

LIVINGSTON COUNTY BOARD
PROPERTY COMMITTEE
MINUTES OF APRIL 5, 2021

Committee Chair John Vitzthum called the meeting to order at 6:04 p.m. in the County Board Room of the Historic Courthouse.

Present: Vitzthum, Earing, Carley, Mennenga, Runyon, Vietti, Weller

Absent:

Also Present: County Board Members Linda Ambrose, Seth Welch, and Joel Barickman, Facilities Services Director Don Verdun, States Attorney Randy Yedinak, Executive Director Alina Hartley, Joe Vaughn (IHR) and Dale Sass (IHR).

Vitzthum called for any additions or corrections to the agenda with none requested. *Motion by Carley, second by Vietti to approve the agenda as presented. MOTION CARRIED WITH ALL AYES.*

The Committee reviewed the minutes of the March 1, 2021 meeting. *Motion by Earing, second by Weller to approve the minutes of the March 1, 2021 meeting as presented. MOTION CARRIED WITH ALL AYES*

Project OZ Lease Renewal – The Committee reviewed a draft Lease Agreement with Project OZ. Hartley noted that the current agreement expired in November of 2020. Hartley stated that the thought was to continue the lease on a month to month basis, however, it was felt that with the upcoming move to the new building, a new agreement would be necessary. *Motion by Earing, second by Vietti to recommend approval of the Lease/Sublease Agreement with Project OZ. MOTION CARRIED WITH ALL AYES.*

Monthly Department Report – Don Verdun was present to review his monthly department report with the committee, a copy of which is attached to these minutes. Verdun noted that he had contacted SmartWatt in regards to the damaged cooling coils. Verdun stated that SmartWatt requested that the county obtain three bids, but Verdun noted that due to the upcoming change in weather he felt it was important to move forward right away. Verdun stated that in his opinion SmartWatt should take responsibility for these repairs. *Motion by Earing, second by Veitti to approve the monthly department report. MOTION CARRIED WITH ALL AYES.*

H&E Project Status Update – Vitzthum reported that the project has been going well. Vitzthum noted that there was an issue with Nicor that needs to be resolved. It was noted that Nicor will not place two lines in service on the same property. The current line needs to be relocated because it is in the footprint of the new building. Nicor won't allow the building to be enclosed until that line is moved. Discussion took place regarding a possible tour of the building. Vitzthum stated that thus far the contractor has been reluctant, but he will work to see what can be done.

IHR Building Project Update – Dale Sass and Joe Vaughn presented a letter to the Committee outlining their intent to relocate IHR to a new facility, based partially on a letter IHR received on March 9, 2021. The letter indicates that IHR has invested more than \$400,000 in capital improvements to the current building and asks that the county consider partial reimbursement. Discussion took place regarding whether there was anything that the County could do work with IHR, with the response being no, that the IHR board had already approved moving forward with a different location. Discussion also took place regarding the prevailing wage and competitive bidding requirement with States Attorney Randy Yedinak being present to review the reasons why these would be required.

Approval of Bills – The Committee reviewed the monthly bills including the monthly construction bills. *Motion by Weller, second by Carley to approve both sets of bills as presented.*
MOTION CARRIED WITH ALL AYES.

Executive Session – *Motion to go into Executive Session pursuant to 5ILCS 120/2 (c)(21) Semi-Annual Review of Executive Session Minutes.* **MOTION CARRIED ON ROLL CALL VOTE.** All voted Aye; none Nay.

Executive Session began at 7:03 p.m..

Regular Session resumed at 7:10 p.m..

Action Resulting from Executive Session – *Motion by Weller, second by Runyon to keep closed the executive session minutes of August 5, 2013, September 9, 2015, November 2, 2015, August 6, 2018 and August 14, 2019, open the executive session minutes of November 4, 2019, and further authorize the destruction of all verbatim records dated eighteen months and older previously approved for content.* **MOTION CARRIED WITH ALL AYES.**

The floor was opened for public comment.

Motion by Vietti, second by Weller to adjourn. **MOTION CARRIED WITH ALL AYES.**
The meeting adjourned at 7:11 p.m..

Alina M. Hartley
Executive Director

Facility Services Manager`s Report

March 2021

To: Public Property Committee

From: Don Verdun

Public Safety Complex:

The upgrade to the Fire Alarm System, being done by Thompson Electric should be done this month.

We have found the cooling coils in the energy recovery units have frozen and split in units #1 and #3. We were not able to repair the coil in unit #3 we are having one made. The coil in unit #1 is also unrepairable, we will have to have a coil made for it also.

This damage was caused by the new Automated HAVAC program installed by Smartwatt. I am in contact with their Project manager.

Other maintenance is the usual plumbing, electrical, cameras, phones in the pod areas.

Air hoses to the jail locks have been repaired.

Law and Justice Center:

The replacement of the heat exchanger in Boiler #2 has been completed.

There was a question of a gas leak in the building, Steve had the gas company check it out, and found it be sewer gas. Floor drains in the upper mechanical rooms dried out and the air handler was picking up the odor and sending spreading to an area in the building. Filled the drains with water and that took care of the problem.

Historic Courthouse:

Just the regular maintenance changing filters and greasing bearings, checking belts in the air handlers. Plumbing, electrical and whatever is needed.

Health and Education Building:

Usual maintenance.

IHR:

Hand rail was broken off, at back deck. Ray was able to replace it.

Water Street Building:

The lower parking lot light has been repaired and installed.