

## **Fulton County Board Committee Minutes**

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Committee: Property & Courts

Meeting Place: Fulton County Board Office, 257 West Lincoln St., Lewistown, IL 61542

Time: 5:45pm

Date: August 2, 2022

### **CALL IN INFORMATION:**

Call in number: **1-701-802-5102**

Meeting code: **752 2228**

#### **1. Call to Order**

**Time:** 5:45pm

#### **MEMBERS:**

Cindy Arnett (present/xxxxxx)

Stan Berry (present/xxxxxx)

Nestor Madson (present/xxxxxx) – by phone

Brian Platt (present/xxxxxx)

Heidi Wilner (present/xxxxxx) by phone

**Other Board Members:** Roger Clark

**Elected & Appointed Officials:** None

**Staff:** Cindy Simpson – Fulton County Board Administrative Assistant

**Guests:** Douglas Bentzinger and Bill Phillips – Graham and Hyde Architects, Inc.

#### **2. Roll Call**

Roll call was taken, quorum present

#### **3. Call for Additions/Deletions To and Approval of the Agenda**

Member Platt moved to approve the agenda with a second from Member Berry. Motion carried by roll call vote (5-0).

#### **4. Approval of Previous Minutes from July 5, 2022**

Member Platt moved to approve the minutes from July 5, 2022 with a second from Member Berry. Motion carried by roll call vote (5-0).

#### **5. Announcements, Communications and Correspondence**

**6. Public Remarks – None**

**7. Claims**

a. **Discussion/Action:** Claims

Member Madson moved to approve the claims with a second from Member Arnett. Motion carried by roll call vote (5-0).

**7. Old Business**

a. **Discussion/Action:** Kone Elevator agreement

Member Arnett discussed the current Kone Elevator agreement that expires Sept 2022. The Property committee agreed to look at the new contract when it is received.

Member Platt inquired how long the agreement has been with Kone. Chairman Clark responded Kone has been doing the elevator agreement for the last 10 years or more.

Member Platt moved to approve the Kone agreement with a second from Member Madson. Motion carried by roll call vote (5-0).

b. **Discussion/Action:** Property Repairs

Member Arnett turned the discussion over to Bill Phillips and Doug Bentzinger, Graham and Hyde Architects, Inc.

Bill Phillips discussed the asbestos removal from the floors in the Circuit Clerk's and Treasurer's offices. The last proposed method for removing the tiles was high heat being applied on a wooden floor, during second shift. This method was not a good option due to the old wooden floors and the possibility of fire this could cause.

Mr. Phillips discussed a different proposal that would be using steam or infrared radiant heat to remove the tiles. The company gave the option to use either. It is proposed to have a supervisor and two temps at \$895.00 per day.

Member Arnett inquired if an estimate was given on how much time this project will take. Bill Phillips stated the scope of work has not been determined. Mr. Phillips discussed when reviewing the Circuit Clerk's office there are several rooms and desk, files cabinets and printers. With the amount of items that need to be moved and worked around this would add additional time and additional funds for the project.

Mr. Phillips inquired how much the Property committee would be spending on this project. The same issues would be in the Treasurer's office. Mr. Phillips stated this is not like doing a big class room or long hallways where all the furniture is removed and the project is done. This is a working office environment with furniture and other items that need to be moved and returned to place for the job to be done.

Member Berry inquired of the company has a minimum of hours for the job. Mr. Phillips stated there was no minimum stated on the proposal but he will contact the company and confirm if there is a minimum. Member Platt suggested doing the work for five nights to see how much of the floor tiles can be removed. Member Berry inquired if security will be needed in the courthouse while this work is being done. Chairman Clark will confirm with Sheriff Standard regarding the security for the courthouse and will contact Bill Phillips.

Member Arnett inquired if it is better to do one room at a time or just to remove the loose tiles.

Member Berry suggested to do the minimum and see how much gets done. Mr. Phillips stated the proposal includes 500 square feet.

Member Arnett stated the bid does not include the IDPH air testing. Mr. Phillips confirmed the bid does not include the air testing and Tim Moreland will sample the air and certify the air is safe. This is done when the project is completed.

This bid does not include hotel and travel costs. Mr. Phillips will get a clarification on all the pending questions for the project and call Member Arnett.

#### Clock Tower repair project:

Bill Phillips discussed the proposal for the Clock Tower, a performance and closure bonds were omitted. Currently the work will not be done during the winter months which would save on other costs. There was no estimate for replacement of stone work and the work to the site repair. An estimated 8% inflation increase for the project has been added into the final cost. The estimated bid is \$422,000.00 for the project. This is a projection of the cost for the project and the project would have to be bid due to the cost. Bill Phillips discussed 6 to 8 months ago, a business could expect 6 to 8 bids and now he expects possibly only 3 bids could be received.

#### Storage building update and floor plan.

Bill Phillips discussed the possible site for a storage building of approximately 4000 square feet. The building would include assigned storage space for departments. The building would be similar to the short storage buildings and would have an 8 to 10-foot eave. Bill stated assistance would be needed from Chairman Clark to confirm with the department heads if this is the type of storage that is needed. The proposed building site would be the parking lot on Adams Street and to run the building East-West. Fill would be required for the West end of the proposed building. The proposal would be to use a floating slab to sit the building on. The access would be on the South. The maintenance manager is concerned about taking away the parking for courthouse employees and trials that occur. More parking would be needed for these situations.

The estimated cost is \$422,000.00 for a 40-foot by 100 foot building (4000 square feet). This is a basic metal building, that would have a concrete floor, basic electrical, heating and cooling, and fire suppression system.

Bill compared the new building with the Palin building. The Palin building is approximately 9500 square feet. Mr. Palin spoke with Bill Phillips regarding a wet fire suppression system and would like Bill to look into the wet fire suppression and the cost for the Palin building. Bill will contact the company that has the wet fire suppression for more information.

Member Berry inquired approximately how much funding it would take to make the Palin building compatible for the county to use the building as storage. Bill stated the Palin building currently has a foam roof and this is sprayed on and is highly flammable. Doug Bentzinger suggested looking into fire proof cabinets for storage. Maybe put a shed inside the Palin building. Committee Members felt all the options need to be explored.

#### c. **Discussion/Action:** Ground Floor Courthouse Restrooms Women's/Men's

Bill Phillips discussed the proposal for the Courthouse Women's restroom. The main problem is the lack of functional space. The proposal is to remove one of the toilets, reposition the lavatory, remove the hollow door and replace with a solid door and new door latch. This would be a one-person restroom. Leave the current floor tile and replace the lighting with LED lights and cover any holes in the walls with stainless steel coverings. The proposal would cost approximately \$15,000.00 to \$20,000.00.

Mr. Phillips stated once the summer construction season is completed, to get a local contractor to do the work. The project would not need to be bid due to the projected cost being under \$30,000.00

Member Berry moved to approve the to get the bids from a contractor for the women's restroom at the Courthouse with a second from Member Platt. Motion carried by roll call vote (5-0).

d. **Discussion/Action:** Air Conditioner  
Bill Phillips is still getting information on this.

- 8. **New Business** - None
- 9. **Declaration of Surplus Property-** None
- 10. **Executive Session:** - None
- 11. **Misc.**

Member Arnett discussed the need for a generator for the courthouse and what systems would need to be on the generator in case of a power outage. The placement of the generator would need to be determined due to the tunnel and other equipment that would need to be worked around.

- 12. **Adjournment**  
**Time:** 6:35pm

Member Platt moved to adjourn the meeting at 6:17pm with a second from Member Berry. Motion carried by roll call vote (5-0).

APPROVED SEPTEMBER 6, 2022