



Effingham County Board
101 N. 4th Street, Suite 301, Effingham, IL
217.342.4990

December 10, 2024 8:30 AM
Building and Grounds Committee Meeting

MINUTES

Committee Members Present: Tim Ellis, Norbert Soltwedel
Other Board Members Present: Josh Douthit
Committee Member Absent: Doug McCain
Others Present: Sheriff Kuhns, Travis Buhnerkempe

Minutes

- Minutes from November 12, 2024 meeting were approved. T. Ellis motioned/J. Douthit seconded. Unanimous. ***Motion carried.***

Unfinished Business

- Historic Courtyard and Gazebo Project – N. Soltwedel reported current status with all electrical work completed minus the pavilion itself; The light pole in the courtyard is expected to be set and operational in the next two weeks; Last concrete pour is waiting permit for pavilion and is expected to be around the 10th; Plans have been issued to the City for permitting; Materials have been ordered for pavilion.
- Pre-Trial Services Lease – Sheriff reported pre-trial services would like to move to a different office due to expansion. Sheriff to do some inquiry to ensure all other occupants agree to increased space for pre-trial services. Sheriff requested to be added to agenda for County Board without committee recommendation. Sheriff stated he would like to continue discussion on no compete clause in lease agreements stating State’s Attorney found no reason could not be added to lease. Sheriff to inquire with union attorney and draft lease agreement with and without no compete clause to present to board for review.

New Business

- Bids for Effingham County Museum Roof Replacement –T. Ellis motioned to send all four bids to full board for review. J. Douthit seconded. Unanimous. ***Motion carried.***
 - Renaissance Historic Exteriors bid total \$1,349,900.00
 - ProVantage Water Proofing bid total \$184,995.00
 - Property Works bid total \$335,836.00
 - Central Illinois Construction bid total \$448,825.55 with synthetic shingles and \$489,881.00 with cedar shingles
- Replacement of Trees on Historic Courtyard – N. Soltwedel recommended purchasing new trees for courtyard to replace ones that have been removed. J. Douthit stated new trees could be included in landscaping for courtyard in phase II of gazebo project. Committee in agreement.
- Wabash Wi-Fi – Smart Town presentation delivered by Wabash Communications. Wabash Communications would like to install Wi-Fi hotspots with a secure and safe network within communities they serve including Historic Courtyard and Jefferson Street. Wabash stated program would be at no cost to county or city. Wabash stated discussion has been had with City for spot on Jefferson Street and City is in agreement. Wabash stated would need permission for four corners of County Museum to cover full historic courtyard and square. Wabash stated Wi-Fi routers would be placed on poles at the four corners. J. Douthit inquired on lines to be run with work already started in courtyard. Wabash stated lines would be buried CAT6 with internet feed from inside Museum. T. Ellis inquired on public access. Wabash stated all Wabash customers would have Wi-Fi access with only guest Wi-Fi access for other members of the public during events. J. Douthit showed support of project, however would like to speak with Museum Board. N. Soltwedel requested investigation of possibly using clock tower rather than poles on the four corners of Museum.
- AGE Community Solar Proposal – Brandon Bullard, Community Solar Representative, out of Mt. Vernon, IL, presented proposal. B. Bullard stated solar proposal is subscription program partnership between State of Illinois and energy providers.

B. Bullard shared a subscription is usage to an assigned solar farm allowing solar discount without any panels on buildings. B. Bullard reported three levels of subscriptions, small (residential), medium (small business) and large (larger users such as government center) and currently working with Nextamp for solar subscription spaces to a solar farm located in Metamora, IL by Bloomington. B. Bullard provided savings analysis for county. B. Bullard stated with Government Center being a large subscription, it would be a 20-year term with 12% savings through Anchor. B. Bullard further explained the dual billing system in which county would be credited from Nextamp for Ameren bill and then billed by Anchor with the 12% discounted rate for a total savings of \$305,580.00 for full 20-year term. B. Bullard stated all other county buildings are included in small commercial with Nextamp which is a 3-year term that can automatically renew at Ameren rate at the time with a 12% savings no matter Ameren rate. B. Bullard reported dual billing with annual savings of \$9,193.00 and a 20-year savings of \$183,865.00. J. Douthit stated City has been a subscriber since implementation of which they are seeing a significant amount of savings. T. Ellis inquired on environmental disaster or Act of God to solar farm. B. Bullard responded that Nextamp is in charge of rebuild and Community Solar would find the county a different program to be on until farm rebuild. If no other program is available, the county would revert to precontract status with the original energy provider. J. Douthit moved participation in AGE Community Solar Program to the full board. T. Ellis seconded. Unanimous. ***Motion carried.***

General Information/Public Comments

Closed Session

Adjournment

- T. Ellis motioned and J. Douthit seconded that the meeting be adjourned. Unanimous. ***Motion carried.***

Minutes submitted by Angie Thompson, County Board Administrator