



**Champaign County Board Facilities Committee**  
**County of Champaign, Urbana, Illinois**

***MINUTES – Approved 6/2/2015***

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DATE: Tuesday, May 5, 2015  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington, Urbana, IL 61802

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Prior to the Facilities Committee meeting, the committee toured the Highway building at 1605 E. Main St. in Urbana. The tour began at 5:25 p.m. and ended at 6:05 p.m. Committee members present for the tour were Gary Maxwell (chair), Giraldo Rosales, Jack Anderson, Josh Hartke and Jeff Kibler. The tour was conducted by Jeff Blue (County Engineer). Also present was Dana Brenner (Champaign County Facilities Director).

**Committee Members**

| <b>Present</b>               | <b>Absent</b>     |
|------------------------------|-------------------|
| Gary Maxwell (Chair)         |                   |
| Giraldo Rosales (Vice Chair) |                   |
| Jack Anderson                |                   |
| Josh Hartke                  |                   |
| Jeff Kibler                  |                   |
|                              | James Quisenberry |
| Rachel Schwartz              |                   |

**County Staff:** Dana Brenner (Facilities Director); Deb Busey (County Administrator); Linda Lane (Administrative Assistant)

**Others Present:** Pattsi Petrie (County Board Chair), John Jay, (Champaign County Board); members of the public

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***MINUTES***

**I. Call to Order**

Committee Chair Maxwell called the meeting to order at 6:30 p.m.

**II. Roll Call**

A verbal roll call was taken and a quorum was declared present.

**III. Approval of Agenda**

Mr. Maxwell requested that item VII be removed from the agenda. **MOTION** by Mr. Hartke to approve the agenda as amended; seconded by Mr. Kibler. Upon vote, the **MOTION CARRIED unanimously.**

**IV. Approval of Minutes- April 9, 2015**

**MOTION** by Mr. Kibler to approve the minutes of the April 9, 2015 meeting; seconded by Mr. Hartke. Upon vote, the **MOTION CARRIED unanimously.**

**V. Public Participation**

Dorothy Vera-Weis spoke about the cost of moving forward with the jail project. She noted funds haven't been budgeted for this and they would need to be diverted from other intended purposes. She felt moving forward would be detrimental to receiving the MacArthur Foundation Grant. Ms. Vera-Weis hoped that if the County doesn't receive the MacArthur grant that the Board votes to continue the

momentum started by the grant application group and appropriate county money to fund the work plan submitted. She urged the committee to recommend the Board put the project on hold until the funding issues are resolved and further planning can be done.

James Kilgore spoke about the enthusiasm at last month's meeting about the need for an in-depth look at all the properties and maintenance needs. He said there seemed to be general agreement that this was long overdue. Mr. Kilgore stated it was impressive that the committee was acknowledging this issue and taking action to resolve it rather than taking the path of least resistance and putting the jail issue on the front burner. He said he hopes they continue to focus on the big picture of the facilities as a whole and place the jail within the context of that. Mr. Kilgore also said the jail issue isn't a local one, but a national one. He said there has been a bi-partisan summit on the issue of mass incarceration. He noted there is a political consensus building across the political spectrum that continuing the practice of solving the problems of crime and poverty by building jails has been a social policy disaster. He hoped the Committee and Board keep the big picture in mind even if the funding doesn't come.

**VI. Communications**

None

**VII. Approval of Authorization for METCAD to sub-lease a portion of their space located within the Emergency Operations Center at 1905 E. Main St., Urbana, IL 61801**

Removed from agenda

**VIII. Decision Recommendation for Sheriff's Operation Master Plan**

Mr. Maxwell noted that he sent a memo to the committee members yesterday with what he felt were their three options. He felt they needed to send the decision to the full board with a recommendation. He briefly summarized each option. **MOTION** by Mr. Kibler to send to the Full County Board without recommendation for approval; no second. **MOTION failed.**

**MOTION** by Mr. Rosales to send to the Finance Committee to determine if funds are available. Mr. Maxwell clarified that the motion was to send to Finance and not the Full Board. Mr. Rosales said yes if that is what Mr. Maxwell's second option was. Mr. Maxwell said his second option is to send to the Full County Board for discussion, and it would be up to the Finance Committee and the County Board to identify the funding in order to proceed. Ms. Busey clarified the second option was a recommendation to the County Board to defer any further action on this project until Finance and the County Board have identified how this project would be paid for. She said that can be interpreted as not just the \$340,000 for the schematic design and planning, but to also include some form of funding for the entire project. **MOTION** by Mr. Rosales to approve item two which confers with what Ms. Busey has indicated; **seconded** by Ms. Schwartz. Mr. Maxwell clarified the motion is to move to recommend the Board vote to defer the issue of contracting for programming and schematic design of the Sheriff's Office Master Plan until the Finance Committee and the County Board have identified funding for proceeding with this project.

