

DON GRAY**SANGAMON COUNTY CLERK**200 SOUTH NINTH STREET – 1st FLOOR

SPRINGFIELD, IL 62701

PHONE: (217)753-6700/FAX: (217)535-3233

WEBSITE: countyclerk.sangamonil.gov**MINUTES****SANGAMON COUNTY BOARD****SPECIAL MEETING****DECEMBER 18, 2024**

The Sangamon County Board met in Special Session on December 18, 2024 in the Sangamon South Auditorium. Chairman Van Meter called the meeting to order at 5:00 p.m. Mr. Hall gave the Invocation and Mr. Krell led the County Board in the Pledge of Allegiance.

ROLL CALL

Chairman Van Meter asked County Clerk Gray to call the roll. There were 24 Present – 4 Absent. Mr. Ayers, Mr. Madonia, Ms. Sheppard, and Mr. Thomas were excused.

PRESENTATION

County Administrator Brian McFadden addressed the County Board regarding the four proposed resolutions. He explained that today is the first step in starting the \$200 million worth of projects. They have three different projects with contracts for construction management. They started using this process for construction management with Helping Hands. It is a competitive bid process. They did other competitive bid processes to get a general contractor. In this case, they are bringing on a construction manager. With each one of these resolutions are projects they are replicating a project they did with Helping Hands where O'Shea Builders was our construction manager. Under this process, we the County are the general contractor. We put out a competitive bid at a sub level as opposed to the general contractor level. We bring along an agent, in this case O'Shea Builders, to run the process for us. This process turned out very well with Helping Hands. The HUB project is a very large complex project. Each of these have a construction management fee depending on the size of the project itself. They vary depending on the size of the project. The SMART project is \$5.5 million and the HUB project is \$100 plus million. They have people here from Hanson and O'Shea Builders, so they are prepared to answer any questions from the County Board.

Mr. Cahnman asked for clarification if all the individual contractors bid on the project and then the construction manager picks the low bidder. Mr. McFadden stated the County picks the low bidder. The construction manager organizes the process by collecting the bids and reviewing them to see if they are appropriate and qualified, and then they will meet with the County to go through the bids.

County Highway Engineer Brian Davis addressed the County Board. He explained by bidding multiple contracts, the subs, with the County operating as the general contractor, they had the opportunity to see 23 lowest qualified bidders instead of a single lowest qualified bidder. Their plumbing contractor or electrical contractor may not have been the lowest bid contractor. He was asked to talk about the west side component of the HUB. As Mr. McFadden mentioned, the bid packages went out and advertisements were in the newspaper. They have bid packages that have been picked up by multiple contracts already. They held a pre-bid meeting yesterday morning. This part of the HUB will sit to the immediate north of the County Complex and the County Jail, and former County employee parking lot. He showed a diagram of how it would look. There will be the Amtrak Station, County Square, and proposed parking structure. He pointed out the SMTD Transfer Facility that has already been constructed. They hope to be opening that to the general public in the next few weeks. They will have a pedestrian tunnel that will connect those two sides of the Transportation Center. The pedestrian bridge will go across the live rail lines for the Northfolk Southern and Union Pacific and Amtrak. He showed a view of the front of that building. There will be a large LED screen on the left side of the County Square portion to the immediate right of the parking garage. That is one of the features they have been working on. It can be used to connect Amtrak information and other information can be displayed on that screen to keep people informed of arrivals. That does connect into the Atrium that has already been constructed on the north side of the County facility.

He showed a view of the inside of the County Square. They have the Grand Stair and Sky Theater. The Building & Grounds Committee was able to see a demonstration of the Sky Theater. This can be programmed with video displays. There are multiple uses for it. It can also come off the ceiling and down a portion of the front wall.

He next showed a view looking south along the train corridor where you can see the pedestrian bridge that connects. On the left side you can see a portion of the SMTD building that has been constructed, a portion of the mural that is there, and the proposed parking garage. One of the alternate bids include a solar array for the top level of the parking garage so they can collect solar energy.

