Ogle County
Long Range Planning – Courthouse Renovation Committee Meeting
Tentative Minutes
September 1, 2009

1. Call to Order by Chairman Stahl at 9:00. Members present: Stahl, Rice, Messer, Gronewold, Hopkins. Members absent: Gouker, Nye. Also present: Marcia Heuer, Jim Barnes, Meggon McKinley, John Coffman, Sheriff Beitel, Becky Huntley, Jim Harrison, Larry Callant, Jeanne Scholl, Vindi Wells

2. Approval of Minutes: Motion to approve August 4, 2009 minutes by Rice. Messer 2nd. Motion carried.

3. Approval of Bills: Motion by Messer to approve bills in the amount of $402,904 pending confirmation that Ringland Johnson work has been done as presented in pencil drawing for payment #2. 2nd by Gronewold. Motion carried.

4. Courthouse Renovation Project – Update & Possible Action:
    a. Holabird & Root Fees - Stahl reports we did get a response from H&R regarding our letter stating we found approximately $9,800 of the $31,000 outstanding fees to be reasonable. In a response letter, Dennis Vovos indicated he found roughly $21,700 to be reasonable and encouraged the County to consider additional payment before possibly pursuing mediation. Messer indicated he is willing to go to mediation. Rice indicated he concerned about the working relationship between now and the end of the project. The States Attorney advised the County to pay what is necessary to stay out of mediation. Rice indicates he feels H&R is sending a message by the high quotes we've received for new work, e.g., a fee of $42,000 to redo drawings for landscaping, collect contractor bids, and manage the project. He notes if H&R takes us to mediation, they'll ask for the full payment of $31,000. Messer suggests splitting the remaining $10k in question, offering an additional $5,000 only. Coffman and Harrison suggest talking to Jeff Case instead of Vovos since Case was the original client contact and offered his assistance should we need anything, and we haven't seen Jeff Case since we embarked on this project. Rice suggests that he, McKinley, and Stahl have a call with Jeff Case and negotiate the final payment instead of sending a formal letter and forcing mediation. McKinley noted she'll arrange that call in time for an update to the Executive Committee 9/9.
    b. Furniture Project – McKinley reported that Andrea Caputo will be meeting this week with each department head to be located in the courthouse to finalize needs and place furniture bid requests.
    c. Bid Alternates – Stahl reported that Holabird & Root provided quotes to present new alternate plans for the generator and the landscaping / parking lot revisions in the back of the courthouse. Their quoted fees are $15,000 for revising the generator drawings and managing the project and $42,195 for revising the landscaping / parking lot revisions and managing the project. Contractor costs would be in addition to these amounts. Rice recommends doing these projects without the help of the architect. The Sheriff noted RJC does not have a problem working directly with the County on these

projects if requested. DeArvil notes he'd like to see us work directly with the contractor for these projects also, and Huntley commented she'd just want to be sure all lighting is done correctly. Rice noted that the States Attorney sees no contractual problem working directly with RJC on these two new projects since they are outside the scope of approved work. Gronewold agrees we should work directly with RJC on this because the pricing appears to be out of line. Rice motions to investigate the pricing of the generator and landscaping / parking lot revisions without the architect managing the project. Hopkins 2nd. Motion carried.

d. Historic Paint Specialist – Stahl reported current plans for Tony Kartsonas to be on site after Labor Day, tentatively scheduled for 9/14. The hope is we can view the mock up at our next LRP meeting.

e. Cannon Refurbishing – McKinley reports that the Eagle Scouts have worked with a local paint company to confirm there is no lead paint on the cannons. McKinley has requested a letter from the paint company and will move the project forward as soon as it is received. The Eagle Scouts would like to proceed with the project towards the end of October, which gives us time to order supplies and properly coordinate access with RJC.

f. Historic Gazebo Placement – Marcia Heuer reported that she has worked with Curtis Cook to ensure we are able to honor our intergovernmental agreement to obtain federal funds to place the historic gazebo in a location other than originally submitted. Cook talked with IDOT to confirm set backs and stipulations, and Marcia talked with other intergovernmental parties (Chamber of Commerce, City of Oregon, Dixon, etc.). We are okay with all parties as long as the gazebo is placed along either Rte 2 or Rte 64 (a main highway) and there is convenient parking available for access to the gazebo. The IDOT set back requirement is 11.4' from edge of the sidewalk. Heuer noted we do not want lighting for the gazebo because we own the land and do not want anyone indemnified for the electricity. Heuer notes moving the location of the gazebo to the North end of the courthouse lawn is actually better because there are no grading problem there, like in the front of the courthouse lawn where it was originally planned. Sebastian Construction gave Heuer forms for the pad and noted they will put us on the very last of their construction schedule, or the end of October. This will help accommodate Autumn on Parade and the completion of the geothermal well drilling. (There will not be any wells under the gazebo pad.) The Sheriff is noted concern that this could become an undesirable hang out place.

