



**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, AUGUST 24, 2010**

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, August 24, 2010, at 8:30 A.M. in Bridge Conference Room of the DeKalb County Government Community Outreach 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, Mr. Beryl Smith, Dr. Richard Baker, Mr. George Daugherty and Mr. Larry Lundgren. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, Mr. Roger Schroepfer of Wold Architects and Engineers, Mr. Brian Kerner of PSA Dewberry/BCA and Ms. Mary G. Simons, Secretary.

**APPROVAL OF MINUTES**

Vice Chairman Swanson called for a motion to approve the minutes for the meeting held on Tuesday, March 30, 2010. Mr. Smith made the motion to approve the minutes and Mr. Daugherty seconded the motion. Dr. Baker questioned the interpretation regarding "meeting attendance via electronic medium" Dr. Baker stated that he was under the impression that the PBC would implement the model for electronic meeting attendance recently adopted by the DeKalb County Board. A brief discussion took place regarding this issue and it was the consensus that the minutes of March 30, 2010 adequately stated the position of the Commissioners on this subject and no further action was taken. Vice Chairman Swanson called for a vote and the motion carried to approve the minutes as printed.

**APPROVAL OF AGENDA**

Mr. Smith made a motion to approve the agenda. Mr. Daugherty seconded the motion. Dr. Baker requested the addition of an agenda item as "Other Business". The Vice Chairman agreed to add Item 8, Other Business: Audit Report and Management Letter, and Past Chair Recognition. Item 9 became the motion to adjourn. The motion to approve the agenda as restated was unanimously approved.

**COMMUNITY OUTREACH BUILDING**

**Parking Lot:** Mr. Scheffers briefed the Commissioners on the status of the reconstruction of the parking lot. He indicated that the items discussed in the previous meeting had been completed. Dr. Baker asked if all the items on the "laundry list" provided by EEL were addressed and if the costs were in keeping with the estimates. (List attached) Mr. Hanson responded that the estimated cost was \$75,000 with Rockford Structures paying one third of the costs and the county paying two thirds. Mr. Lundgren asked why the problem had occurred in the first place. Vice Chairman Swanson gave our new member Mr. Lundgren an overview of how the situation had evolved. Mr. Swanson also stated that after the approval of the reconstruction he had a conversation with a representative from Marriot who offered a different opinion for the failure of the parking lot. Mr. Swanson explained that Marriot was one of the subcontractors who did some of the work and they subsequently filed a suit against Rockford Structures with the Public Building Commission being named as a party to the litigation. The question came up regarding payment for the reconstruction. Mr. Hanson stated that no payment has been made as of this date, however, we are under contract to pay it and the work has been completed. Considerable discussion followed. A motion was made by Dr. Baker that we do not pay the bill from Rockford Structures before our meeting scheduled for October 5, 2010 unless John Farrell, our State's Attorney, advises us that in his opinion there is not legal standing not to pay the bill. Mr. Lundgren seconded the motion. The motion carried with four members voting aye and one member voting nay.

**Status of Storage Room:** Mr. Hanson stated that the storage room project is 99% complete. AIS, the company contracted to construct the storage room, has had financial issues, resulting in a mechanics lien filing. The PBC has paid the contractor (AIS) directly and we are currently holding \$7,100. Mr. Hanson also related that Mrs. Simons, with the help of summer employees, has moved all the Circuit Clerk's records to the new storage room. Additionally, records from the County Clerk/Recorder, Treasurer, Assessor, and State's Attorney were moved from the Health Department storage facility to the Highway storage facility, making those records more easily accessible. Now all three off-site storage areas have room for growth for future record storage.

**Cracked Bricks:** Dr. Baker requested that he would like a statement from Wold Architects at the next meeting in regards to the brick cracking at the COB. Mr. Schroeffer, currently in attendance, reported that the manufacturer's rep's suggested remedy would be to cut out the sections that had cracked and then replace them. This topic will be added to the next meeting agenda.

Due to a previous commitment, Mr. Smith was excused from the meeting.

