

**HIGHWAY/BUILDING/GROUNDS/ENVIRONMENTAL/ZONING  
AND WELFARE COMMITTEE  
August 7, 2023**

Present: Thomas Snyder, Jr., Chairman, Mike Specha, Seth Foster, David Buckles, Jeff Nolen  
Absent: Absent  
Others present: Bryan Sharp, Bill Kennedy, Dwanna Kelmel, Cliff Frye, Shawn Hammers, Ron Brown, Jim Baker, Blake Tarr, Chase Stephen, Lucas Domonousky, and Elizabeth Hile in attendance.

The meeting of the Highway/Building/Grounds/Environmental/Welfare/Zoning Committee was called to order on Monday, August 7, 2023 at 6:30 p.m. in the Christian County Courthouse. The purpose of the meeting was County building issues, highway business and any other matters properly brought before the Committee. Roll call was taken and there was a quorum.

**PUBLIC COMMENTS**

There were no public comments.

**OPEN BIDS COURT HOUSE DOORS**

No bids were received.

**REVIEW BIDS AND/OR AWARD HVAC AND WINDOWS FOR COURT HOUSE**

Bill Kennedy presented information on the recent bid opening for the HVAC and window projects for the court house. Both projects came in significantly more than originally estimated both in part to inflation and equipment shortages.

HVAC

Bill advised that in February of 2022 the engineers estimate for the HVAC system was \$525,000. The only bid received was for \$975,290 from Henson Robinson. There was one area, remove chases specified that would reduce the bid by \$160,000 bringing the cost to \$815,290.

Bill's recommendation is to accept the bid with the provision that the contractor accept an immediate change order for chase elimination & consequent reduction of \$160,000.

Windows

The original engineers estimate was \$445,500, without asbestos removal. The only bid received was for \$1,048,000 from Morrisey Construction, Godfrey IL. This does include the asbestos removal. In addition to inflation and equipment shortages since the original estimate including the asbestos costs adds some to the project total. The engineers caught an error Pella made in the specified window units totaling approximately \$100,000 with the exact amount to be determined by Pella. So deducting that amount would bring the project to \$948,000.00.

Bill suggested the committee accept the bid with the provision that the contractor accept an immediate change order for the exact dollar for dollar reduction Pella gives for the window cost differential, approximately \$100,000. The exact number is not available as of this meeting.

It was noted that Finance will be having a discussion about moving money from the General Fund to Capital Improvement and possibly this could be considered to fund the approximate \$750,000 remaining to complete the projects.

Motion by Mike Specha and second by Thomas Snyder, Jr. to refer to the Finance Committee the need for \$750,000, after the use of ARPA funds, to properly complete the HVAC and window projects. All members were in favor. Motion carried.

## ZONING BUSINESS

### Director's Report

Blake Tarr highlighted zoning revenue since 2021 noting a 108% increase in permit revenue. He continued his monthly report highlighting upcoming project applications and/or calls related to projects to include the Strata project, proposed in the Assumption area covering approximately 1850 acres is comparable to the Invenergy project and a smaller project in Pana. Blake encouraged members to reach out with any questions.

## SOLID WASTE BUSINESS

### Solid Waste Director's Report

Shawn Hammers highlighted information on his monthly report some of which included inspection information, Tire Take Back Program, highlighted a potential new BLH contract with expires in December of 2023 and provided a very information presentation related to revenue and costs with future projections for the Solid Waste Department. He discussed a recommendation for a part-time educator working 4 days a week and the possibility of the department becoming an electronic clearing warehouse, the logistics as well as potential cost savings. If this were to be considered, applications and approval would be sought in 2024 for 2025 operation.

## HIGHWAY BUSINESS

None this month.

## ANIMAL CONTROL

Dwanna Kelmel highlighted her monthly report which included information related to a group, CDC, which will be dissolving. This group has graciously over the years donated many items to Animal Control in the past such as funds to assist in paying for the truck lift, washer/dryer and numerous other items needed. The St. Mary's mural project has been completed. Proposals to amend sections of the Animal Control Ordinance and Breeders Ordinance will be presented to the Executive, Personnel Committee at the August 8<sup>th</sup> meeting.

## COURTHOUSE AND BUILDING BUSINESS

### Jail Update

Bill advised the outstanding issues at the jail outside signatures on roof proposals is the architect needing a decision on whether or not the Sheriff's Department will be moved to an offsite building as it impacts the work done at the current location.

### Boiler Update

Outside any unexpected events, it is likely the old boiler will be removed yet this week. After the boiler is out, floor work will be done before the new boiler is set in place. The new boiler is here and at the Highway Department.

