

**HIGHWAY/BUILDING/GROUNDS/ENVIRONMENTAL/ZONING  
AND WELFARE COMMITTEE  
December 11, 2023**

Present: Thomas Snyder, Jr., Chairman, Mike Specha, Ray Koonce, Clint Gabriel and David Buckles

Absent: None

Others present: Mary Barry, Bryan Sharp, Dwanna Kelmel, Cliff Frye, Ron Brown, Shawn Hammers, Blake Tarr, Lucas Domonousky, and Elizabeth Hile in attendance.

The meeting of the Highway/Building/Grounds/Environmental/Welfare/Zoning Committee was called to order on Monday, December 11, 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**

No public comments.

**NUISANCE ORDAINANCE REFERRED FROM EXECUTIVE/PERSONNEL COMMITTEE**

Committee Chairman Snyder, Jr. advised there is a little more work to be done on this ordinance and he would like the matter tabled to the January meeting.

Motion by Thomas Synder, Jr. and second by Ray Koonce to table until the January 2024 meeting. A roll call vote polled all ayes. Motion carried.

**ZONING BUSINESS**

Director's Report

Blake Tarr highlighted zoning updates to include the revenue for the month of November, the number of permit applications, no permit notice letters and onsite inspections.

In regard to the November ZBA meeting, Blake noted the North Pana Solar Project has been continued to the next ZBA meeting. He also provided a highlight of the Special Use Application for Sangchris Energy Center, LLC/East Point Energy which is a battery storage facility that was approved by the ZBA but with conditions that will be heard by the full County Board on December 19<sup>th</sup>. Some items Blake highlighted on this project included an existing renewable lease on the parcels involved in this project. According to Blake the project developer agreed this lease is a liability to the project but the landowner is actively trying to exit the current renewable lease agreement. No geotechnical studies have been done on this project of which sits on top of Peabody Coal Mine No. 10. This project is made up of 100 – 30 ton battery storage containers for a total weight of 300 ton on the footprint. Another item to note is there is currently no emergency response plan that has been submitted or in place for the project and lastly no drainage or water management plan has been presented at this time as well. Blake noted the ZBA will not be meeting in December.

**SOLID WASTE BUSINESS**

Director's Report

Shawn Hammers highlighted information on his December monthly report to include inspection information, BLH Tour and work on the required Waste Management Plan and anticipates completion in the next few months.

BLH Contract

Shawn presented the finalized three (3) year Agreement for Recycling of Surplus Computer and Electronic Equipment with BLH. Shawn noted the final negotiated agreement increases the fees paid to BLH only \$100.00 each quarter for each year of the agreement. Shawn is very pleased with the final negotiated increase and recommends full Board approval and Chairman’s signature.

Motion by Thomas Sndyer, Jr. and second by Mike Specha to refer the Agreement for Recycling of Surplus Computer and Electronic Equipment with BLH to the Finance Committee for recommendation of the full Board. A roll call vote polled all ayes. Motion carried.

**HIGHWAY BUSINESS**

2024 Diesel & Gasoline Bids

Bids were opened and read for delivery of gasoline and diesel fuel to be used during 2024 with the following results:

	<u>Group 1</u>		<u>Group 2</u>	
	B2 Clear	B2 Dyed	Winter Add	Gasohol
Central Commodity FS	\$0.15	\$0.15	\$0.04	\$0.15
Huels Oil	\$0.10	\$0.10	\$0.03	\$0.10

Cliff noted that Huels Oil (delivery will come from Farmers Oil in Nokomis) did not provide a bid check. This check is held until the contract is fulfilled and then generally returned unless there is a reason during the contract to cash it. Cliff advised in the past there have not been any issues with companies and the checks have been returned.

Motion by Mike Specha and second by David Buckles to recommend to the full Board to approve the low bid from Huels Oil for Group 1 and 2 with the condition a bid check is in place before the full Board takes action. A roll call vote polled all ayes. Motion carried.

Tandem Frame Rail Repair Quote

Cliff advised the department has six (6) tandem trucks. All three (3) of the International 4900 trucks are needing work to the frame rails. These vehicles have a 2 rail frame system that have pack rust and cracks in the frame rails. It will not be known until they get into the vehicles whether or not only one (1) rail will need replaced or if both rails will need to be replaced on each truck and the number of rails for replacement could vary from truck to truck. The cost to replace one rail is \$6,000.00 doubled for the cost if both rails are needed. The repair will range from \$18,000.00, if only one (1) rail on each truck is needed, up to \$36,000.00, if both rails are needed on all trucks.

