



DEKALB COUNTY PUBLIC BUILDING COMMISSION
A MUNICIPAL CORPORATION AND BODY POLITIC ORGANIZED PURSUANT TO THE "PUBLIC BUILDING
COMMISSION ACT." ILLINOIS REVISED STATUTES 1977 CHAPTER 85, SECTIONS 1031 THROUGH 1054
CHAPTER 85, SECTIONS 1031 THROUGH 1054
AND CURRENTLY UNDER ILLINOIS COMPILED STATUTES 50 ILCS 20/1 et seq.

MEETING OF TUESDAY, DECEMBER 07, 2010

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, December 07, 2010, at 8:30 A.M. in Conference Room East of the DeKalb County Administration Building, pursuant to written notice to each Commissioner as required by the By-Laws.

ROLL CALL

The meeting was called to order by Vice Chairman Matt Swanson at 8:30 A.M. Commissioners present were Vice Chairman Matt Swanson, Dr. Richard Baker, Mr. George Daugherty, and our newly appointed member Mr. Mike Larson. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Clay Campbell the DeKalb County States Attorney, Mr. Brian Kerner of PSA Dewberry/BCA and Ms. Mary G. Simons, Secretary. Mr. Larry Lundgren arrived at 8:35 A.M.

APPROVAL OF MINUTES

Vice Chairman Swanson called for a motion to approve the minutes for the meeting held on Tuesday, August 24, 2010. Dr. Baker moved to approve the minutes and the motion was seconded by Mr. Larson. Motion carried unanimously.

APPROVAL OF AGENDA

Vice Chairman Swanson noted that Mr. Clay Campbell is present to make a few comments. Dr. Baker made a motion to approve the minutes with the addition of Mr. Campbells comments as item number one. Mr. Larson seconded the motion. Motion carried unanimously.

COMMENTS BY MR. CLAY CAMPBELL, STATES ATTORNEY

Mr. Campbell began his comments by stating that he is the newly elected DeKalb County State's Attorney and is in the process of becoming familiar with the current caseload of the office. He added that there are currently several high profile criminal cases and a few long standing civil cases requiring immediate attention. Among the civil cases Mr. Campbell talked briefly about the case involving the bridge replacement on Keslinger road. Mr. Campbell stated that he will be available to attend the PBC meetings as needed and emphasized that his staff is available for advice and consultations at any time. Mr. Swanson stated that the PBC has some issues with our parking lot at the Community Outreach Building and we are currently involved with litigation. Mr. Campbell was briefed on that issue. Mr. Campbell said he has made the decision to retain John Farrell (who has recently worked on that case) as the first assistant in the Civil Division and will confer with him on this case. Mr. Hanson then briefed Mr. Campbell on the other issues involving the PBC concerning the COB storage area vendor and the issue regarding the cracking of the bricks on the exterior of the COB. Mr. Campbell assured the commissioners that he will continue to be involved and will ask John Farrell to prepare a memo containing an update of the status of the PBC cases. (At this time Mr. Campbell left the meeting due to a previous commitment.)

COMMUNITY OUTREACH BUILDING

PARKING LOT UPDATE: Mr. Scheffers stated that so far everything is working really well with the reconstruction of the parking lot and everything is draining as it should even with the heavy rains we have been experiencing. A lengthy discussion followed regarding the causes for the failure of the parking lot. No further action was taken.

Wall Cracking: Mr. Hanson stated that a decision needs to be made whether the Commissioners want to do something or accept the situation with the wall cracking. He said we have been unable to get any movement out of the contractor for a solution. Mr. Scheffers said he was under the impression the contractor wanted to cut out the sections that are cracking and replace them. Dr. Baker stated that is what the contractor suggested but they did not want to pay for it. Mr. Scheffers added that the rep from the company that supplied the block said they could still get the style and color of the blocks and were willing to have the blocks removed and replaced, however nothing further has been done. Mr. Lundgren asked if the company gave a reason why the blocks had cracked. Mr. Scheffers explained that one of the issues is that it is not known if wire mesh was used between the two layers of blocks and the only way to find that out is to open it up. He added that he looked around the bottom but could not find any cracking on the foundation. He said that most of the cracking started in the middle layer of the block and now the cracking has traveled all the way up to the next layer where the two types of block are different and now is beginning to travel downward. Mr. Scheffers said it is his opinion that this will only get worse. A lengthy discussion followed regarding probable additional cracking and the possible solution or remedy. Dr. Baker made a motion that we ask Wold for a written report directed to the Chairman and the Commissioners, (within a reasonable time) of their assessment of the cause and the direction to be taken to solve the issue of the cracking on the outside of the Community Outreach Building. The motion was seconded by Mr. Lundgren. The motion carried unanimously. Mr. Lundgren then made a motion that as soon as possible he, Mr. Scheffers and Mr. Larson meet with either of two local professionals experienced in these matters to obtain their opinion of the cause and best method of solving this problem. Mr. Daugherty seconded the motion. The motion carried unanimously.