### **GO GREEN INITIATIVE**

Mr. Scheffers reported that he has made improvements to the COB geo-thermal system. He and the maintenance staff have worked with various office staff to adjust the timing of the heating and cooling. Systems are turned off over the weekend and restart automatically at 4:00 A.M. on Monday. Mr. Scheffers' department is also looking into LED lighting for the parking lots. He is working with the Sheriff's Department to obtain lighting under the Public Safety Building canopy that optimizes visibility for the security cameras. They are experimenting with various colored lights to meet their needs. Mr. Scheffers is also working with Alpha Controls to obtain a grant for parking lot light purchases. If the grant application isn't successful, the parking lots will be done as funds become available.

### **FUTURE OF THE PBC**

Dr. Baker stated that a resolution passed on November 3, of 2009 by the PBC transferring almost all of our buildings back to the County Board was to obtain America First and Recovery Zone bonds to add on to the Courthouse and the Public Safety Building. Based on that resolution, Dr. Baker stated the he assumed the R and R would also be transferred to the County for those buildings and therefore asked for what purpose would the PBC continue to function. Mr. Hanson responded that the PBC will still remain until 2016 to pay off the 2005 bond issue for the DeKalb County Nursing Home and Health Department. He added that it is not clear yet what will be done with the R and R, it may stay with the PBC. Mr. Hanson said that the PBC is heading into a maintenance mode much like the one that occurred in the early nineties at which time the PBC, while not exactly dormant, handled the renewal and replacement items for the buildings. He added that is the direction in which he sees the Commission now heading. Mr. Hanson said the only difference is the Commission does not have any bonding authority now and the Commission did when it held the properties. Dr. Baker said he thought the current renewal and replacement items were also transferred back to the county along with the title to all the buildings. Mr. Hanson responded that the R and R was not transferred and is still in the hands of the Commission. Mr. Daugherty asked if the Commission did not handle the R and R who would. Mr. Hanson said it would then have to go back to the County Board for committee assignment which probably would be the Finance Committee. Mr. Hanson explained that he sees the role of the Commission at this point to be very low key, however, that could change if another building project would come up and the County would designate the Commission as the revenue source. Mr. Daugherty asked if the Commission were to be abandoned and we would want to recreate it would it take a referendum to do it. Mr. Hanson felt it could be recreated with a County Board resolution.

### **OTHER BUSINESS:**

**Audit Report and Management Letter:** Dr. Baker stated that he felt that since there has not been any discussion regarding the Audit report and Management letter there are implications that could affect the 2011 Budget discussions. He asked if the 2011 budget would be presented at our next meeting. Mr. Hanson responded affirmatively. Dr. Baker said that he would wait until the next meeting for further discussion on these items.

**Past Chair Recognition:** A brief discussion was held regarding a letter of recognition to be sent to our past Chairman Robert Hutcheson who has served on the Commission since 1991. Mr. Hanson responded that a letter was sent to Chairman Tobias, County Board Chairman, and read into the record of the County Board proceedings at their September meeting. Mrs. Simons was directed to present a more formal copy of the letter to Mr. Hutcheson. Dr. Baker felt that additional recognition to honor Mr. Hutcheson's years of service should be done. Several ideas were discussed and it was agreed that a bench inscribed with his name should be considered, however no additional action was taken.

**NEXT MEETING DATE:**

Vice Chairman Swanson stated that the next meeting will be held on Thursday, October 5, 2010 at 8:30 A.M. and notices will be mailed regarding the location.

**ADJOURNMENT**

A motion was made by Mr. Daugherty and seconded by Mr. Lundgren to adjourn the meeting. The meeting adjourned at 10:45 A.M.

---

Matt Swanson, Vice Chairman

---

Mary G. Simons, Secretary

<u>Commissioner</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Matt Swanson	September 30, 2012	Vice Chairman	September 19, 2007
Mr. Beryl Smith	September 30, 2010		September 30, 2000
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
<u>Non Voting-Commissioner:</u>			
Ms. Mary G. Simons	September 30, 2009	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2009	Treasurer	February 18, 1984