### New Health Department Building

Ron advised in his update 2 months ago he was waiting on bids and still has some bids they are waiting on. Bradco has been contracted to do the bathroom remodel work but have not started yet. The low bid on the carpeting went to DeMichaels. Re-stripping the parking lot is a minimal cost as well as servicing the AC units. They have not received painting bids yet. Surveying will be completed by Brent Windell and signage will be covered by a grant.

Jeff Nolen raised CB Rules and the need for this committee to supervise those projects. The committee was advised the Health Board was making decisions and overseeing improvements being made related to the funding approved by use of ARPA funds. There was extensive discussion regarding language in the CB Rules to include that depending on the projects, committee members might be able to provide input, i.e. plumbing matters. During discussion it was noted that if there was no oversight in this project then perhaps the committee would need more information but in this case the Health Board was directing the decisions being made. The County's maintenance supervisor continues to provide the committee updated related to this project. Chairman Sharp upheld that information is being brought forward to the committee citing the June committee minutes. He also highlighted Treasurer Asmussen's email regarding approval of ARPA funds citing her opinion that after approval of the funds the applicable departments did not need to come back to committee.

In other court house matters, Ron Brown advised one of the trees that was moved last fall didn't make it and it needs to come down. He advised it is a tree that can be taken down by maintenance resulting in no cost to the County. Ron was directed to remove the dead tree.

### LOCATION OF ZONING AND SOLID WASTE DEPARTMENTS

Chairman Sharp mentioned the synergies between the departments being in the same location. He noted while the County owns the Solid Waste building, it was purchased from tipping fees and felt there were compelling arguments as to why the County should reimburse the fund should the department be moved. He also mentioned that it was his opinion that it would be beneficial to move the Sheriff's staff to a separate location opening up better use of the facility for the jail. In summary Chairman Sharp felt the previous vote to move Solid Waste and Zoning to the 1<sup>st</sup> floor of the Court House in the former ROE space, while it may not be perfect, should be upheld for the time being. Some renovations would be needed to include carpet, partitions and at some point storage for the department would need to be worked through.

Motion by Mike Specha and second by Thomas Snyder, Jr. to recommend to the full Board to direct architects to draw up plans assuming the Sheriff's Department would be moving from their current location and to direct Maintenance Supervisor Ron Brown to get cost estimates to move Solid Waste and Zoning from their current location to the former ROE office located on the 1<sup>st</sup> floor of the Court House. A roll call vote polled all ayes. Motion carried.

### PROPOSED AMENDMENT TO ZONING CODE – SECTION F. DANGER TO PUBLIC HEALTH AND WELFARE OF PROPERTY DAMAGE

The committee reviewed the proposed amendment developed in cooperation between the zoning, health and solid waste departments. There were questions regarding missing information such as who has the authority to make decisions and what code(s) are being followed to make determinations. Bill Kennedy suggested not to adopt national codes as it can put extreme burdens on residents. Abandoned properties

and nuisances were focus of amendment. Mike Specha commented that what was presented appears to be a large improvement to what we have now and asked if it wouldn't be better to consider this amendment addressing faults that may arise. It was noted the States Attorney or Assistant States Attorney has reviewed this draft and made to recommendations to the version presented. It was also noted that this proposed amendment was also provided to the Christian County Public Health Board who also made some change recommendations of which are not known tonight.

Motion by Mike Specha and second by David Buckles to table until the changes recommended by the Health Board are known. All members were in favor. Motion carried.

#### REVIEW OF POLICY/REQUIREMENTS FOR USE OF THE COURT HOUSE LAWN

Chairman Sharp would like for this committee to develop a checklist for use of the court house lawn.

#### OTHER MATTERS

Chairman Sharp advised that much of what he wanted to discuss related to the CB rules and differences of opinion on interpretation was highlighted earlier this evening. He noted the County's newest part-time Assistant States Attorney, Mary Barry, would be handing questions from departments and the Board. Mary just came on board last week and has already been handed many items to look into. As a result, Mary will be reviewing the Board Rules and discussing those with us but please be patient until she is able to do so.

Chairman Sharp noted it troubles him when he hears comments that individuals are voting on matters they do not know anything about. He highlighted all the resources available to all county board members so they can make informed decisions. He feels there is no reason any member should feel they don't have materials to make informed decisions and that lines of communication with him, department heads and elected officials are always open.

There was a brief discussion about keypads in the court house. The committee would like to move forward with Chief Deputy Baker or designee providing cost estimates for a key pad system within the court house for all offices.

Motion by Thomas Snyder, Jr. and second by Seth Foster to adjourn. All members were in favor. Motion carried.

Respectfully submitted,

Thomas Snyder, Jr. Chairman  
Buildings/Highway/Environmental/Zoning  
Welfare Committee  
08/07/2023