

**Proceedings of the Ogle County Board Meeting
February 19, 2019**

State of Illinois)
County of Ogle) ss

Call to Order

Chairman Gouker calls the Ogle County Board Meeting to order at 5:32 p.m.

Roll Call

The roll call shows all are present. The invocation is given by Griffin and then followed by the Pledge of Allegiance.

Presentations –

Chairman Gouker passed around a “Get Well Soon” card for Board members to sign for past County Board member Rich Gronewold who just underwent triple bypass surgery.

Chairman Gouker also shared two *Thank You* cards the Board received. One from the family of Barb Barnes who passed recently and the other from the Forrestville Valley School District #221 for the recognition of January 9th for the football team.

Consent Agenda Items – by Roll Call Vote

1. Approval of January 10, 2019 Ogle County Board Special Meeting and January 15, 2019 Ogle County Board Meeting Minutes
2. Accept Monthly Reports – Treasurer, County Clerk & Recorder and Circuit Clerk
3. Appointments -
 1. Regional Planning Commission - Toni Busser - R-2019-0201
 2. Mental Health 708 Board - Tracy Brooks - R-2019-0202
4. Resignations - None
5. Vacancies -
 - o Board of Health – 2 Vacancies - 1 applicant must be a dentist
 - o Housing Authority Board - 2 Vacancies
 - o Civic Center Authority Board - 3 Vacancies
 - o Franklin Grove Fire Protection District -1 Vacancy
 - o Mental Health 708 Board - 1 Vacancy

Application and Resumé deadline – Friday, March 1, 2019, at 4:30 p.m. in the County Clerk’s Office located at 105 S. 5th St – Suite 104, Oregon, IL
6. Ogle County Claims –
 - o Department Claims - January 2019 - \$93,488.65
 - o County Board Payments – \$132,078.89
 - o County Highway Fund – \$352,137.90
7. Communications -
 - o Sales Tax for November 2018 was \$35,643.08 and \$74,013.91

Bowers moves to approve the Consent Agenda and McKinney seconds:

YES: Droege, Finrock, Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, McLester, Nordman, Oltmanns, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt, and Gouker

NO: None

ABSENT: None

Motion carries on roll call vote. (Placed on file)

Ogle County Board Meeting

February 19, 2019

Zoning – #13-18AM - Franks - O-2019-0201

Janes presents #13-18AM - Josh Franks, 2030 Southfield Lane, Byron, IL; Robert Baatz, 21651 Hoover Rd., Sterling, IL; Christopher Baatz, 211 W. Edson St., Poplar Grove, IL; and Andrew Baatz, 1536 S. Rawleigh Ave., Freeport, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to IA Intermediate Agricultural District on property described as follows, owned by Robert Baatz, Christopher Baatz, and Andrew Baatz; and being purchased by Josh Franks: Part of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 24, T25N, R10E of the 4th P.M., Byron Township, Ogle County, IL, 18.53 acres, more or less - P.I.N.: Part of 04-24-400-019 - Common Location: 9200 block of N. Hedge Road

Janes states ZBA unanimously approved this item.

Janes moved to approve O-2019-0201 as presented Smith seconds.

Motion carried. (Placed on file)

Zoning - #14-18AM - Michael Reibel, Ogle County Planning & Zoning Administrator - O-2019-0202

Janes presents #14-18AM - Michael Reibel, Ogle County Planning & Zoning Administrator under the direction of the Planning & Zoning Committee of the Ogle County Board for an Amendment to the text of the Ogle County Amendatory Zoning Ordinance by adding the following paragraph to follow the existing text in Division 6 (Supplementary District Regulations), Section 16-6-6G (Accessory Buildings, Structures and Uses; Private Swimming Pools): Where swimming pools are equipped with a powered safety cover that complies with ASTM 1346, the areas where those swimming pools are located shall not be required to comply with the above barrier requirements.

Janes states ZBA unanimously approved this item.

Janes moved to approve O-2019-0202 as presented and Kenney seconds.

