

## **BUILDING SUB COMMITTEE MINUTES**

**5:30 p.m. - Room 514  
141 S. Main St., Decatur, IL 62523  
January 19, 2017**

### **MEMBERS PRESENT**

Dave Drobisch, Chair  
Jay Dunn  
Tim Dudley  
Jerry Potts  
Patty Cox

### **COUNTY PERSONNEL PRESENT**

Jerry Lord, Public Building Commission  
Mike Baggett, State's Attorney's Office  
Bruce Bird, County Highway Engineer

### **MEMBERS ABSENT**

Verzell Taylor  
Kevin Greenfield

Jeannie Durham, County Board Office

Motion to approve minutes from the 8/25/15 meeting was made by Tim Dudley, seconded by Jerry Potts and motion carried 5-0.

Chair Drobisch explained that the question at hand is whether or not to move ahead and have the Macon County Highway Department buildings taken over for maintenance and capital expenses by the Decatur Public Building Commission.

Bruce Bird explained that he had had a preliminary discussion about the possibility of doing this with Jerry Lord. Jerry came out and took a look at the buildings and came up with a pretty good estimate. Bruce said he had taken a look at his budget, what was actually spent on it and the details are in the handouts. He said he thought it would be good for the highway department and good all around. He said Jerry had commented about the good shape the buildings are in, but from a building maintenance upkeep point of view and the aspect of having access to the ongoing repairs, it would be a pretty good deal for everybody.

Jerry Potts asked if anyone would be laid off as a result. He asked what kind of maintenance they were talking about, exterior or janitorial and who is doing those things right now. Bruce said that if they have someone in house that can do a few things, they do that. He explained that they had done some trading with the PBC and got the building painted a couple of years ago. That worked out really well. A lot of the time, for example, last year the main storage building was in bad need of being tuck pointed. There were some caps that were leaking and it was impacting the electrical system on the inside. He said they had put a proposal together for that and put it out to bids. That was done last year. That is typically how things are done. They keep track of the items and if it is beyond the capability of staff, a contractor is used. Mr. Potts asked if about \$78,000 was spent a year. Bruce said that is what was identified, but it does not include the capital items because those

are done on a year by year basis and then added into the budget. If it were taken out of the regular capital items, that is typically used for highway construction items or bridge construction, but it is also used to maintain the buildings. Mr. Potts asked about how much might be saved by the county or is it just a situation that makes it better for everyone as far as maintenance. Bruce explained that you level out the expenses from year to year as opposed to having expenses come up and cause a spike in the budget when large projects had to be done. Mr. Drobisch asked if some of the older buildings were going to need a new roof. Bruce said the roof on the main office building is in pretty decent shape. It had a few leak issues a few years ago, but they were spot repaired and they haven't come back. The rest of the structures are fine. There are a couple of out buildings that are cold storage buildings that are old pole barns that will probably need to be replaced. There is also an issue in that the Sheriff brings wrecked vehicles from accidents and store them out there. They are behind the fence, but they should probably be, especially if there is an ongoing investigation, inside a building somewhere. They've got a two car garage back there, but last year there were 15 vehicles back there at one time. There have been discussions with the Sheriff's Office about trying to do something that is not only protected, or at least covered, but also secured within the lot for various reasons. There are always little things like that that come up that are hard to plan for in a capital plan, but this proposal will level the payment out and pretty much eliminate dealing with all those spikes that happen from time to time. From the roof standpoint, the salt building may have to be dealt with in the future, but it is decent for right now. It's not an occupied building. It just has salt in it.

