



## 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, SECTION 1031 THROUGH SECTION 1054 AND CURRENTLY UNDER ILLINOIS COMPILED STATUTES 50 ILCS 20/1 et seq.

### MEETING OF TUESDAY, DECEMBER 6, 2022

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, December 6, 2022, at 8:30 a.m. in the Community Outreach Building's Conference Room West in DeKalb, Illinois pursuant to written notice to each Commissioner as required by the By-Laws.

#### ROLL CALL

Chairman Swanson called the meeting to order at 8:30 a.m. and requested the Secretary to call the roll. Those Commissioners present were Mr. Kevin Bunge, Mr. Chuck Shepard, and Chairman Matt Swanson. Ms. Cheryl Nicholson was absent. A quorum was established with three Commissioners present, one absent, and one vacancy.

Others that were present included: County Administrator Brian Gregory, County Engineer Nathan Schwartz, County Facilities Management Director Jim Scheffers, County Administrative Analyst Liam Sullivan, and Commission Secretary Tasha Sims.

#### APPROVAL OF AGENDA

**It was moved by Mr. Shepard, seconded by Mr. Bunge, and approved unanimously by voice vote to approve the agenda as presented.**

#### APPROVAL OF MINUTES

**Mr. Shepard moved to approve the minutes for the Tuesday, November 1, 2022 meeting, with minor corrections. Mr. Bunge seconded the motion, and it was carried unanimously.**

#### PUBLIC COMMENTS

There were no comments from the public.

#### COMMUNITY OUTREACH BUILDING PARKING LOT REPAIRS

As requested from the Commission, County Engineer Nathan Schwartz, provided estimates and options for resurfacing the Community Outreach Building's Parking Lots (employee parking lot and public parking lot). Mr. Schwartz noted that all three options that will be presented all include 2" of new blacktop overlaid onto the employee parking lot. The public parking lot is where there are more options available because there are curbs and gutters involved.

Mr. Schwartz reviewed and detailed the various options to the Commission. He also noted that the estimated prices are conservative due to unknown price increased over the past would of years. Final costs are expected to be lower than the estimates but he wanted to ensure the project budget covered any price jumps during this fluctuating economic period.

Option 1: The employee parking lot would receive a 2" HMA overlay. The public paring lot would have 2" of the exiting blacktop removed and replaced with a 2" HMA overlay. This option would have no net increase in blacktop thickness for the public parking lot, so there would no utility or sidewalk adjustments needed. This option would improve a drainage away from the sidewalk onto the drive lane. Option 1 came in at an estimate cost of \$78,233.75.

Option 2: The employee parking lot would receive a 2” HMA overlay. The public parking lot would have all existing sidewalks removed and replaced 2” higher than before, and then receive a 2” HMA overlay. With this option, ADA compliance for the front door would be a concern but still possible. There would also be a need to ensure water drains away from the front door, but it would improve drainage away from the sidewalk onto the drive lane. This option would also result in needing to install a new full-width sidewalk. Option 2 came in at an estimated cost of \$201,668.75.

Option 3: The employee parking lot would receive a 2” HMA overlay. The public parking lot would have blacktop removal along the sidewalk plus partial sidewalk removal to reduce the sidewalk width to 4’ in order to accommodate a new 5’ concrete gutter. The remainder of the parking lot would receive a 2” HMA overlay. The PCC gutter is 5’ wide in order to meet ADA requirements for pedestrians crossing it to get to the sidewalk. The new gutter would be 2” higher on the parking lot side to accommodate a 2” HMA overlay. This option would additionally improve drainage away from the sidewalk onto the drive lane. The new gutter would require a new inlet connecting to the existing storm sewer. The downsides would be that the gutter would create a narrower sidewalk and drive lane as well as cause difficulties during snow plowing. The gutter would need to rely on sulk for snow and ice removal. Option 3 came in at an estimated cost of \$182,258.75.

Mr. Scheffers expressed his concerns to the Commission regarding the potential PCC gutter and grate maintenance.

Mr. Schwartz understood Mr. Scheffers concerns and shared why Option 2 would be his recommendation, if it were financially feasible.

Mr. Shepard expressed that he was absolutely in agreement with Mr. Scheffers that they don’t want to have a grate to deal with but he also believes that they don’t want to have a v-gutter.

Mr. Bunge noted that he had a problem with doing the 2” overlay anywhere they are going to remove and replace or even 2” overlay on the existing surfaces to “repair” any spider/alligator cracking. In in personal profession, they are not putting anything back that’s not 3” right now. He explained how 3” helps with mill and fills in the future. If the employee parking lot is not too broken up, then the 2” overlay should be fine, Mr. Bunge noted. He also added in the public parking lot, he would prefer pulling out the 2” HMA, an inch of stone, and put 3” HMA overlay back.

Chairman Swanson agreed that he would rather see 3” HMA overlay as opposed to the 2”.

Mr. Schwartz verified that the Commission would like to remove Option 3 completely. They would also like to see an option that would provide a 3” mill and fill on the public parking lot, as well as a 2” HMA overlay on the employee parking lot. They also would like to see an alternate option that would provide a 1” mill and a 2” fill on the employee parking lot. The Commission requested that these options be presented to them at their next scheduled meeting in February.

### **ELECTION OF OFFICERS**

**Mr. Bunge moved to elect Liam Sullivan as DeKalb County Public Building Commission’s Secretary. Mr. Shepard seconded the motion. The motion was carried unanimously.**

**Mr. Bunge moved to elect the following individuals as DeKalb County Public Building Commission Officers:**

- Chairman – Matt Swanson**
- Vice-Chair – Chuck Shepard**
- Treasurer – Brian Gregory**

**Mr. Shepard seconded the motion. Those Commissioners voting aye were Mr. Bunge, Mr. Shepard, and Chairman Swanson. The motion carried unanimously by roll call vote.**

**OLD BUSINESS / NEW BUSINESS**

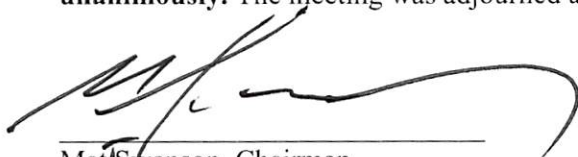
There were no items.

**NEXT MEETING DATE**

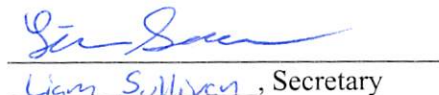
The next Public Building Commission Meeting will be scheduled for Tuesday, February 7, 2023 at 8:30 a.m. at the DeKalb County Community Outreach Building's Conference Room West.

**ADJOURNMENT**

**A motion to adjourn was made by Mr. Bunge, seconded by Mr. Shepard, and was approved unanimously.** The meeting was adjourned at 9:12 a.m.



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Matt Swanson, Chairman



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Liam Sullivan, Secretary