

**Proceedings of the Ogle County Board Meeting  
July 17, 2018**

State of Illinois     )  
County of Ogle     ) ss

**Call to Order**

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

**Roll Call**

The roll call shows that Bolin, Hopkins (5:36), Oltmanns (5:33) and Williams are absent.

**Presentation – Dale Flanagan, Governor Lowden Memorial Committee**

Dale Flanagan gave a review on how the Committee became started and spoke of the fundraising opportunities that are coming up to increase funds for the Governor Lowden Memorial.

**Presentation – Pam Furlan, Executive Director of Business Employment Skills Team, Inc.**

Pam Furlan spoke about the work that has been done in the County and shared two examples of people that BEST has be able to help succeed. Chairman Gouker shared that the State of Illinois has been moved to a different WIOA district. Chairman Gouker shared that he is working on opportunities to have that looked at again and something else be done.

Bowers moves to approve R-2018-0706 as presented and Colson seconds it. Roll Call vote was taken:

YES: Colbert, Colson, Finfrock, Fritz, Griffin, Gronewold, Heuer, Hopkins, Janes, Kenney, McKinney, Meyers, Nordman, Oltmanns, Reising, Saunders, Smith, Sparrow, Typer, Whalen, Bowers, and Gouker

NO: None

ABSENT: Bolin and Williams

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

**Consent Agenda Items – by Roll Call Vote**

1. Approval of June 19, 2018, Ogle County Board Meeting Minutes
2. Accept Monthly Reports – Treasurer, County Clerk & Recorder and Circuit Clerk
3. Appointments -
  1. Mental Health 708 Board - Marcella Haushahn - R-2018-0701
4. Resignations -
  1. Regional Planning Commission - Michael Timm - R-2018-0702
5. Vacancies -
  1. Board of Health – 1 vacancy - applicant must be a dentist
  2. Regional Planning Commission - 1 vacancy - unexpired term
  3. Zoning Board of Appeals (Regular Member) - 1 vacancy
  4. Zoning Board of Appeals (Alternate 1) - 1 vacancy - unexpired term
  5. Housing Authority Board - 1 vacancy
  6. Civic Center Authority Board - 3 vacancies
  7. Franklin Grove Fire Protection District - 1 vacancy

Application and Resumé deadline – Friday, August 3, 2018, 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 - June 2018 - \$10,762.39
  - o County Board Payments – \$207,665.24
  - o County Highway Fund – \$27,638.30

7. Communications -

- o Sales Tax for April 2017 was \$31,851.09 and \$71,053.97
- o Sales Tax for April 2018 was \$29,320.70 and \$76,161.05
- o ComEd Vegetation Management - Distribution Circuits

McKinney moves to approve the Consent Agenda and Oltmanns seconds:

YES: Colson, Finfrock, Fritz, Griffin, Gronewold, Heuer, Hopkins, Janes, Kenney, McKinney, Meyers, Nordman, Oltmanns, Reising, Saunders, Smith, Sparrow, Typer, Whalen, Bowers, Colbert, and Gouker

NO: None

ABSENT: Bolin and Williams

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

**Zoning - #6-18AMENDMENT - Aaron A. Noe - O-2018-0701**

Janes presents the petition of Aaron A. Noe, 101 W. Washington St., Baileyville, IL for an Amendment to the Zoning District to rezone from B-1 Business District to R-1 Rural Residence District on property described as follows and owned by the petitioner: All of Block 25 and the East Half (1/2) of Block 24 and that part of Commercial Street lying between said blocks and that part of South Street lying South of said Block 25 and the East Half (1/2) of said Block 24, all according to the original Plat of the Town of Baileyville as recorded in the Recorder's Office of Ogle County, Illinois, and the West Half (1/2) of Block 24 and the part of South Street lying South of the West Half (1/2) of said Block 24, all according to the original Plat of the Town of Baileyville as recorded in the Recorder's Office of Ogle County, Illinois; located in part of the NE1/4 of Section 5 Forreston Township 25N, R8E of the 4th P.M., 4.22 acres, more or less P.I.N.: 02-05-284-002 Common Location: 101 W. Washington St.