Jay Dunn explained that he had originally started this about 3 years ago and because of all the other stuff going on, it kind of got set aside. It was started for the same reason the process of the building commission taking over the health department was started. That started when Jerry Andrews was running it and at that time, some of the board members were concerned about ownership and then when Julie took over, it started up again and still didn't go anywhere, but a conversation with the vet that was on the board started it up again. He said he had reminded them that after 20 years, they could buy it back for \$1. He said recent conversations with Dianna Heyer show that she is ecstatic about the service she is getting from the building commission. This is the same reasoning that prompted Mr. Dunn to want to do this with the Highway Department. He said he has a lot of respect for Bruce and his people but the building commission experience and expertise in not only maintaining the buildings, but expansion projects and getting the best bang for the buck speaks for itself. He said that even though it stopped during Mr. Greenfield's term as chairman, he has spoken with Kevin and he is fine with moving it on. He said he had asked Kevin about it after looking at the highway bills and seeing that they were paying \$90 an hour for someone to come in and adjust an overhead door and these are things that Jerry's people can do for a lot less than \$90 an hour. He said he had worked on getting Jerry and Bruce together when the new parking lot south of here was built. The highway guys did a lot of the dirt work and Jerry's people went to highway and did some painting and electrical work. We are taking advantage of our own people to save money. He said this is why he thinks this is a good deal. It utilizes our people and our processes to the best of our ability to save taxpayers money. Chair Drobisch commented that this is especially good under some of the budget restraints.

Mr. Dudley said he could support Jay's comments about the Health Department because he is on the board there. There was a lot of skepticism at first, but once Jerry came out and explained and it was talked about, they realized it was a really good deal and now that it is in force, they realize that it is a really, really good deal. Besides that, it allows a lot of the people at the health department focus on what they are supposed to be doing which is providing health care and not doing building maintenance. He said he felt the same thing applies to the highway department.

Bruce added that over the years they have gotten pretty good at watching what they need to do and figuring out what they can take care of and what they can or cannot do, but he said he is by no means, an expert on building maintenance and construction. A road, a bridge or traffic signals, he can do that, but when it comes to building maintenance he said he had to do research and study and it really pulls him away from the stuff the county is paying him to do. From that standpoint, he said he is very much looking forward to it.

There was discussion as to whether the committee needed to make a motion. Mr. Dunn said he had originally thought about a resolution to go to Finance and the board, but said in the past the way it has worked is that they just agreed to send it on to the State's Attorney's Office and the Building Commission to work it in with the multi-lease agreement that will come soon. That whole multi-lease agreement will come to the board for approval.

Mr. Baggett agreed saying that the committee could take a vote if they wanted to, but he said he wasn't sure there was anything to take a vote on yet. It seems to be the consensus of the committee that the County and the Building Commission pursue negotiations for the acquisition of the Highway Department facilities by the PBC. He said they are in negotiations regarding the multi-facilities lease with the public building commission effective, the next will be, hopefully, in December of this year. This is a great timing situation where we can just build this into the negotiations on the multi-facilities lease so that we don't have to do an independent acquisition. We just roll it all in. This is probably the last county property that the building commission will be acquiring because it is the last one the County has to give. This is an optimal opportunity and timing to do this. Right now there is nothing to approve. The County is in negotiations and once those negotiations come to a point where the County Board needs to approve what is agreed to, it would come back through the building sub-committee for review, then through Finance and on to the full board. The building commission would consider it formally. But, until the details are worked out, there isn't anything to approve so there is not a necessity for a vote at this time or anytime in the real near future. This is more of an informational and opportunity to lay out any concerns or items the committee may want addressed. As it is worked through, there may be a need for another meeting to show the progress and see where it is and get feedback from the committee on whether it is heading in the right direction or if something needs modifying.

Chair Drobisch asked Mr. Baggett, from the tax standpoint for the citizens, if the property tax would increase. Mr. Lord said he thought it would not be the case on this, although there is capital spending built into the budget and as Bruce alluded to, there are cases where it might spike. He explained that they are not looking to increase the tax levy.

Ms. Cox wanted to assure herself and the committee that Mr. Bird thinks this is a good thing. Bruce confirmed. She mentioned that Mr. Lord seems agreeable. He confirmed.

Motion to adjourn was made by Jerry Potts, seconded by Patty Cox, motion carried 5-0 and the meeting was adjourned at 5:50 p.m.

Minutes submitted by Jeannie Durham  
Macon County Board Office