g. Other Possible Historic Projects – Becky Huntley reported back on the committee's request for her to research options for monument cleaning. Harry Spell from Art Castings in Oregon looked at the Soldiers & Sailors monument in front of the jail and provided a bid of $7500 to clean the statue back to the bronze and do any patching of marble necessary to properly clean and restore the monument. Hopkins asked when this was last cleaned, which the committee believes was about 40 years ago. Messer recalled other groups doing this in past years, but noted their participation has dwindled. Heuer says that Art Castings is the group that also did the Michael Jordan statue, and is quite renowned. Rice motions to approve the Art Castings proposed work on the Soldiers and Sailor monument in front of the jail for an amount not to exceed $7,500. Messer 2nd. Discussion followed with Gronewold noting concern regarding how we keep spending money. He notes that he agrees this needs to be done, and believes it is a good price for the work, but states it is hard to keep approving and spending money in light of the budget situation. He noted he will be voting no out of concern

that we might need to hold the money back for other things. Hopkins agrees, but stresses the importance of keeping up on maintenance and stated that if you spread the fee over 40 years, it's a cheap price. Messer reminds the group this is a monument that is a credit to the county and the veterans, and we shouldn't let it deteriorate. DeArvil asks if we could do a fund raiser to do this, or find someone in the county interested in keeping the military monuments up, like the VFWs. Huntley says VFW will be contributing to the front monuments, which she'll explain after the vote is taken. Vote was taken, motion carried. Huntley resumed her presentation, passing out information Laura Cook from her office researched with Bonnie Hendrickson to explain the history behind the monuments. She wants everyone to know who put them there, when, and who was originally responsible for them. The recap she distributed outlined information regarding the President Kennedy Memorial, the Turner Junction Boulder, the Soldiers & Sailors Monument, the Cannons, the VFW Memorial. Huntley reported she also contacted the VFW in Oregon, since we had talked about possibly moving the north side monument. The commander looked into it, and it was expensive, so he was relieved to hear we plan to leave it there. He has been looking into making it look more special to better catch the attention of passers by. He proposes adding a soldier statue to represent fallen soldiers, and a set of soldier boots to represent Iraqi soldiers. The VFW would pay for pouring the cement and they'd buy the new monuments. One would be cement, painted to look bronze. He recently saw an 8 year old similar statue that was in good shape (not chipping), although he doesn't know the lifespan of the paint. The only cost to us is maintenance down the road. Huntley noted we'd ask if they could take on the maintenance of the soldier. They have also agreed to clean up the plaques there. Huntley then noted we do need to accept these monuments onto the courthouse lawn and acknowledge who has donated them so that in the future, this is remembered. Rice thinks this can be part of the scope of the flat screen technology display planned for the courthouse renovation to remember the history. He would like to see all of the Courthouse Square historic information the County Clerk's office has gathered in this display. He noted there is a group of historians that keep historic inventory, and he'd like to ask them to put the information together for the flat screen presentation. Rice motions to approve the Oregon VFW work as presented which includes the soldier and boots statues. 2nd by Hopkins. Motion carries.

5. New Business –
   a. Lead paint – The Sheriff reported that RJC demolition found additional areas of flaking or loose led paint that no one would have known was there until demolition exposed it. He noted there is a difference of opinion regarding whether it's a big problem or not, so we're reaching out to a number of lead paint companies to get their opinion and quotes.
   b. Cabling – the Sheriff updated the committee regarding the "cobbled up mess of cables" running through the basement hallway that has become an issue because during construction, RJC accidentally cut cabling that no one knew was active. In working with RJC, electricians, and Verizon, we've identified a better path for that cabling to go through the building, which we can do for an estimated $5,800 including cabling, labor, and Verizon. This project is holding up the RJC basement work. Rice clarified it would come out of the construction contingency money, and noted that at the last Owners, Architect, Contractor (OAC) meeting, RJC talked about this cabling causing trouble. Gronewold asked what Verizon's role is, and the Sheriff clarified that the old phone switch used to be in the basement and so all the phone cabling ran to it. With the Justice Center, we moved the

switch, ran fiber from it to the courthouse, but kept the phone cabling as it was in the courthouse. The Sheriff clarified that the main phone switch should be in the Justice Center (which it is) with the phone cabling routed directly to it (which it is not.) Making this change will require rewiring in the basement. The cost is primarily to get the phone cabling into the Justice Center, which is what Verizon recommended originally, but we did not do. Gronewold noted concern about proceeding with something now that should have been done before. Rice asks for the Sheriff's recommendation, and he says it needs to be recabled because the hanging cabling is in RJC's way and is an inefficient cabling approach. Hopkins notes he believes we should do this. Messer asks what happens if a new jail is built, and the Sheriff clarifies this is just for the courthouse, so if we build a new jail, we will have to deal with that phone line then. Hopkins motions to proceed with the Verizon recabling project as described. Rice 2nd. Motion carries.

6. Next Meeting: Stahl reminds they group they are invited to attend the OAC meeting immediately following this LRP meeting (10:00). McKinley reminded the group they will be confirming the interior window paint recommended by Andrea Caputo of Holabird & Root. The next LRP meeting is set for Tuesday October 6, 9:00.

7. Adjournment – Meeting adjourned at 9:56 am.

Respectfully Submitted,
Meggon McKinley, Ogle County Administrator