Janes moves to approve – O-2018-0701 as presented and Colson seconds.

The motion carries. (Placed on file)

**Public Comments – None**

**COMMITTEE REPORTS**

The following committee minutes have been placed on exhibit: 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, Regional Planning Commission, Road & Bridge, State’s Attorney and Juvenile & Probation, and Supervisor of Assessments and Planning & Zoning.

• **Finance**

- o Ogle County Trustee – 22-07-126-004 – R-2018-0703

Sparrow moves to approve R-2018-0703 as presented and Smith seconds.

The motion carries. (Placed on file)

• **Long Range Planning:**

- o Long Range Invoices - R-2018-0704

Griffin presents R-2018-0704 for the following bills:

<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Willett Hofmann & Associates	Professional Services for May 6 - June 2, 2018 New Jail Public Utility Relocation & Site Survey	\$ 2,835.62

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GovConnection, Inc	1 Camera - Tower Project	\$ 708.83
	IT - LR -4 Cameras - IT	\$ 2,835.32
GovConnection, Inc	IT - LR Hardware Cameras	\$ 2,865.54
	IT- LR - Camera Replacement	\$ 6,371.79
Card Service Center - IT	IT - LR Server Replacement – Focus House	\$ 1,200.00
Hellmuth Obata & Kassabaum, Inc	Professional Services through June 30, 2018 Ogle County Adult Detention Center	\$ 16,925.00
Manheim Solutions, Inc	Professional Services through June 30, 2018 Economic development, marketing, staffing	\$ 4,000.00

**TOTAL: \$ 37,742.10**

Griffin moves to approve R-2018-0704 for a total of \$37,742.10 and Bowers seconds.

The motion carries. (Placed on file)

- o Presentation – Ogle County Jail Schematic Design – Larry Hlavacek, HOK Architects, Thomas Leonard, Gilbane Building Company

Tom Leonard from Gilbane Building Company started the presentation with providing a breakdown of the numbers and how they have been able to reduce costs in certain sectors of the project. Gilbane is suggesting that the estimated project budget will be just over \$26 million. Costs that have been adjusted have come from sectors including but not limited to landscaping and parts of the AV/IT portions of the project. In total Gilbane was able to reduce the cost by approximately \$1.242 million dollars by adjusting over 32 items in the entire construction project from the original design. Leonard stated that the project is being projected just below where it should - \$26.570 million with a projected budget of \$26.7 million.

Saunders asks who the \$15,000 for permit fees were being paid to. Saunders stated that for the Judicial Center they paid the permit fees as a good will gesture. Saunders stated that the building of the project is plenty and that we shouldn't have to show anymore good will to the city.

Griffin stated that he wasn't sure where things legally stood but that they would be more than willing to look at it. Griffin also shared that the number was provided by the building inspector. Saunders asked if that was something that they would be looking into or if that is something that the State's Attorney had to look into. State's Attorney, Morrow stated that he would be more than happy to help out with looking into the issue.

Griffin shared that as the County goes through the design and development stage these kinds of items will be looked at in a lot more detail. Leonard agreed that as each piece comes together they will be able to look at thing more precisely.

Colson expressed it is better to be prepared at a higher cost and not use the funds than if you expected and amount and exceeded it.

Kenney shared that when he originally bought into this project, and he does support it, the facility was much bigger, looks much different and price has jumped significantly from that time. Kenney shared that in discussion with the Finance Committee Chairman and he had things pretty well mapped out at that time. Kenney shared his concern is that as a whole things have changed quite a bit in this project since then. Kenney shared that the pictures being presented to the Board this evening are nothing like what was originally purposed and that he can see some serious flaws in the design with the flat roof.

Chairman Gouker provided handouts of the budget to the board.

Leonard shared that the company has been able to bring the costs down in some sectors but currently doesn't feel that they have totally been able to evaluate things without the design. Leonard stated that he wasn't sure if that was just a result of a number being used from earlier numbers being advertised but right now they are just trying to fall within that \$26 million seven hundred thousand dollar range.