Mr. Anderson doesn't think they are restricted to three options. He said he thinks the role of the Facilities Committee is to identify facility needs within the County. He stated that if the committee plays that role they need to have some findings that they need to abandon the jail because of conditions and look to see if expansion is justified, then they would recommend they begin expansion of the Satellite Jail as proposed by the consultants. He said he hasn't heard a consensus to move to the Board with a recommendation to abandon the downtown jail and expand the Satellite. Mr. Anderson said he understands there is more to it, but the Facilities Committee is looking at facilities needs of the County like they plan to do with the master facilities inspection of all facilities and then send to the Finance Committee to ask if they have money and how they could proceed. He wanted to know if by throwing this into Finance Committee they are saying to Finance and the Board that they we want to move forward with this project.

Ms. Schwartz said she understands this is a facilities committee and not finance, but said don't pretend they don't know about the finances. She said they know there is no money, but even if they did have the

money for the schematics she thinks it is fiscally irresponsible to pay for them knowing there is no money to build. Ms. Schwartz didn't think it's a statement about whether they are going to proceed with the project as much as a statement about they don't have the money.

Mr. Hartke agreed with Ms. Schwartz and said they are in no position to bond out \$30 million or even \$15 million. He feels this should go to Finance because they need to have a very serious discussion as an entire board about if they are going to move forward how they are going to pay for it. He said not only the bond issue will have to be before the public in a referendum but so will any sort of tax raise. Mr. Hartke said he is against that at this point in time. He felt the discussion needs to go towards the advantages and disadvantages of a tax raise.

Mr. Rosales commented that there is a quarter of a million dollar deficit this year and he can't see moving forward on the discussion of the jail until they are out of that hole. He said he can't see spending more money on this topic because they have done three studies already, but there hasn't been one discussion on how to pay for this project. He wanted to know why they would spend more time discussing an issue that is mute when there is no money.

Mr. Kibler noted that one thing missing from the motion and discussion that he was hoping they could send to the Board is the do nothing approach. He said if they plan on waiting for a response from Finance and they come back and say it will be X years before they can do this, they still have a downtown facility that needs proper attention. He said if they are going to wait then a topic that immediately needs to come to this group is to also send to Finance or come up with something in the master plan that talks about how they will fund the intermediate items they need to do to sustain the jail for when Finance can find money for this project.

Mr. Rosales pointed out a project they have on hold is a master plan for all the facilities in the County. He felt Mr. Brenner is working diligently to provide them with RFQ's and then they will decide what the most urgent things they need to do are. Mr. Rosales said if the jail is on top then they will tackle it, but that is the only plan they have been focusing on for three years. He said the courthouse has needed windows for some time and stated they have been more reactive than proactive with maintenance. He said what he would like to see done rather than talk about it like the last three years, is be able to see how they can generate more revenue and have a master plan for all buildings and then prioritize it.

Mr. Maxwell closed the discussion for committee members and asked for comments from other Board members present. There were none. Mr. Maxwell commented that what they are trying to do tonight is a matter of fairness to the consultants. He clarified that what they are proposing to do, as he understands the motion, is to send it to Full Board and let them decide what they want to do with it. He said the reason to send it to the Full Board is to let them make the decision to send it to the Finance Committee.

Mr. Hartke **MOTIONED to Amend** to send to the Finance Committee rather than the Full Board; **seconded** by Mr. Rosales. Ms. Schwartz wanted to know if they are sending it to the Finance Committee to defer the decision by the Board. She asked how the motion reads as amended. Mr. Hartke said the Facilities Committee defers this decision and it goes on the next COW agenda for Finance as an item for discussion on how to finance the project. Ms. Busey said the Finance Committee can't be prepared to respond to the recommendation at next week's COW meeting. She stated the decision is are they going to ask the Finance Committee to come up with the funding to continue with the project with the next phase of financing, or are you going to put this project on hold until the Finance Committee and Board can identify funding. Ms. Busey said that is a bigger question than looking at it as an isolated incident and felt that decision should be made by the County Board. She said the County Board needs to determine if the project should be put on hold. Mr. Hartke **withdrew his motion to amend** and said the goal is to get this into the Finance Committee. He also said that he is not willing to commit any more resources as a Facilities Committee until the rest of the Board takes some ownership on how they are going to pay for this. Mr. Maxwell asked if Mr. Rosales approved the withdrawal of the amendment. Mr. Rosales felt the discussion of detention at the Board level hasn't moved any closer for several years. He felt the ILPP report is another proposal put on the shelf. He said he is not willing to send this to the Full Board until he

finds out where the money is coming from. Discussion continued on the wording of the amended motion, the original motion, and how this issue would get to the Finance Committee. Mr. Rosales **withdrew his second of the amended motion**. Upon vote, the **Original MOTION CARRIED unanimously**. Mr. Maxwell asked that this motion not be put on the consent agenda and go to the Full County Board for discussion.