Motion carried. (Placed on file)

STRIKE THE NAME JOANNE DRIVE FROM THE PLAT OF WESTWOOD SUBDIVISION - R-2019-0203

Janes presents R-2019-0203 and states that the decision to change this item was based on an issue with the 911 system and being able to locate the residence. Janes moves to approve R-2019-0203 and McKinney seconds.

Motion carried. (Placed on file and Recorded: 201900911)

Public Comment –

- Ogle County Clerk & Recorder, Laura Cook took a moment to inform the Board of the starting of early voting in the county on Thursday. Early voting will be over in Rochelle for Flagg & Dement Precincts on March 27-29th in the Flagg Township building.

COMMITTEE REPORTS

The following committee minutes have been placed on exhibit: 911 ETS, County Facilities, County IT, County Security, Executive, Finance and Insurance, HEW & Solid Waste and Veterans, Judiciary and Circuit Clerk, Long Range and Strategic Planning, Personnel and Salary, Mental Health 708 Board, Regional Planning Commission, Road & Bridge, State’s Attorney – Court Services – FOCUS House, and Supervisor of Assessments and Planning & Zoning.

• **Finance**

- Ogle County Agreement with Joseph E Meyer & Associates – R-2019-0204

Sparrow moves to approve R-2019-0204 for an increase of fees to \$750 and Whalen seconds.

Motion carries. (Placed on file)

- Court Security Fee Increase - R-2019-0205

Ogle County Board Meeting

February 19, 2019

Sparrow moves to approve R-2019-0205, which increases fees from \$25 to \$80 until July 1, 2019 and Smith seconds.

Motion carries. (Placed on file)

• **Long Range Planning:**

- Long Range Invoices - R-2019-0206

Griffin presents R-2019-0206 for the following bills:

<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Alpha Controls & Services	Boiler Optimization Support Agreement (Recd Rebate ck 2017)	\$ 880.00
Alpha Controls & Services	Focus House - Lighting	\$ 5,262.00
Alpha Controls & Services	Focus House - Lighting Brackets	\$ 233.00
Blackhawk Hills Regional Council	2019 Lee Ogle Enterprise Zone Administration	\$ 7,584.14
Blackhawk Hills Regional Council	EDD,Com/EcoDev, Planning, etc-Match & Contribution	\$ 12,313.17
Blackhawk Tower Communications	Install Camera	\$ 675.00
I - 39 Logistics Corridor Asso	2019 I-39 Logistics Corridor - Membership Dues	\$ 500.00
Kronos	Software Upgrade	\$ 3,320.00
LR Communications	Materials / Cable drop	\$ 2,920.30

TOTAL: \$ 33,687.61

Griffin moves to approve R-2019-0206 for a total of \$33,687.61 and Nordman seconds.

The motion carries. (Placed on file)

- Jail Facility Capital Expense Bills - R-2019-0207

Griffin presents R-2019-0207 for the following bills:

<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Blackhawk Steat Pit	Appetizer & Dinner with Gilbane	\$ 467.44
Gilbane	Preconstruction work - Jail Project Invoice #7	\$ 21,460.00
Hellmuch, Obata & Kassabaum, Inc	Professional Services through Jan 31, 2019 - Construction Administration	\$ 28,022.50
Illinois Environmental Protection Agency	Application Fee for General Storm Water Permit-for Construction Activities - Jail	\$ 250.00
Testing Service Corporation	Records review & site reconnaissance for PIP Evaluation - Jail	\$ 1,200.00

TOTAL: \$ 51,399.94

Griffin moves to approve R-2019-0207 for a total of \$51,399.94 and Janes seconds.

Griffin shared that HOK submitted a bill after Committee Day but the bill was sent to the committee and approved to be paid with this month's bills.

Motion carries. (Placed on file)

Ogle County Board Meeting

February 19, 2019

- **Road & Bridge:**

- 2019 County Pipe Supply - R-2019-0208

Hopkins moves to approve R-2019-0208 appropriating \$27,000 from County Aid to Bridge Fund. Reising seconds.

Motion carries. (Placed on file)

- 2019 Crack Sealing -Section 19-00000-04-GM - R-2019-0209

Hopkins moves to approve R-2019-0209 appropriating \$109,000 from the County Highway Fund. Fritz seconds.