FY-2011 BUDGET

Mr. Hanson presented the proposed budget (copy attached) and stated that this PBC budget has been considerably scaled back due to the courthouse project and the expansion of the jail. Mr. Hanson explained that there are only two projects authorized for the PBC during the coming year, the boiler hot water system for the Legislative Center and HVAC upgrades at the Public Safety Building. He stated that even though the COB is only two years old, a fund of \$50,000 per year was started right away to meet the necessary expenses which may start to occur in ten or fifteen years. He added that these funds, all real dollars and come from the County's Funds. Mr. Hanson said the Health Department renewal and replacement funds are generated from the bond issue. He said we are currently accumulating money faster because there will be no additional money coming in after 2016 when the bond issue terminates. Mr. Hanson stated that the funding for the Public Safety Building has been depleted. He added that the building is over twenty years and that we have spent approximately one million dollars for work over the last few years but now we are on hold waiting for the jail expansion. We only have one project in the PSB which is the HVAC upgrade. Mr. Hanson said page 7 of the budget is for the Sinking Fund which is the bond issue for the Health Facility. He said the two revenue sources are from the Nursing Home which contributes \$750,000/per year and is 75% of the debt cost based on square footage and the Public Health Department which contributes \$250,000 and comes from property tax levied by the County to retire the bonds. Mr. Hanson added that line item 9901 is a contribution of \$25,000 to the PBC General Fund which is a requirement in the Bond Issue and funds the administration of the PBC. Mr. Hanson stated that the last page is for the COB which we are now finishing. The storage area has taken much too long but is now complete. We have one more walkway area where some shelving units will be installed for use by the Facilities Department. He added that some additional re-planting had to be done to complete the landscaping. A discussion regarding the budget followed. Dr. Baker made a motion to accept the budget for 2011 as presented. Mr. Larson seconded the motion. The motion carried unanimously.

GO GREEN INITIATIVE

Mr. Scheffers reported that he continues to look into purchasing LED lighting for the various buildings. The lighting has been added to the Sycamore campus including under the canopy at the jail, the Sally Port and the garages. Mr. Scheffers said he feels with all the interest being shown in LED lighting that the prices will start coming down which will make those purchases much more affordable for the County.

MEETING SCHEDULE FOR 2011

After a short discussion, Vice Chairman Swanson called for a motion to set the meeting dates for the PBC meetings to be held during 2011. Mr. Larson made a motion to set the meetings on a quarterly basis to be held in January, April, June and October with the flexibility to call additional meetings when necessary and within the time constraints set by the Illinois Open Meetings Act. Mr. Lundgren seconded the motion. The motion carried unanimously.

ELECTION OF OFFICERS

Vice Chairman Swanson called for nominations for the offices of Chairman, Vice Chairman, Treasurer and Secretary of the PBC. Mr. Lundgren nominated Matt Swanson for Chairman. The nomination was seconded by Mr. Larson. Mr. Daugherty nominated Dr. Baker for Vice Chairman. The nomination was seconded by Mr. Larson. Mr. Daugherty nominated

Gary Hanson for Treasurer and Mary Simons for Secretary. The nominations were seconded by Mr. Larson. Mr. Lundgren moved that the nominations be closed. The motion was seconded by Mr. Daugherty. All nominations were approved unanimously by a voice vote with following officers being elected: Matt Swanson as Chairman, Richard Baker as Vice Chairman, Gary Hanson as Treasurer and Mary Simons as Treasurer.

ADJOURNMENT

A motion was made by Dr. Baker and seconded by Mr. Larson to adjourn the meeting. The meeting adjourned at 10:25 A.M.

Matt Swanson, Vice Chairman

Mary G. Simons, Secretary

Commissioner	Expiration of Term	Office	Original Appointment
Mr. Matt Swanson	September 30, 2012	Vice Chairman	September 19, 2007
Dr. Richard Baker	September 30, 2011		September 30, 2005
Mr. George Daugherty	September 30, 2013		September 30, 2008
Mr. Larry Lundgen	September 30, 2014		April 2, 2010
Mr. Mike Larson	September 30, 2015		November 17, 2010
Non Voting-Commissioner:			
Ms. Mary G. Simons	September 30, 2010	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2010	Treasurer	February 18, 1984