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Kenney reiterated that if it was any decision of his there would no flat roofs on any County building. Sheriff VanVickle stated that the reason for the flat roof was to meet the requirements of jail standards of light into the cells; so skylights are being installed. VanVickle stated the costs of the skylights installation increased with the pitch of the roof.

Larry Hlavacek,, Senior Project Manager for the Chicago Justice Group, from HOK, shared a general floorplan to give an overall idea of the footprint of the building. Hlavacek stated the front of the jail is the public zone which is in line with the Judicial Center and the back of the jail is really the correctional/jail portion of the building. What has been done is that the jail has been made a two story volume and a one story area. The cell tiers are double stacked to allow for a bigger volume in the back of the building. The main tower entry has a similar look to the current Judicial Center with administrative offices in the front area to give you a separation from that jail area.

Chairman Gouker clarified that when Hlavacek stated it is a two story volume that doesn't include an elevator that it actually a mezzanine that is accessed by a stairway and is just an upper level that can see out to everything. Kenney questions if legally this can be done.

Hlavacek shared that technically by code this building is not considered a two story element. The mezzanine is actually not a second level but by code considered a cell tier. A cell tier is a very specific correctional part of the code in which they allow for two to three, even more cell tiers stacked on top of each other and are all considered one floor level. Hlavacek then shared that the outside of the building is also being designed like the Judicial Center but at a much different scale. Things being included are the copula and other design elements such as the roof and entrance towers to get the two buildings to blend together.

Typer asked if there was a significant difference in the costs of the roofs being shown. Hlavaek then just shared that the pitched roof is typically a little higher in cost than the flat roof but the cost isn't significant. The tower height would add a little bit of cost because there is a little bit more of an exterior envelope that you are paying for. Hlavacek stated in the grand scheme of the entire project those costs would be a very small percentage, though.

Smith asked that with a pitched roof on the front of that building could cause ice and snow to slide more than a flat roof. Hlavacek said it could but there are design elements installed to eliminate the majority of safety concerns.

Chairman Gouker shared that for security purposed the entire plans for the jail are not being shown but that if any Board Member wanted to see the finished ones they just had to let them know.

Hlavacek continued to share the basic layout of jail. As an individual is brought in they enter into a sally port and then directly into an intake area where they are then transported to the various housing units. There are blocks of housing units, in the cell tiers format, allowing for twice as many prisoners and still have a common master control area. That can see into all the different housing units.

On the back side of the site is where all of the utility area. (mechanical, electrical, kitchen, and laundry) The kitchen and laundry room areas are sized to accommodate up to 200 people and the placement of the room allows for future expansion if need be, in areas to the North and the West.

Typer stated that he is really having a problem with the cost that is being suggested and asked if there were any areas of the project that the County should be looking at to lessen the cost. Hlavacek stated that based on the design that is being shared today they have really maximized the amount of space that they could while minimizing the circulation space, making the useable floor area very high right now. The exterior envelope was looked at very aggressively but due to the facility having security concerns the structure has to be building to a higher standard than a standard livable space. Hlavacek stated that they have worked hard to keep costs to the minimum. Prices are increasing at about 8% per year for materials so, for every day that we move forward the prices are going up.

Bowers asks if there will be a sick bay area. Sheriff VanVickle stated that there is and the medical suite will be back in the mechanical and kitchen area.

Colson asked if the cells themselves are going to be cement block or if they are going to be precast units.

Hlavacek shared that because HOK has worked on several jail projects they have made several contacts with all the manufacturers and suppliers for cells and they have all stated that the facility isn't large enough for precast units. Typically the number needs to be over a minimum of 200 cells that are very standardized to have efficiency in their plans. That really leaves this project with CMU or steel wall construction. As of right now the avenue that is being looked at is block walls just because they are a little bit thicker. Colson also shared that he felt that the building should be constructed now with Landfill money while we have it. Colson's concerned that the jail will fill up and then when the need for expansion comes there may not be landfill money to expand and it will fall on the tax payers.

Fritz asked the Sheriff how many square feet the current jail is to which Sheriff VanVickle stated he was not sure. VanVickle also expressed that there are things in the drawings for this current jail that are not even present in the current jail so they probably wouldn't even be comparable.