Motion carries. (Placed on file)

- Flagg Rd Micro-Surfacing - Section 19-00000-06-GM - R-2019-0210

Hopkins moves to approve R-2019-0210 as presented and Youman seconds.

Motion carries. (Placed on file)

- Local Agency Agreement for Federal Participation for Freeport Road Paving, Section 17-00314-00-RS - R-2019-0211

Hopkins moves to approve R-2019-0211 as presented and Fritz seconds.

Motion carries. (Placed on file)

- Freeport Road Paving - Section 17-00314-00-RS - R-2019-0212

Hopkins moves to approve R-2019-0212 as presented and Finrock seconds.

Motion carries. (Placed on file)

- **Executive**

- Ogle County Electrical Aggregation Program Bid Review, Supplier Selection and Contract – R-2019-0213

Chairman Gouker presents R-2019-0213 for a bid for .06028/kwh for 36 month term. Bowers moves to approve R-2019-0213 and Griffin seconds.

Motion carries. (Placed on file)

- Purchase of 105 S 7th Street Oregon (16-03-162-002) - R-2019-0214

Chairman Gouker presents R-2019-0214 for the purchase of the property at its appraised value of \$83,000 for use during construction of the jail project. Chairman Gouker stated the resolution also includes a lease for 2 years of the property with the landowners. Sparrow moves to approve R-2019-0214 as presented, and Corbitt seconds.

Hopkins clarified that the current owners will be responsible for the property taxes. Hopkins also stated the appraisal price seems high for the size of the house and land.

Motion carries. (Placed on file)

- Solar Zoning Moratorium Extension – O-2019-0203

Chairman Gouker presents O-2019-0203 for an extension of the Moratorium for another 6 months. Chairman Gouker stated it will expire the week before the August County Board Meeting which would allow for another extension in August if need be. Smith moves to adopt O-2019-0203 as presented and Janes seconds.

Hopkins expressed being against extending the Moratorium again. He shared it is looking like the County is just trying to push Solar Farms out and is missing possible funds that the County could be collecting.

Motion carries. (Placed on file)

Ogle County Board Meeting

February 19, 2019

○ Lease of Mini-Mart for Construction Office & 10 Parking Spaces – R-2019-0215

Chairman Gouker presents R-2019-0215 for a lease agreement for a space in the Old Mini-Mart location for the construction managers and 10 parking spaces during the jail construction project. Youman moves to adopt R-2019-0215 and Fox seconds.

Chairman Gouker stated the resolution will allow for negotiation of a lease agreement if the construction managers deem the space appropriate for what they need. If the space is appropriate then the final lease agreement will be brought back before the Board to approve. Chairman Gouker stated if the spacing is right and the lease agreement comes through (\$1,200/month) the County is looking to save roughly \$5,000 in fees instead of renting a trailer during this time.

Youman asked that a lease agreement not be signed until the construction managers agree that the space is suitable for them and Chairman Gouker confirms that is the case.

Motion carries. (Placed on file)

○ Amendment for Solar Zoning Approval within 1 and 1/2 Mile of Municipality – R-2019-0216

Chairman Gouker presents R-2019-0216 which exempts the applicants who were approved before the last County Board meeting from the requirements that were approved during the January 15, 2019 Meeting. Youman moves to adopt R-2019-0216 as presented and Smith seconds.

Chairman Gouker clarified the amendment is enforceable to those applicants that were on the agenda in January and any new applicant from here on out.

Motion carries. (Placed on file)

○ Right to Bear Arms – R-2019-0217

Bowers moves to adopt R-2019-0217 as presented and Hopkins seconds.

Oltmanns moves to amend R-2019-0217 by striking the specific House Bill numbers and to change “100th General Assembly” to read “101st General Assembly”, Kenney seconds.

Whalen asked that the resolution be clarified because she was of the understanding that it was stating that Ogle County supported the decisions of the State.

Oltmanns commented that the resolution was more of a position piece in that it is opposing any further infringement on the Second Amendment Rights.

Roll Call:

YES: Finfrock, Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, McLester, Nordman, Oltmanns, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt and Gouker

NO: Droege

ABSENT: None

Motion carries on roll call vote.

