects.

Mr. Buffenbarger stated he would like the work done as soon as possible and Mr. Beckett stated he is afraid we are going to get sued because someone can't get to where the patient is.

Mr. Betz arrived at 7:40 p.m.

MOTION by Weibel to defer this item to the May meeting; seconded by James.

Mr. Sapp stated he agrees there are issues that should be addressed but the building meets code and if it meets code there are entrances to gain access to where they need to be. They walk through large buildings every day and he mentioned getting emergency staff there to educate and stated he would be happy to have his staff do that.

Motion carried.

ILEAS

IGW Invoice No. 2

MOTION by James to recommend County Board approval of Invoice No. 2 from IGW in the amount of \$5,500.45 for professional services rendered for the period February 2, 2008 thru February 29, 2008; seconded by Cowart. Motion carried.

IGW Invoice No. 7

MOTION by Betz to recommend County Board approval of Invoice No. 7 from IGW in the amount of \$8,665.06 for professional services rendered for the period February 2, 2008 thru February 29, 2008; seconded by James. **Motion carried.**

Courthouse Masonry/Bell Tower Project Project Spreadsheet

Mr. Beckett explained he had Mr. White of White & Borgognoni Architects make a presentation at the Clock & Bell Tower meeting and at that time they realized the resolution approved at the Board meeting does not reflect the committee's wishes. At the County Board meeting he walked everyone through what option 6 meant which was cast stone above 20 feet and on the balconies, domestic sandstone below 20 feet and a completion date of August 2009. The resolution adopted says there will be sandstone above 20 feet, somehow in the translation of what the committee approved something got mixed up which could have been because G1b and G4b were mixed up. With the sandstone 20 feet up, instead of having an 8.2% contingency means we would have a 5.2% contingency.

Mr. White explained he looked into other options for cost savings and he found another stone product, coming from Texas, which the committee looked at tonight. The reduction with using this Texas stone is more than what we would have realized using cast stone above 20 feet and on the balconies.

Mr. Beckett stated they will amend the incorrect resolution at the Board meeting.

Mr. White stated he wants to get back to the numbers and hopes to have the actual correct costs tomorrow.

Mr. Sapp asked if the savings from the Texas Red would offset the mistake that was made in the resolution. The cast stone savings is only a couple hundred thousand, the total savings is the combination.

Mr. Beckett stated Mr. White is saying we misinterpreted his recommendation; he wanted natural stone above 20 feet not cast stone. We took cast stone. If we use cast stone above 20 feet it is a deduct of \$406,000. Mr. Beckett stated this item will be on the agenda for next Tuesday's special meeting.

Discussion of Stone Selection

Mr. Beckett asked Mr. White other than ironing out the details, to explain the timeline for the project.

Mr. White stated they met with the general contractor to work through the logistics thinking in terms of relocating temporarily some employees from the State's Attorney's office, getting approval from the City of Urbana for staging areas and what impact that will have on traffic. They are also working through relocation of the bus stop. The contractor has given them a tentative schedule and they are working with the county regarding work they are going to direct contract for some of the interior demolition work. We are a couple weeks away from getting approvals from the City, and about 4 weeks from the County being able to get started, the contractor will follow immediately after that. He is working with Ms. McGrath on the actual contract with Roessler. Mr. Roessler knows where he is going to stage materials, taking the brick to another location for cleaning, he is working through those issues getting subcontractors mobilized. August 2009 is still his completion date but they do need to get him moving now to meet that deadline.

Fleet Maintenance/Highway Facility BLDD Invoice No. 130357

MOTION by Cowart to recommend County Board approval of Invoice No. 130357 from BLDD Architects in the amount of \$1,680.00 for professional services rendered for the period February 2, 2008 to March 1, 2008 for Fleet Maintenance Highway Facility Site Observation; seconded by Richards. **Motion carried.**

Physical Plant Monthly Reports

There were no monthly reports.

Chair's Report/Issues

There was no Chair's Report.

County Administrator
Substance Abuse Prevention on Public Works Projects

Ms. McGrath explained the goal of this is to make sure the people working for us are not on drugs and the intention was to ensure a way to test people as they were working on a project. This became effective January 1 but after circulating a note to fellow attorneys asking how they were handling it, they all had the same response that they didn't know such a thing existed and no one has adopted anything with compliance to this act. None of the state agencies have written any resolution on this and as of today there are no penalties for non-compliance. She will stay on top of this and make sure the committee is made aware when we know what we have to do.

RPC Remodeling Project/Rent Adjustment

Mr. Beckett explained RPC is looking for a rent adjustment because too much carpet was ordered for their remodeling project.

MOTION by James to recommend County Board approval of the RPC Remodeling Project Rent Adjustment; seconded by Weibel. **Motion carried.**

Other Business
Reuse of South Highway Building

Mr. Beckett stated if the committee agrees they will have a special meeting Tuesday, April 15, 2008 at 6:30 p.m. at Brookens to address this issue as well as the masonry issue.

Ms. McGrath stated she and Mr. White will finish their draft of the contract tomorrow but the contractor has 10 days to review and sign so she doesn't know if it will be ready to go by next Tuesday but if it is not it will go straight to the County Board Agenda.

Mr. Sapp asked about the south highway building and what the plans were. Mr. Inman stated they are looking at re-skinning the old and add an addition.

Semi-Annual Review of Closed Session Minutes

Ms. McGrath stated she has reviewed the closed session minutes and she recommends opening the minutes of November 21, 1991 and June 30, 1993.

MOTION by James to open the closed session minutes of November 21, 1991 and June 30, 1993, as recommended by the State's Attorney's office, and maintaining all other closed session minutes as closed; seconded by Weibel. **Motion carried.**

Consent Agenda Items

Committee consensus to include items VI E; VII A, B; IX A and XII B on the County Board Consent Agenda.

Adjournment

Chair Beckett declared the meeting adjourned at 7:51 p.m.

Respectfully Submitted,

Tiffany Talbott
Administrative Secretary