He also showed a view down at the platform level of the Amtrak Station. You can see the existing mural on the west-facing wall.

Chairman Van Meter stated one of the reasons they chose the methodology of selecting the subs separately is so they can assure the maximum amount of minority contractors and minority employment during this process. Mr. Davis stated they believe, by breaking it into different smaller contracts, there is greater potential for minority contractors to participate in the process.

Mr. Davis gave the County Board an update on another project. They finally got the Woodside & Iron Bridge Road Grade Separation Project out for bid on Friday the 13th. They were scheduled to bid in November, but there was an issue with a Federal lawsuit that pushed them from November to December. December was the fourth time this project has been on a letting. The first time it was on a letting, Union Pacific filed a lawsuit against Sangamon County, the State of Illinois, and the Illinois Commerce Commission because they didn't agree with the Commerce Commission's decision that Union Pacific Railroad would own the overpass bridge over Woodside Road. The second time it was on a letting was June of 2023. The bid came in 25% over the engineering estimate. It was \$8 million over their estimate and they were not able to award it due to funding issues. It was on the letting in November and then it was involved in the Federal lawsuit. This project, and 20 others across the State of Illinois, was pulled off that letting and were re-issued on a letting in December once they clarified all the terms of the lawsuit. Last Friday, they held the bidding at the Illinois Department of Transportation and again it came in about \$6 million over our engineering estimate. They have been working feverishly with the Illinois Department of Transportation and the Illinois Commerce Commission over the last several days, and they believe they have some funding sources through those two entities to help close the gap to be able to issue an award approval to the Department of Transportation by this Friday. He thinks it's time they took a look at this project.

Mr. Davis showed an overview of the entire area. There is the MacArthur Interchange on I-72. It shows the area already constructed that is the Recreation Drive connector and the MacArthur Interchange, as well as MacArthur Blvd. extending north into the City of Springfield. He showed the other portion that is the Woodside & Iron Bridge separation. It shows the alignment for Iron Bridge Road. The proposed bridge will go up and over the existing Union Pacific rail line and then connect up to Woodside Road. There is also a frontage road to access houses along the existing Iron Bridge Road. Woodside Road will go underneath the railroad, so the railroad will be on a bridge on top of Woodside Road. The MacArthur Boulevard Extension improvement extends to the Cherry Hills property where the existing four lane Woodside Road currently stops. It will also extend to the east to tie into the Toronto Road cross section that is also a five-lane section. There will be a bridge across Woodside Road parallel to the bike trail alignment. The existing Pedigo Road is going away. There will be a trail through the Iron Bridge corridor to continue south of Chatham. They have a new roadway that needed extended because Union Pacific needed access to their rail corridor. It will also conveniently service the property on the north side of Woodside Road. The last photo shows the connection between the Woodside Iron Bridge improvements. There is a separate contract scheduled for a June 2025 letting that will connect the existing MacArthur Boulevard down to Woodside Road and tie into the improvements being done at Woodside and Iron Bridge.

If you are on Iron Bridge Road, you would be able to continue straight north and enter into the City of Springfield with the MacArthur Corridor. There has been a good cooperation with the Village of Chatham and the City of Springfield to allocate some funding for this project in addition to some Congressional directed spending set up by Congressman LaHood before he left our area.

Byron Deaner with Buildings & Grounds addressed the County Board. If you remember when they started the adventure with Helping Hands last year, part of the process was they acquired the old site of Helping Hands at the corner of 11th & Washington Street. They have been working feverishly with their team to develop a site plan and a floor plan for the Sangamon Menard Regional Transportation Authority. They will be on the block north of the existing bus station, so it kind of ties all of our County services with the City services. The construction contract with O'Shea will build an approximately 13,500 square foot structure that will house all the SMART buses inside, some administrative offices for the SMART office, 000 and a waiting room for the transportation customers as well. He showed slides with the different views of the facility.

Mr. Truax asked if the buses would pull into the alley on the north side of the facility. Mr. Deaner stated they would and the ingress and egress would be on 11th Street. Mr. Cahnman asked how many SMART vehicles there could be. Mr. Deaner stated there could be 21.