○ Sale of FOCUS House Residential Annex in Rochelle- Discussion Only

Chairman Gouker shared Brenda Mason, FOCUS House Director is of the opinion that only one of the two properties that are temporarily suspended would be likely to reopen. Chairman Gouker suggested that if Mason doesn't see a need for the Residential Annex building in Rochelle – which housed the females - the County should look into selling the property.

Sparrow stated he has had some interest in the property. There is a possibility of reopening the Miller House if FOCUS House gets enough participants. The concern is the Residential Annex property being sold and those funds to be returned to the General Fund.

Chairman Gouker wanted to clarify there is nothing being changed at FOCUS House this is just a building that the administration has decided that there is no longer a use for. Chairman Gouker also stated that the next steps would be the committee would start discussing the sale of the property and didn't want people to be alarmed that FOCUS House is being sold.

Ogle County Board Meeting

February 19, 2019

Page 90

Whalen asked to clarify that there is no need for the female housing any more in Ogle County. Morrow stated that the number of females has gone down dramatically in the last few years. Smith asked what happens to a girl in Ogle County. Mason stated that she would then have to go somewhere else.

Mason pointed out that it doesn't make sense for the County to continue to fund the house if it was only going to have to house maybe 5 females a year. It just isn't a justifiable use of the monies considering the lack of need.

Unfinished Business: none

New Business: none

Chairman Comments:

Chairman Gouker stated that bids were received for the contracts for the new jail and that a Special County Board Meeting was set for February 26th to decide on the bids. Chairman Gouker asks Griffin to give a brief update on the Jail project.

Griffin shared that it was a very successful bid process except for the steel bid. Since there was only one bidder, the steel bid that was submitted wasn't opened and the bid was put back out again. The numbers are looking very favorable. Griffin also stated that as soon as the bids were opened, meetings were scheduled to meet with lowest bidders and decisions should be made in a timely manner to keep the project on target with the April 1st timeline. Steel bidding shouldn't be an issue because they will not need to have those locked in until a little bit later in the process and those items can be approved through the regular Long Range Committee meeting. The final submission for the steel bids will be March 7, 2019.

Chairman Gouker informed the Board there were 12 applications submitted for the Supervisor of Assessments vacancy. Chairman Gouker, Vice-Chairman Finfrock, and the Chairman of the Supervisor of Assessment and Personnel Committees are interviewing 7 of applicants for the position. The interviewing process should be completed sometime next week.

Smith asked what the process is going to be and Chairman Gouker stated after the interviewing process has been completed a recommendation will be brought back before the Board.

Vice-Chairman Comments:

Wanted to thank everyone for signing the card for Rich. It lets him know that he is still in our thoughts and that we wish him a speedy recovery.

Adjourn Meeting

At 6:45 p.m., Bowers makes the motion to adjourn the meeting until Tuesday, February 26, 2019 at 5:30 p.m. at the Courthouse in Oregon, Kenney seconds and the motion carries.

Chairman, Kim P. Gouker
Ogle County Board

Attest: Laura J. Cook, Ogle County Clerk &
Ex-officio Clerk of the Ogle County Board

**Proceedings of the Special Ogle County Board Meeting
February 26, 2019**

State of Illinois)
County of Ogle) ss

Call to Order

Chairman Gouker calls the Special Ogle County Board Meeting to order at 5:30 p.m.

Roll Call

The roll call shows Asp, Corbitt, Heuer, Hopkins, McLester, Nordman, Oltmanns, and Youman are absent. The Pledge of Allegiance was recited.

Presentations – Jeremy Roling – Project Manager, Gilbane

Jeremy Roling, Project Manager from Gilbane went through who their recommendations were on Bids to the Board and allowed for questions.

Roling pointed out that item O5A – Structural Steel Work was blank due to only receiving one bid. The sealed bid was returned un-opened to the company that submitted it and the bid deadline for that package has been extended until March 7th. Roling shared that Gilbane chose to do this because the bid item is such a large item leaving the potential for a sizable difference between companies on the bid. Chairman Gouker stated the recommendation on that bid will come at the next regular County Board Meeting.