Fritz stated that lots of changes have happened since the brochure was presented to public but the price point is still the same. It seems that the cost reduction is being shown in the presentation but the overall cost is still up where it was presented to be back in February. Also, if there is a second level will there have to be an elevator? Hlavacek explained that there is no need for an elevator and in fact the only use for the elevator was actually in the administration portion of the building with two levels of offices. The elevator took them to the offices and then connected them to the upper cell tier.

Fritz also asked about the "exercise areas" for the prisoners. Hlavacek stated there are outdoor exercise areas within each unit. Each housing unit has its own area that is specified for them only. They are day lit above and will have high windows.

Kenney asked if the Sheriff is planning on having administrative space in the new building considering they have a brand new building. Chairman Gouker clarified that the administrative portion is for the jail only; jail superintendent, shift sergeant and the staff for the jail. Fritz asked then if the administration offices are just going to be high ceilings with a bunch of wasted space. Hlavacek explained that it is really actually a 1.5 story building on the front and not a true 2 story.

Nordman expressed that she feels the price is too high and that the Board promised the community that they would stay within the \$24 to \$26 million and we are already beyond it. She explained that she truly supports and is for the project she just feels like it needs to be backed down on. Nordman also asked how many beds will be upstairs. Hlavacek stated that he doesn't know the exact number but that he would assume it is roughly half. Sheriff VanVickle stated that he was guessing roughly 50-60 because there are some dorm and some are segregational styled rooms.

Oltmanns asked what will the cost savings be eliminating the windows in the front lobby. Oltmanns concern is that with the windows it looked more like the Judicial building. Sheriff VanVickle stated the windows were part of the original design with the second floor office spaces. Chairman Gouker stated the removal of the second floor was a \$1.4 million savings but there was a \$600,000 addition to put in the first floor.

Oltmanns also shared that he would like to speak to the fact that the County is keeping their promise to the community by making the building look nice and not like a jail.

Fritz asked if the Courthouse currently has a mansard roof and suggested that the new building maybe take on that same look that underneath there could be a flat room but build it to look like it has a pitched roof to match the other buildings.

Tyler asked if this building will be able to be run with the same number of staffing members. Sheriff VanVickle confirmed that with all the looking they have done it appears that they will be able to operate with the same number of correctional officers. He stated however, there may be a need for an additional receptionist due to the number of visitors coming through the front door.

Smith asked Leonard to explain to the board what is the next steps and a timeline of where things are going from here. Leonard explained that from tonight's meeting they will be able to move into the design development phase. From there they will bring a presentation for the design development budget this fall pending successful approval of that the next step will be the preparation of the construction documents. Later in January of 2019, the bid period will begin and by early February have all the bids turned in. Review and recommend the bids to the

Board in February. After Board approval all contracts will be sent out and then hopefully start on the project in early April 1<sup>st</sup>. With masonry work being done now instead of prefab we are looking for a 19-20 month construction period; making them finishing the end of Fall in 2020.

Kenney asked how many bidders would be anticipated for a project of this size and Leonard responded with 3 per bid package. Kenney's concern is that with all the projects are currently going on are we going to be able to get those companies to bid on the project.

Griffin thanked Larry and Tom for all of their support and work on getting the project to the point that they have.

○ Accept Schematic Design Phase of Jail Project – R-2018-0705

Griffin moves to approve R-2018-0705 as presented and Sparrow seconds. Roll call vote was taken.

YES: Finfrock, Fritz, Griffin, Gronewold, Heuer, Hopkins, Janes, Kenney, McKinney, Nordman, Oltmanns, Reising, Saunders, Smith, Sparrow, Typer, Whalen, Bowers, Colbert, Colson, and Gouker

NO: Meyers

ABSENT: Bolin and Williams

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

**Unfinished and New Business: None**

**Chairman Comments:**

**Vice-Chairman Comments: None**

**Adjourn Meeting**

At 6:46 p.m., McKinney makes the motion to adjourn the meeting until Tuesday, August 21, 2018 at 5:30 p.m. at the Courthouse in Oregon, Janes 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