

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: June 7, 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)

Brian Platt (xxxxxx/absent) arrived at 5:49pm

Heidi Wilner (xxxxxx/absent)

Other Board Members: Roger Clark

Elected & Appointed Officials: None

Staff: Cindy Simpson – Fulton County Board Administrative Assistant

Guests: Doug Bentzinger – Phillips & Associates

2. Roll Call

Roll call was taken, quorum present

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

Member Madson moved to approve the agenda with a second from Member Berry. Motion carried by roll call vote (3-0).

4. Approval of Previous Minutes from May 3, 2022

Member Berry moved to approve the minutes from May 3, 2022 with a second from Member Madson. Motion carried by roll call vote (3-0).

5. Announcements, Communications and Correspondence – None

6. Public Remarks – None

7. Claims

a. Discussion/Action: Claims

Member Madson moved to approve the claims with a second from Member Berry. Motion carried by roll call vote (3-0).

7. Old Business

a. Discussion/Action: Property Repairs

Chairman Clark discussed the trees in the front of the courthouse. The trees are Ash trees and are dying or dead and need to be removed. Sheriff Standard, Bill Smick and the Fulton County Tree service all looked at the Ash trees and determined the trees need to be removed. Chairman Clark suggested replacing the four trees with trees that do not grow tall to allow the Courthouse to be seen. The bill from Fulton County Tree Service will be adjusted for the additional removal of the four trees.

b. Discussion/Action: Clock Tower Stone Patching – Bid

Member Arnett inquired with Doug Bentzinger of Phillips and Associates, what the specs are for the patching of the clock tower stone work.

Member Arnett inquired how long the patching would hold on this project. Doug responded the patching should last 20 to 30 years. Doug stated the project will need to be bid as this is over \$50,000.00.

Member Madson inquired how far down will the company go when they clean the columns. Doug discussed they will take the columns down to the solid and sometimes the company will pin it in and the netting on the clock tower will have to come down for the work to be done. The netting will be replaced once the work is completed.

The bids will be done this fall for work to be done in the Spring to avoid Winter work.

Reopening the front doors of the courthouse use was discussed. Member Berry inquired if a lift could be put in to make the door ADA complaint. Member Berry feels the front doors should be reopened. Doug discussed the steps going down would need to be cut out and the aesthetic look may not be good, to make the front entrance ADA complaint.

Member Arnett discussed the cost for an additional guard at the front door and the financial impact is not feasible. Member Arnett inquired with Doug about the estimated cost for this project. This will be looked at and returned to the committee for the July meeting.

Member Madson moved to approve putting the clock tower bid out with a second from Member Platt. Motion carried by roll call vote (4-0).

c. Discussion/Action: Storage Building Review

Member Arnett inquired if the storage building was the old Dollar General building. Chairman Clark discussed the purchase of the old Dollar General building is not prohibitive to the county. Phillips and Associates sent information regarding the fire suppression system and the cost would be approximately \$180,000.00 and the building would still have a wood and foam roof on the building and this is not good. This does not include any other renovations that need to take place in the building.

The conclusion is to look at building a new building. The new building would be a metal storage building with individual bays with climate control. The fire suppression system would cost less due to the volume and no wood or foam in the roof of the building.

Doug indicated the information provided is not a detailed estimate of the building and additional information would need to be provided to the committee for the new building.

Member Platt moved to approve getting the specs and bids for a new storage building with a second from Member Madson. Motion carried by roll call vote (3-1) with Member Berry voting nay.

d. Discussion/Action: Flooring

Member Arnett discussed that Bill Smick will remove any loose tiles from the Treasurer's office and Circuit Clerk's office floor. There has been a cement compound that can be used to seal the loose tiles.

Phillips & Associates provided information on the abatement process. The process would use heat guns to remove the old tiles and this would be done after hours at the Courthouse. Bill Phillips did not recommend the use of heat guns on a 150-year-old wooden floors due to the risk of fire. When the tile is heated up this allows the tile to be removed in one piece to avoid any asbestos issues.

No action needed.

e. Discussion/Action: Ground Floor Restrooms Women's/Men's

Member Arnett discussed the estimated bid of \$50,000.00 per bathroom. Member Arnett inquired why the bid is so high for the bathrooms. Doug responded the work will be done on second and third shift and a premium wage will be charged. Material cost, flooring, removal of old plumbing, installation of plumbing and new doors are included in the project.

Member Madson suggested making the bathrooms one bathroom and a unisex bathroom.

Chairman Clark would need to speak with Sheriff Standard if this is acceptable and if the work can be done during normal business hours. The issue with the work being done during the day would be the courts being in session and the potential noise. This will be reviewed next month at the committee meeting.

f. Discussion/Action: Air Conditioner

Doug Bentzinger discussed the air conditioner is a 20-ton unit on the North side of the courthouse and is connected to two air handlers on the third floor. In previous projects, the refrigerant piping was reused and the piping was chemically cleaned and tested for leaks. This would include the replacement of the air handlers.

Chairman Clark discussed the air conditioner units have three air handlers and one stopped working last week and will be replaced when the parts are available. This would complete all the air conditioner units being replaced at the courthouse.

Member Madson moved to approve to get the bids for the air-conditioner with a second from Member Platt. Motion carried by roll call vote (4-0).

8. New Business

a. Discussion/Action: Property Budget

Member Arnett discussed the proposed budget changes; Contractual labor increase to \$15,000.00. and leave the utilities for the courthouse, West Lincoln, water, office supplies, landfill grounds maintenance will all remain the same. The courthouse repairs and maintenance will increase to

\$75,000.00. The Capital improvements ST IL Member Arnett will contact Comptroller Miles what this account is used for.

Member Arnett inquired if the courthouse roof has been inspected. Chairman Clark stated Kreiling will do the inspection in July.

9. **Declaration of Surplus Property** – None

10. **Executive Session** – None

11. **Misc.** – None

12. **Adjournment** – None

Time: 6:45pm

Member Platt moved to adjourn at 6:45pm with a second from Member Berry. Motion carried by roll call vote (4-0).

APPROVED JULY 5, 2022