Whalen asked why, 28A - Security Access Work, was estimated at such a high cost and came in so low from the bidder. Roling explained that the estimated value was a little higher than the bids in a couple areas such as the electrical, plumbing, and security. Regarding bid 28A, the estimate included conduit being run from the point of origin all the way back to the security room. Projects that had been done in the past needed to be done in that manner but this project allows for cable tray. For this project also the conduit and cable tray was quoted in bid item 26A which also effected the estimated difference.

Roling also shared regarding the plumbing there was a late addendum changed, where a bidder asked about using PVC underground as opposed to cast-iron. The cast-iron is more expensive and the PVC was allowed to be run underground which made for a savings that was not recognized in the estimate.

Fritz asked if the glass and glazing didn't include the safety glass, what Bid Package the safety glass was included in. Roling stated it was included in the Detention Equipment in package 11A.

Roling comments that for, Bid Package 31B, the recommendation is for the second bidder. Hayward Baker Inc. out of Roselle, Illinois was chosen because the lowest bidder wasn't able to provide the 3D modeling for that scope of work.

Smith asked for clarification on why Hayward Baker was chosen. Roling stated the 3D modeling will allow for the underground work to be looked at in conjunction with the 265 stone pier with 20 inch diameter instead of having to go through them.

Roling also clarified that on Bid Package 11B there was a N/A in the second column because the second bidder did not include a bid bond which didn't allow for their bid to be chosen. Rolling also informed the Board that third bid was received but it was a day late making it not acceptable.

Roling expressed that there were five alternate options beyond the Bid Packages. Alternate #1- Standing Seam Metal Roofing, would change the roofing from asphalt shingles to a metal roof bring the amount to \$246,350. The Alternate #2-Emergency Generator Acoustical Enclosure, consist of an acoustical enclosure around the two generators for an added cost of \$15,220. Alternate #3-Acoustical Fencing at Emergency Generator Enclosure, would have 10ft tall walls to sound proof the generators with chain-link fencing and privacy slats at a cost of \$74,000. Roling stated a choice of either Alternate #2 or Alternate #3 would be chosen and not both would be applied. Alternate #4 was not chosen to keep interest in the electrical package. Alternate #5 –Steel Plate Metal Panels, would be to upgrade the vertical panels to a heavier gauge panel for additional costs of \$33,300.

Finfrock asks what the difference in lifespan from the metal roof is and the original material bided. Jeff Goodale, HOK, stated asphalt shingles average 15-20 years and the metal roof averages 50 plus years.

Smith asked to clarify the bid on shingles because he was of the understanding that the bid was to be placed with the use of 30 year shingles. Goodale stated they were 30 year shingles but you never really know so 15-20 years is the average product expectancy.

Roling went over the project allowances and contingencies that were built into the budget for things that may arise. Within the Bid Packages there was an allowance of \$360,000 split up into the 19 Packages. The numbers that you are seeing on the Bid Package are with the contingency money included. Any of the allowance money that is unspent at the end of the day will be deducted out of the contracts and returned back to the County. There was an allowance of \$60,000 for Winter Conditions, such as temporary heat, propane, boarding up of windows and doors to keep the project going during the winter. As well as and overall Project Contingency of \$829,819 which is a percentage based off the estimate.

Roling also went through the scope process for how the bids were selected. This process took anywhere from 45 minutes to 2 hours for all of the bidders that submitted. The Site Plan was briefly gone through to show how things will be done. The Stormwater Detention Basin will be put in fairly quickly in the project to help maintain water in that area as well as stone being laid down to help keep the project moving if there is a wet spring. Temporary parking has been addressed with the properties that the County has purchased and with a temporary entry off of 7th Street as well as gated entries on both ends of the 6th Street. Roling also stated the trailer will not be used because the decision was made to lease the Old Mini-Mart space, at a cost savings.