**IX. Facility Requirements for ADA Compliance**

Mr. Brenner stated they did a walk-through of the buildings and created the spreadsheets that are in the packet. He felt many of the items could be done in-house, reducing the costs. He indicated that some items will have some minor construction involved. Mr. Brenner said there are some items that will have to go out for RFQ but some are part of the Facilities Assessment RFQ. He explained that anything needing an architect through the RFQ process was listed at 32 months for compliance completion, and said that time starts when they have a signed agreement with the Department of Justice.

Ms. Schwartz clarified that the current RFQ is not for this but wanted to know if it addresses any of these issues. Mr. Brenner replied that it does cover some of the items and they will assist us with determining fixes and giving price estimates, and they will confirm to the DOJ that the deficiencies have been corrected. Ms. Schwartz wanted to know if they will come up with some costs and if the DOJ is first priority. Mr. Brenner answered that they are in violation and that these items have to be fixed to be in compliance. Ms. Schwartz said she assumed this wasn't going to be a small amount of money. Mr. Brenner said there is significant cost involved. He also indicated that the architect may be able to find other ways to comply to keep costs down. Ms. Busey pointed out that they have told the DOJ they are in the process of dealing with the jails through a construction project which is why the two jails have no comments on the spreadsheets. She said those buildings will have to be added if they are not within the three year time frame moving forward with that project. She commented that they expect the facility assessment to be done by the end of this year. She said that they will be working with that architect for the next three years to address everything in the settlement agreement.

Mr. Kibler asked if there is anything on the ADA list not covered at all by the RFQ. Mr. Brenner said he didn't think so but will have a better idea before the contract is signed at the end of the month about time involved to correct some of the infractions. Mr. Maxwell commented that he hopes they get an architect/engineer team because an architect only goes five feet from the building and they would need an engineer for anything beyond that such as parking lots.

**X. Facilities Director's Report**

*A. Update on RFQ Closing May 5, 2015 at 12 noon*

Mr. Brenner reported that there were eight respondents to the RFQ. He said a small committee will meet later in the month to go over the submissions and choose three, who will then have an opportunity to present and then the Board members would have an opportunity to vote. He said there would have to be an architect and engineer as part of this team because they aren't just looking at structures, but also HVAC, electrical, plumbing, and sidewalks and driveways. He felt that was all covered in the RFQ. Mr. Brenner stated that he likes the idea of having someone who is closer by, but will look and see what the others have to offer.

*B. Update on the Satellite Jail Panel Investigation*

Mr. Brenner confirmed that when ERA and Advanced Roofing opened the roof on the selected panels the findings were consistent with what was found on the lower sections. He said they found some surface rust and that there is over one foot of insulation. Mr. Brenner said he should have a draft of the final report next week and will share it at the next meeting. He stated that the next point is replacing the panel joints, which should be replaced every 8-10 years but have never been done since it was built. He also said he would like to look at all three panel buildings, JDC, Highway, and the Satellite Jail to evaluate their condition. He said they are in good shape but need epoxy repair work.

Mr. Brenner reported that they received a check today for just under \$120,000 from DCEO for the grant they applied for and received. He said this was for project with Alpha Controls last fall and winter for the mechanical upgrade for mechanicals controls.

**XI. Other Business**

Mr. Hartke said that Jeff Blue mentioned on the tour that they have a large roof and a high power bill, and that solar panels would fit on the roof. Mr. Hartke said solar is plummeting in costs and rising in efficiency and said they will be at a point someday in this county when they can seriously look at installing solar on some of the buildings, especially when looking at the seven figure power bill the County pays annually.

**XII. Chair's Report**

- A. Future Meeting – Tuesday, June 2 at 6:30 p.m.
- B. Tour of the Brookens Administrative Center beginning at 5:15 pm prior to the June 2 Facilities Committee Meeting.

**XIII. Designation of Items to be Placed on the Consent Agenda**

Mr. Maxwell stated that there are no items to be placed on the consent agenda.

**XIV. Adjournment**

**MOTION** by Mr. Kibler to adjourn; seconded by Mr. Rosales. There being no further business, Mr. Maxwell adjourned the meeting at 7:34 p.m.