

BUILDING SUB COMMITTEE MINUTES
County Board Room 514
141 S. Main St., Decatur, IL 62523
January 6, 2015

MEMBERS PRESENT

Dave Drobisch, Chair
Kevin Bird
Gary Minich
Matt Brown
Tim Dudley
Kevin Meachum

COUNTY PERSONNEL PRESENT

Jerry Lord, Public Building Commission
Carol Reed, Auditor
Jay Dunn, Board Member
Mike Baggett, State's Attorney's Office
Jon Baxter, Board Member
Jeannie Durham, County Board Office

MEMBERS ABSENT

Motion to approve minutes from the 11/18/14 meeting was made by Tim Dudley, seconded by Gary Minich and motion carried 6-0.

Chairman Drobisch called for a motion to go to closed session which was made by Matt Brown & seconded by Tim Dudley, but after some discussion it was decided a closed session was not necessary. Matt Brown withdrew his motion and Tim Dudley withdrew his second.

Macon County Board Resolution to Approve the Lease Agreement with Senator Andy Manar
Kevin Meachum asked if there were any contract changes from the current contract. There are none.

Motion to approve forwarding the lease agreement on to the Finance Committee with recommendation to approve was made by Kevin Meachum, seconded by Gary Minich and the motion carried 6-0.

Discussion of Macon County, Macon County Health Department, Decatur Public Library, and Decatur Public Building Commission Facility Consolidation Plans

Jay Dunn explained that the new County Board Chair, Kevin Greenfield had asked him to follow through with the library project. During the course of that, there are a couple of other things involved. One is with the Health Department and one is a potential build-out at the LEC.

He said the two-page consolidation plan was distributed to members to explain what they want to do. There are three MOUs to be voted on. The library was the first entity to request an MOU, so they did them for all three. These are not binding, but explain what is going to be done and is in line with the consolidation plan. It gives the County, if approved by the Building Sub Committee

and then at the Board Meeting, permission to have the Building Commission start looking into renovation design, development of the multi-year lease and bonding. Jay said he was asking for a recommendation to the Board to proceed with this based on all the other entities agreeing to it.

Dave Drobisch asked if anyone knew what the bonds were selling for currently. Jay said he thought it was between 2 and 3. Jerry Lord said he thought 2.7. Dave asked if there are any that are higher that they might want to refinance. Jay said they were looking at refinancing the two current ones even though they will be paid off in a couple of years, but there is still potential for some savings there too.

Jay explained that the Health Department deal will cost the County approximately \$16,000 the first year and \$16,000 plus 2% the second year. It could be less. Dave Drobisch asked if that wouldn't come under the Health Department levy. Jay said that the way this would be structured, the Building Commission will pick up the property. Dave said he knew the current loan would be paid off. Jay said the O&M would be picked up too. The difference with the O&M versus the library deal and what they have in their budget is going to be \$16,000 approximately the first year. If there is any savings the 1st, 2nd, or 3rd year, that comes back to the County, so it could be less. The main thing is that the building commission will be in charge of the building, infrastructure and any maintenance that needs to be done rather than nurses having to take care of it. Their Board is in total agreement with it. Gary Minich said he was wondering about the rationale behind this. Jay said he had spoken with the 2 previous directors at the Health Department and they were reluctant to let go of control of their building and they've done some major renovations. The roof was replaced and now they are working on the air conditioning. Jay explained that they would pay what they normally pay for O&M, but with the building commission taking it over, it will be about \$16,000 more. The proposal is for the county to pick that up while the health department picks up their O&M at a 2% increase each year. The County's will be at \$16,000 at 2%. He said that knowing Jerry and his people, that money will likely not be spent.

Gary Minich summarized the rationale, saying that the public building commission is a better manager of property than the health department personnel. Jay said yes that the Health Department didn't want to take \$16,000 out of their operating budget that takes care of the people they take care of, but the County would be better served by doing this. It helps them out, but it also lets the county know how the building is being taken care of. They've refinanced multiple times doing balloon rates, etc.... He said he thought it would be better managed by the building commission.

Gary Minich asked about the timeframe on the MOU for vacating the 141 S. Main building. Jay explained that the buyer is willing to wait until the county is ready. They have no timetable and are willing to work with whatever works for us. It will depend on when the renovations are done at the library. The County Clerk, for election cycle purposes, needs to be in by the end of December or wait 6 months, so we might be out of here by the end of 2015 or it might be the middle of 2016, but they are ok with that. That is a huge asset for us to be able to control when we move and when we're done. We might move some of the offices, if we can't get the County Clerk in by the end of December, we could leave him here and move the rest.

Tim Dudley, as a member of the Board of Health, said that a lot of the determining factor was that when the new Health Department Administrator asked to take a tour, Jerry took her through some of the buildings they take care of and did a remarkable job. He thanked Jerry and the Building Commission. He said the other determining factor for the Health Department was the fact that when the roof was done and some other major projects were done, those folks, being administrators of a health department and not contractors, were out of their comfort zone and feel it is best to leave those things in the hands of a professional like Jerry Lord and the DPBC. They felt like it was a win-win for them so they can concentrate on the Health Department versus spending a lot of time contracting out work they know nothing about. Tim said it's probably the same determining factor for everyone once they do some business with Jerry. Kevin Meachum said that is the building commission's function – to maintain buildings. Dave Drobisch added that they've done a good job in the past looking after the taxpayer's dollars.

Motion to approve forwarding to the full County Board with recommendation for approval made by Tim Dudley, seconded by Kevin Meachum and motion carried 6-0.

Motion to adjourn was made by Matt Brown, seconded by Kevin Bird, motion carried 6-0 and the meeting was adjourned at 5:45 p.m.

Minutes submitted by Jeannie Durham
Macon County Board Office