

DeKalb County Government
Sycamore, Illinois

**Facilities & Technology Committee Minutes
March 7, 2023**

The Facilities & Technology Committee of the DeKalb County Board met on Tuesday, March 7, 2023, in the Legislative Center's Freedom Room in Sycamore, Illinois. Chair Ellingsworth Webb called the meeting to order at 6:30 p.m. Those members present were Scott Campbell, Laurie Emmer, Rhonda Henke, Stewart Ogilvie, and Ellingsworth Webb. Kathy Lampkins was absent. A quorum was established with five members present and one absent. Others present included Brian Gregory, Derek Hiland, Jim Scheffers, and Liam Sullivan.

APPROVAL OF THE AGENDA

Scott Campbell moved to approve the agenda as presented. Laurie Emmer seconded the motion, and the motion was approved unanimously.

APPROVAL OF THE MINUTES

Laurie Emmer moved to approve the minutes of the January 3, 2023 committee meeting and Stewart Ogilvie seconded the motion with the motion passing unanimously.

PUBLIC COMMENTS

There were no public comments.

RESOLUTIONS

Resolution R2023-023 – A Resolution Approving a Letter of Intent to Enter into a Land Lease with U.S. Cellular for a Telecommunication Tower on 2,500 Square Feet on the DeKalb County Highway Department Campus, DeKalb, Illinois – County Administrator Brian Gregory outlined that the resolution supports the leasing of county property on the Highway Department campus to U.S. Cellular for the installation of a cell tower. He mentioned that the proposal was reviewed by the Highway Committee and that no concerns were raised. Brian Gregory outlined that if the resolution moves forward and is approved, the ultimate approval for the project will rest with the City of DeKalb. He stated that this project is a way to generate revenue to help hold the line on property taxes.

Stewart Ogilvie motioned to forward Resolution R2023-023 to the full County Board and to recommend its approval. Scott Campbell seconded the motion. The motion was approved unanimously.

Resolution R2023-034 – A Resolution Approving a Five-Year Extension of Life Safety Inspection Services for the DeKalb County Jail from Johnson Controls – Facilities Management Director Jim Scheffers provided an overview of the proposed five-year extension of the agreement with Johnson Controls that covers services for the jail. He outlined that services for the jail involve a significant amount of systems and labor hours. Jim Scheffers stated that he

recommends the five-year agreement because the annual increases that are built into the agreement protect the county from potentially higher increases that could occur during that time period.

Following committee discussion, Laurie Emmer motioned to forward Resolution R2023-034 to the full County Board and to recommend its approval. Stewart Ogilvie seconded the motion. Chair Ellingsworth Webb called for a roll call vote. Those voting aye were Board Members Emmer, Henke, Ogilvie, and Webb. Board Member Campbell voted no. The motion passed with four members voting aye and one opposed.

CONSIDERATIONS

Review of Ongoing County Maintenance Projects

Administration Building Lobby – Brian Gregory reviewed the improvements made to the lobby and shared some before and after photos. He mentioned that a good portion of the building hasn't been updated in many years and suggested that following the close of the meeting, the committee could walk over to the Administration Building to view the work that has been completed. Brian Gregory mentioned that new tile will be installed in the breezeway once the weather becomes favorable for tile work.

Administration Building Employee Entrance/Restrooms – Brian Gregory reviewed the improvements to the basement level and outlined that the restrooms are in poor shape and that they will be updated as work in the building continues. He also reviewed that improvements are planned for the employee entrance corridor that will also improve the functionality of the Conference Room East, which is adjacent to the entrance. Brian Gregory outlined that the county was able to make some significant improvements while keeping costs down.

Courthouse Railings – Jim Scheffers explained that the railings have been removed for repair and that the project should be completed in about a month.

Legislative Center Wall Removal – Brian Gregory outlined that the wall removal to create open space for a more functional work environment will likely take place over the summer or in the fall.

Parking Lot Improvements at COB (Community Outreach Building) – Ellingsworth Web stated that five proposals have been reviewed for the parking lot improvements and that bids are pending for the work that will be completed. Brian Gregory added that the Highway Department has completed some of the work which has helped keep costs down and provide an opportunity for departments within the county to work together.

Projects Related to Sale of the DCRNC (DeKalb County Rehab & Nursing Center) – Jim Scheffers outlined that a compressor has been ordered and that it will take between three and five months to receive it. Brian Gregory explained that this equipment is required in order for some

of the systems in the building to be controlled separately by each property owner, once the sale of the DCRNC has been finalized. Jim Scheffers reviewed that he is obtaining quotes for the parking lot lights and that he has requested pricing to convert the lights to LED. Brian Gregory stated that the Certificate of Need is still in process and that the sale should be finalized sometime after April 1st.

Jail Recirculation Pumps - Jim Scheffers provided background on the discovery that a circulating pump on the cold water side is missing from the plumbing system. He explained that the discovery took place as they were researching why the water temperature can't be maintained at the target level. Jim Scheffers outlined the extensive work that will be needed to install this pump. He explained that in addition to the challenges in working with a reinforced secure structure, there are logistical and security concerns in scheduling the work to be completed inside the jail. Jim Scheffers emphasized that this will be a very tough job but that it must be completed for the system to run properly. He confirmed that bids on the project should be available mid-April and that it will be an expensive repair.

OLD BUSINESS – There were no Old Business items.

NEW BUSINESS - Brian Gregory outlined that the formatting change with the meeting materials provides for a more consistent and effective means of outlining committee and board activity. He reviewed that the draft copy of the minutes will be available in the meeting packet but will not be posted online under “minutes” until they are approved.

Ellingsworth Webb mentioned that he spoke with Jim Scheffers regarding lighting improvements inside the Public Safety Building. Jim Scheffers added that this work is in process.

ADJOURNEMENT

It was moved by Laurie Emmer and seconded by Stewart Ogilvie to adjourn the meeting. The motion was carried unanimously and the meeting adjourned at 7:14 p.m.

Respectfully Submitted by Chris Klein, Recording Secretary