

COMMITTEE REPORT

COMMITTEE: **Ad-Hoc Jo Daviess County Courthouse Committee**

CHAIRPERSON: **LaDon Trost**

DATE/TIME: **September 21, 2023 at 4:30 p.m.**

PRESENT:

☒ LaDon Trost - Chair
☒ Melisa Hammer
☒ Scott Toot

☒ Don Zillig
☒ John Lang Zoom
☒ John Schultz

☒ Kathy Phillips
☒ Kevin Turner Zoom
☒ Angie Kaiser

Others: Keefe Gaherty – Conlon Construction, Bill Groh – Shive-Hattery, Michael Holt, Mike Lewis – Shive-Hattery, John Reese and Rod Schumacher – Conlon Construction

1. **Call to Order** – The meeting was called to order at 4:30 p.m.
2. **Roll Call** – A quorum was established.
3. **Approval of Minutes** – Minutes of the July 20, 2023 Ad-Hoc Jo Daviess County Courthouse Committee meeting – **John Schultz made a motion to approve the minutes of the July 20, 2023 Ad-Hoc Jo Daviess County Courthouse Committee meeting. Seconded by Don Zillig and motion carried following a voice vote resulting in all ayes.**
4. **Citizens Comments** – None.
5. **Unfinished Business**
 - a. Update on Courthouse Renovation Project Status – Toot gave an update on the Courthouse Renovation. The next step with the City of Galena Zoning is they have waived the second reading of the ordinance so our next appearance is Wednesday, October 11th. Then we should have the zoning process completed with the city.
6. **New Business**
 - a. Discussion and possible action on revised schematic design budget and reduced schedule – Keefe Gaherty, Conlon Construction, commented that they originally were going to complete the construction in two separate phases – the building addition and the building renovation. Since then the county has decided they would move out of the building which would allow us to do both phases concurrently which would result in a reduced construction period. Therefore, it would also reduce the cost because we wouldn't have the supervision and overhead on the job as long as we were originally planning for. That is a net reduction of \$390,000. Angie Kaiser questioned the addition of Change Order #5 to remove and replace the Sheriff Building soffit and fascia. Kaiser feels this should be moved out of this project and listed separately. Melisa Hammer was in agreement. Conlon can bid it as an alternate and then we will know what the costs are. They can issue it as a separate job number so the accounting is totally separate but we would still be using the same contractors to do the job. Mike

Lewis commented that they are working on that third floor design and will be bringing it to the meeting next Tuesday. Kaiser questioned the schedule. It doesn't look like it is marked with the changes. The building renovation work has moved up to start April 4, 2024 with completion to be on July 2, 2025. **Melisa Hammer made a motion to approve the revised schematic design budget and reduced schedule and removed item #5 \$110,000 Sheriff's Fascia and Soffit. Seconded by Angie Kaiser and motion carried following a voice vote resulting in all ayes.**

- b. Discussion and possible action on planned unit development submittal to Galena Zoning Board of Appeals – Scott Toot commented that the final submittal that needs to go to the Zoning Board was included in the informational packet. There is a rendering of a sign for the front of the Courthouse. This is a typical design that is used on Federal courthouses. Our sign and logo will have to be approved by the Zoning Board. Bill Groh confirmed that the submittal was made to the City on the 18th. We are working through some comments from Jonathan Miller regarding the final sign placement and the type of lighting that it will have. We expect to be resubmitting that in the next few days. **John Schultz made a motion to approve the Planned Unit Development (PUD) submittal to the Galena Zoning Board of Appeals. Seconded by Don Zillig and motion carried following a voice vote resulting in all ayes.**
- c. Update on relocation process for County offices – Angie Kaiser commented that we went Friday to tour the Galena Primary School and it went before the Galena School Board Tuesday night to discuss and they came back with a decision to let us use the building for the price of the utilities. We will have access to the Kelly Lane parking lot which has twenty plus parking spots. Overflow if we really need it employees can park in the parking lot where they are keeping the busses. Kaiser thinks we have enough space and it will work out for us. The lease agreement is not drafted yet but it will be a start date of January 1st so that IT can get in there and get us wired up and connected. We are looking at a full move in date of February 1st. Kathy Phillips commented that they had a meeting last week with the judges and everybody on the second floor and Probation about moving to Hanover. They are going to tour the building Oct. 11th after work. They will select what needs to be done to the building to get moved into it and who is going to get what offices. Phillips feels it is going to be workable, it is just getting everything moved and situated before they can start court. Scott Toot added that Joe Kratcha from IT has a key and was going to go down yesterday and look at everything. We are going to meet with a carpenter down there to do what finishing off needs to be done. Melisa Hammer wants to look at what it will cost to have those renovations and where that funding is coming from. Toot assured Hammer we will have cost estimates. We do know we have to replace a portion of the HVAC system and Judge Hay said they have some money available to help pay for this.

7. **Citizens Comments** – None.

8. **Committee Concerns** – Scott Toot commented that it is impossible to have answers to every single question all the time for these meetings. The committees' purpose is to make recommendations. It doesn't need to turn into interrogatories about every single item. Don

Zillig commented that everyone has legitimate concerns. Everyone is doing the best they can under tough circumstances. John Lang added that this process is going to be stressful for everybody and every time you have major changes like this it is stressful. Melisa Hammer commented that moving forward we need to have a plan for the future and how we are going to continue to fund and maintain things. Angie Kaiser added that is on the prioritized goals that came out of the board retreat so that is something really important for a group of people to work on. LaDon Trost finished up by saying that we all need to look at the big picture. When this is complete it is going to be a marvelous addition to Jo Daviess County. Trost likes the way we work together. We just need to continue and be moving forward always. There was discussion on how to fund the Sheriff's soffit and fascia repairs. Mike Holt thanked the committee for their hard work. He also commented that he thinks the public will be sensitive to any kind of extravagance and his hope is that we keep it utilitarian and functional and not something that can be viewed as extravagant in any way. Mike Lewis stated he really enjoys working with the entire group here and he looks forward to seeing you all next week when we have our next round of discussions. Bill Groh left the committee with what you are going to be embarking on here is probably one of the most difficult things that you are ever going to want to do. Construction and renovation projects can be really, really messy and they are difficult. When you think about it, you spend more time at work with your coworkers than you do at home with your family. To have all of that disruption all day long is horrible. After an acrimonious start to the meeting, Groh was really impressed by how the way the committee pulls together and support each other. Even though you have your differences you all seem to work them out in a very straightforward way. And a very humble way. In terms of County Boards that Groh has worked with, this committee is a pleasure. You are wonderful to work with. Do yourselves a favor and just trust each other through this process and everybody will come out alive. Guaranteed you will make it through. At the end of the tunnel with the light shine you will be really impressed with what you have accomplished.

9. **Next regular meeting** – Thursday, October 19, 2023 at 4:30 p.m.

10. **Adjourn** – John Schultz made a motion to adjourn. Seconded by Don Zillig. Motion carried with a voice vote resulting in all ayes. Meeting adjourned at 5:28 p.m.