Roling went through the schedule highlights to be as follows:

- | | |
|---------------------------------------|--|
| ▶ Construction Start – April 15, 2019 | ▶ Finishes – March 14, 2020 |
| ▶ Load Bearing Masonry – July 2, 2019 | ▶ Site Work – May 1, 2020 |
| ▶ Roof Trusses – October 24, 2019 | ▶ Substantial Completion – November 20, 2020 |
| ▶ Roofing – November 29, 2019 | |

Board Discussion:

- Jail Construction Bids – R-2019-0218

Griffin expressed the approval of the Bid Packages as presented for the lowest responsible bidder as well as Alternates #1, #2 and #5 bring the total to \$17,554,601 by the Long Range & Strategic Planning Committee.

Griffin moves to approve the base bid amount of \$17,259,731 and Fritz seconds.

Reising

Motion carries. (Placed on file)

Smith moves to accept Alternate #1-Standing Seam Metal Roofing for an addition to the project of \$246,350 and Griffin seconds.

Roling discussed another option that is out there with the Alternate #1 of a synthetic slate shingle, which is the middle ground and cost. The synthetic slate roof has a 50 year life expectancy and would cost \$195,000. There is a roughly \$50,000 cost savings but the life expectancy is greater with the metal roof.

Chairman Gouker stated that the approval of the Alternate #1 for \$246,350 may come in lower due to the fact of using the synthetic slate shingles because the Judicial Center is having issues with some of their shingles as well.

Motion carries. (Placed on file)

McKinney moves to accept Alternate #2-Emergency Generator Acoustical Enclosure for an addition to the project of \$15,220 and Janes seconds.

Typer asked for further explanation of what this entails. Chairman Gouker stated that it isn't a fence but a casing that goes around the generator to limit the noise.

Roling expressed his concern for noise is more for Judge Hanson's courtroom than for the residential members around because it will be right outside his courtroom.

Motion carries. (Placed on file)

Smith moves to reject Alternate #3-Acoustical Fencing at Emergency Generator Enclosure and Fox seconds.

Motion carries. (Placed on file)

Whalen moves to accept Alternate #5- Steel Plate Metal Panels in the amount of \$33,300 and Janes seconds.

Motion carries. (Placed on file)

Chairman Gouker stated that he would like to allow for the \$700,772 for the steel work as well as a contingency of \$300,000 just to be sure everything is covered in the budget. Gilbane has stated they don't expect the steel bid to come in near \$700,000. Chairman Gouker also stated there are some changes that are being worked on with the Illinois Department of Corrections and the architects are projecting those changes to be around \$200,000. Chairman Gouker expressed the likelihood of being able to have more accurate numbers within the month regarding those items. Considering that the totals of those allowances and the contingencies, Construction Manager and other soft costs brings the total to \$23,933,745. Chairman Gouker recommend that the budget be reduced from \$25.5 million to \$24 million.

Bowers moves to adopt R-2019-0218 and amend the Construction budget to \$24 million and Griffin seconds.

Motion carries. (Placed on file)

Chairman Gouker explained that he had made contact with the individual to discuss the leasing of the Old Mini-Mart building. An agreement has been made to lease it through the end of 2020. At the conclusion of 2020 the lease will be handled on a month to month basis. The State's Attorney is in the process of finishing up the lease so that it can be signed and Gilbane can get in there and start setting up the office.

Chairman Gouker also shared they are working on the purchase of the second property and the removal of the garage for parking. Chairman Gouker stated the immediate need for that property isn't there but hoping to get things done by the end of March.

Public Comment:

Smith thanked Gilbane and Tom Leonard for all of the work that has been put into the project. The hard work that has been done up to this point will make the difference in the project.

Griffin also wanted to thank all the team at HOK and Gilbane for the good work that has been done on this project. It has been amazing to see how the teams worked together.

Reising offered that if Board Members wanted to walk through the project he is willing to allow for parking at his office if they would like.

Chairman Comments:

Vice-Chairman Comments:

Adjourn Meeting

At 6:31 p.m., McKinney makes the motion to adjourn the meeting until Tuesday, March 19, 2019 at 5:30 p.m. at the Courthouse in Oregon, Kenney seconds and the motion carries.

Chairman, Kim P. Gouker

Ogle County Board

Attest: Laura J. Cook, Ogle County Clerk &

Ex-officio Clerk of the Ogle County Board

Special Ogle County Board Meeting

February 26, 2019

Page 93