



Effingham County Board  
101 N. 4<sup>th</sup> Street, Suite 301, Effingham, IL  
217.342.4990

February 13, 2024 8:30 AM  
**Building and Grounds Committee Meeting**

**MINUTES**

Committee Members Present: Doug McCain, Norbert Soltwedel, Tim Ellis

Other Board Members Present: Sandi Gillet, Josh Douthit

Committee Member Absent: None

Others Present: Sheriff Kuhns, Greg Koester, Blaine Meadows, David Jureck, Derek Schultz, Craig Pals, Wyatt Adam, Brandon Pradel (call in)

**Minutes**

- Minutes from January 9, 2024 meeting were approved. D. McCain motioned/T. Ellis seconded. Unanimous. *Motion carried.*

**Unfinished Business**

- TREC Trail – G. Koester shared update on work completed by highway department along with invoicing submitted to Tax and Finance Committee. G. Koester stated some areas of TREC will need professional tree service to come address.
- County Courthouse Pavilion – A. Thompson stated OSLAD grant awarded to Effingham County. J. Douthit shared next step being SCIRP processing paperwork and County will then begin the RFP process. J. Douthit anticipates construction start date in late summer or early fall to avoid interference for Farmer’s Market and other community events.
- Risk Control Report – T. Ellis motioned for Board Chairman to respond on behalf of county for Risk Control Report stating County will not be installing recommended sprinklers, will continue regular inspections, and will defer to sheriff on fire extinguishers specialized for computers. D. McCain seconded. Unanimous. *Motion Carried.*
- Centrica Windows/Solar Project – Sheriff Kuhns advocated for getting windows replaced, however voiced he is not aware of the workings of the financial aspect. D. Ruholl stated money is available in capital improvement funds from last year, as well as funding in contingencies from last year and funding in current contingencies. B. Meadows shared payment schedule with first payment of 10% for mobilization, three 25% milestone payments, and final project completion payment of 15%. B. Meadows stated it is expected all payments will be paid out in FY24 due to need for project to be completed by August. Discussion on necessity of vented windows and defer to Fire Marshal to confirm necessity for fire code purposes. S. Gillet shared continued concerns of maintenance costs for solar after year 15 and disposal of solar. C. Pals shared cost would be estimated at \$30,000 in today’s dollars with labor and crane costs for removal and replacement of system. S. Gillet inquired on energy efficiency of windows alone. D. Schultz stated efficiency of windows alone would be minimal however will tighten up HVAC project efficiency. N. Soltwedel inquired on quality of windows J. Douthit asked Dan’s Glass to investigate the quality of the windows. J. Douthit shared windows will be done at some point in time however presented question to committee if solar project is necessary with other costs possible down the road potentially losing some of the costs saved. J. Douthit inquired on the technology improvements and possible risk of panels being obsolete. C. Pals shared he does not foresee this as a market in which is would be dominated by one entity. J. Douthit inquired on insurance coverage of weather damage to roof and if removal of panels would be included

in the cost. S. Gillet inquired on incentives being only related to solar part of the project. T. Ellis motioned to move the solar project along with windows replacement (fixed windows) of floors 2-4 with the exception of select vented windows if code is required per Fire Marshal. D. McCain seconded. Unanimous. ***Motion Carried.*** B. Meadows to update pricing schedule to remove doors from first floor and provide quote for solar project along with only fixed windows for floors 2-4 as well as pricing per individual vented window.

#### **New Business**

- Lawnmower Replacement – Sheriff shared County is in need of purchasing a new lawnmower due to maintenance issues and age of the current mower. Sheriff stated replacement cost is under the RFP threshold and in the budget for purchase.

#### **General Information/Public Comments**

#### **Closed Session**

#### **Adjournment**

- T. Ellis motioned and D. McCain seconded that the meeting be adjourned. Unanimous. ***Motion Carried.***

Minutes submitted by Angie Thompson, County Board Administrator