Motion by Mike Specha and second by Thomas Snyder, Jr. to recommend to the full Board to allow Cliff Frye to replace frame rails on three (3) International 4900 tandems based on the estimate from DNE Truck Equipment at a cost not to exceed \$36,150.00. A roll call vote polled all ayes. Motion carried.

Chairman Sharp and the committee discussed the need to develop a plan for fleet management as the equipment at the Highway Department needs replaced. Cliff noted the County had a plan that was put on hold because of various factors and then COVID hit. To receive a new truck today it is taking one to one and half years with a cost in the range of \$180,000.00. Cliff will put together some options to update the fleet for the committee to review.

## ANIMAL CONTROL

Dwanna Kelmel highlighted her department report which included information related to animals adopted and reclaimed, revenue and donations for the month as well as donations to date.

## COURTHOUSE AND BUILDING BUSINESS

### Carpet Lobby area of Probation

Maintenance Supervisor Ron Brown indicated the carpet in the lobby of the Probation office is badly stained and recently soiled with urine from an animal brought into the building. The department didn't anticipate the need to have to replace the carpet and therefore didn't put money into their budget. Ron provided two (2) quotes of the three (3) he tried to obtain. The low estimate was from DeMichiel Floors and More for \$1,953.28.

Motion by Mike Specha and second by David Buckles to recommend approval the low bid of \$1,953.28 from DeMichiel Floors and More for carpet replacement in the lobby of the Probation Office and referring the matter of funding to the Finance Committee. A roll call vote polled 1 abstained and 4 ayes. Motion carried.

### Boiler Update

Ron noted all the issues have been worked out. He just received an extra condensation pump as a backup which has been on order for several weeks.

### Steeple Repair Estimate

Last month Bill Kennedy mentioned a leak that needs to be repaired on the north side of the steeple by the clock tower that leaks into the masonry. Ron advised Bill has received an estimate from Two Brothers Tuck-Pointing for \$4,900.00 which includes the cost of a lift.

Motion by Thomas Snyder, Jr. and second by Mike Specha to recommend approval of \$4,900.00 from maintenance for the steeple repair referring the matter to Finance for full Board recommendation. A roll call vote polled all ayes. Motion carried.

### HVAC and Window Project Update

The prototype window has been installed on the 1<sup>st</sup> floor of the Court House and the window looks good. The plan is Morrissey Construction will start replacing windows on the 1<sup>st</sup> floor the first week of January. It is anticipated to take two (2) days to do the seven (7) first floor windows. Ron hasn't heard any information on the start of the HVAC project.

### Fire Detection Update

Young's has been notified and we are on the schedule for installation. They are twelve (12) to sixteen (16) weeks out. Conduit work will also need to be completed before that project is started.

### Historic Courthouse Maintenance/Modification/Alteration Standards Policy

Motion by Thomas Snyder, Jr. and second by David Buckles to table this matter to next month.

### Jail

The committee discussed the roof situation, plan logistics regarding the buildings, and overall need to keep the project moving due to the upcoming expiration of ARPA funds. It was noted that Mr. Kennedy has found another company who does foam product roof work. The importance of keeping the project moving was stressed.

Other Updates

Ron advised the Health Department is scheduled to move into their new building this Friday, December 15<sup>th</sup> and is closed to the public both Friday the 15<sup>th</sup> and Monday, December 18<sup>th</sup>.

**ILLINOIS EPA GRANT PROGRAM**

Chairman Sharp noted the information on possible grant funding recently received in the Board office. Bryan will follow up with Mr. Kennedy to see if this might be worth applying for on the county level.

**OTHER MATTERS**

Chairman Sharp reference the County's purchasing policy and a recent situation involving a denied claim on a key pad security system at the Public Defender's office. The intent of the committee was to have options presented for review regarding the possibility of a key pad system for the entire court house using 1 system so multiple systems didn't exist in the building. The denied claim was for approximately \$5,400.00 and hadn't gone through procedures. The Chairman would like to see department heads do a better job following procedure.

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

Respectfully submitted,

Thomas Snyder, Jr. Chairman  
Buildings/Highway/Environmental/Zoning  
Welfare Committee  
12/11/2023