



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

March 12, 2024 8:30 AM
Building and Grounds Committee Meeting

MINUTES

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

Other Board Members Present: Josh Douthit

Committee Member Absent: None

Others Present: Sheriff Kuhns, Greg Koester, Blaine Meadows, Lucinda Hart, Diana Miller

Minutes

- Minutes from February 13, 2024 meeting were approved. T. Ellis motioned/D. McCain seconded. Unanimous. *Motion carried.*

Unfinished Business

- TREC Trail – G. Koester shared \$15,000.00 in trail maintenance has been completed. G. Koester stated there is a large tree leaning over walkway that will need professional removal, and he is currently obtaining quotes from tree companies. G. Koester stated overall, the trail is looking much nicer and has cleaned up quite a bit. J. Douthit thanked G. Koester and highway department for work completed stating it is a reflection on the county and county board and recommended continuation of maintenance as trail for quality of life of county residents.
- County Courthouse Pavilion – J. Douthit shared SCIRP requested additional information on gazebo, however is anticipating award letter and contact to be received soon. J. Douthit stated RFPs are drawn up and will be sent out after receipt of award letter.
- Centrica Windows/Solar Project – N. Soltwedel inquired on kilowatt production of solar project. B. Meadows stated the kilowatt production is 80,000 kilowatt hours per year/6600 kilowatt hours per month. J. Douthit shared concerns with cost of windows through project. J. Douthit stated solar part of project was never a selling or killing point of project for him since solar was more of a buy one gets one type event with the incentives received after the price of the window replacement. However, J. Douthit stated concerns with cost of windows being in \$300,000 range and the question of who gets a vented window. J. Douthit shared he spoke to other window entities to inquire on cost of window replacement and shared an estimate received for commercial grade, aluminum replacement windows including labor for install, removal, outside capping, etc. in which the cost was half what was quoted by Centrica with their RFP process. With this new information, J. Douthit feels window project should be a project on its own and solar project should be suspended with window replacement funded through capital improvement funding. J. Douthit stated he feels solar could be addressed down the road and would continue to have incentives at that time. J. Douthit shared RFPs would still be necessary, but he wanted to use this estimate as an example for consideration to question Centrica provided pricing for the window replacement. J. Douthit urged committee to reconsider solar project and do window replacement as a project on its own. T. Ellis inquired with Sheriff who stated windows are worthwhile project because they are needed and saw the solar project as a method to get windows, however he is not in a position to know or understand the financial standing of the county and has no real experience with solar, so was counting on rebates to make solar effective. T. Ellis shared the only costs he has seen for windows was the Centrica pricing of around \$300,000.00, so solar made sense because incentives of around \$300,000.00 in essence made solar a free bonus, however with the provided estimate of nearly half the amount in windows cost, he questions the windows cost provided by Centrica and the necessity of the full project. T. Ellis inquired on RFP's received by Centrica. B. Meadows shared three RFPs were received with Dan's Glass being cheapest and a local contractor. J. Douthit inquired on RFP presented to Centrica for Dan's Glass and any increase in costs by Centrica for project management. B. Meadows confirmed a 20% increase for project management fees. Since the original RFP's were sought during a change order status, J. Douthit inquired if RFPs would be required again due to change of project status. J. Douthit inquired on incentive possibility if doing new RFP's. B. Meadows stated incentives would be cut in half by losing Solar for All. T. Ellis confirmed his previous

statement that solar with window project made sense when window cost was \$300,000.00 range and incentives were \$300,000.00 range essentially making solar project free. T. Ellis stated the only number for windows presented was \$300,000.00, however, with window cost possibly being around \$150,000.00, the solar project doesn't make sense anymore. B. Meadows shared RFP process doesn't always allow for control of what bids come in and at the time \$300,000.00 was the lowest received. J. Douthit stated this has been a learning process for all and strongly recommended moving to only window replacement and potentially look at solar down the road if needed. T. Ellis inquired on additional costs for masonry, etc. in estimate received. J. Douthit recommended those costs be included in RFP for replacement windows. D. McCain motioned to change to a window replacement only project funded out of the capital improvement fund without committee recommendation. T. Ellis seconded. Unanimous. **Motion Carried.** T. Ellis motioned to pause/table Centrica windows/solar project and County Board Chairman signature requests for documentation in relation to Centrica windows/solar project until full board decision on project. D. McCain seconded. **Motion Carried.**

New Business

- Chamber of Commerce – HAM JAM – L. Hart shared HAM JAM will be scheduled July 12, 2024 to allow for feature on WCIA's Hometown broadcast and will start at 4pm rather than 5pm due to live broadcasting. L. Hart requested use of the parking lot by the Historic Courthouse Museum, part of the Historic Courthouse Courtyard, and part of parking lot behind County Building for restrooms and staff parking. L. Hart stated proceeds for the event go to fund Chamber Foundation Scholarships and they hope to be able to fund seven (7) \$1000.00 scholarships. L. Hart stated she spoke to the city to hire city employees to pick up trash early the next morning to eliminate problem with trash from last year. Sheriff Kuhns stated his office can work with plans. J. Douthit voiced continued concerns with trash during event as well as after event finishes. L. Hart stated there are plans to bring in double amount of trash cans and additional volunteers. J. Douthit requests vendors are made aware tents need removed the night of event. T. Ellis motions to approve HAM JAM use of courthouse grounds for July 12, 2024 with understanding trash and tents to be removed by 6am the next morning. D. McCain seconded. Unanimous. **Motion Carried.**
- Effingham Farmer's Market – D. Miller requested use of Historic Courthouse Courtyard for Saturdays May 25 – October 5 stating they are willing to work around schedule for gazebo project. J. Douthit stated goal is to work around Farmer's Market with estimated start date end of October with possibility early October. D. Miller shared concerns with sidewalk conditions causing people to fall next to Veteran's Memorial. J. Douthit to inspect concern. D. McCain motioned to authorize use of the Historic Courthouse Courtyard for Farmer's Market. T. Ellis seconded. Unanimous. **Motion Carried.** D. Miller inquired on food trucks using electrical in lampposts and use of some parking spaces around courtyard. J. Douthit recommended speak to city for permission. D. Miller requested maintenance truck be moved away from Historic Courthouse and Parking around Courtyard to allow for elderly patrons closer parking. D. Miller inquired where to put trash with complaints from museum staff. J. Douthit stated trash would be vendor responsibility as Historic Courthouse dumpster is theirs and doesn't belong to the county. D. Miller shared other concerns relayed from museum staff. J. Douthit to inquire with museum staff on any concerns. D. Miller shared Farmer's Market will not be utilizing grounds the second week of September.
- County Boardroom Chairs – T. Ellis motioned to replace chairs. D. McCain seconded. Unanimous. **Motion Carried.**

General Information/Public Comments

- Sheriff shared a zero-turn lawn mower has been purchased to replace the old mower.

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