Public Health Director John Ridley addressed the County Board regarding the Community Building rebranding. He showed slides of the proposed facility. They are still in the design phase of this project. If you have been by the building, you will see it needs a face-lift. They are moving their big conference/class room up front. There are also hoping to move the Lincoln Land Workforce Alliance out there as well. This project will give the building a much more contemporary look. They are getting ready to wrap up the design phase and working on scaling their concept budget down to use the funds they have available to do this renovation.

Chairman Van Meter added that they are still thinking about the design on the facility because a lot of County Board members have suggested they look at creating space for the Veteran's Assistance office, and that is under serious consideration.

Mr. Krell asked if they are considering having the tents/drive thru, they had during the COVID Pandemic, to be more permanent. Mr. Ridley stated they are not. He asked that they forgo the money spent on a drive thru on something that would be used more on a daily basis. If you look at some of their drive thru locations they have in town, they are collecting dust for the most part.

Ms. Fulgenzi asked if they were talking about putting a mental health clinic at the Public Health building. Mr. Ridley stated he is open to that but has not discussed it with anybody.

Mr. DelGiorno asked if the concept of including the Veteran's Assistance Commission in this design is on the table. Mr. Ridley stated it is. Mr. DelGiorno asked if there would be some interim basis to address the issues raised at past meetings as to why they are doing this. Brian McFadden stated they went through the space at Sangamon South where Regional Planning currently is and are considering using that space in the interim until they have the space available at the Community Health building. There are a couple private offices already there at the temporary space. The Sangamon South building is going to be reoriented and some elevator work will be done. There will also be dedicated parking right there for the Veterans.

RESOLUTION 1

1. Resolution authorizing the County Administrator to enter into an agreement on or before December 31, 2024 with O'Shea Builders for construction manager services, advisory capacity, related to the remaining portions of the Springfield-Sangamon County Transportation Center in an amount not to exceed \$9,375,000.

A motion was made by Ms. Deppe, seconded by Mr. DelGiorno, to place Resolution 1 on the floor. Chairman Van Meter asked County Clerk Gray to call the roll. Upon the roll call vote, there were 23 Yeas – 0 Nays for the adoption of Resolution 1.

MOTION CARRIED

RESOLUTION ADOPTED

RESOLUTIONS 2 - 4

2. Resolution authorizing the County Administrator to enter into an agreement on or before December 31, 2024 with O'Shea Builders for construction manager services, advisory capacity, related to the construction of the new SMART facility in an amount not to exceed \$520,000.

A motion was made by Ms. Deppe, seconded by Mr. DelGiorno, to place Resolution 2 on the floor. A motion was made by Mr. DelGiorno, seconded by Ms. Deppe, to consolidate Resolutions 2 – 4. Chairman Van Meter asked County Clerk Gray to read Resolutions 3 and 4.

3. Resolution authorizing the County Administrator to enter into an agreement on or before December 31, 2024, with O'Shea Builders for construction manager services, advisory capacity, related to the intended renovation of the Public Health building in an amount not to exceed \$824,000.
4. Resolution approving the purchase of parcels of land contiguous to the Sangamon County East Complex in an amount of \$482,500.

A voice vote was unanimous on the consolidation. A motion was made by Mr. DelGiorno that the roll call vote for Resolution 1 stands as the roll call vote for Resolutions 2 – 4, as consolidated. A voice vote was unanimous.

MOTIONS CARRIED

RESOLUTIONS ADOPTED

OLD BUSINESS

A. Resolution 51 – Tabled 12/10/24

Resolution approving a grant application for Public Health from the Illinois Department of Human Services for the Reimagine Public Safety Act Violence Prevention Grant in the amount of \$639,500.

Resolution 51 remains Tabled.

NEW BUSINESS

A. Resolutions

There were no new resolutions.

B. Appointments

Appointment of Linda Douglas-Williams to the Sangamon County Sewer Rebate Board, to fill the unexpired term of Clyde Bunch, for a term expiring September, 2025.

Appointment of Jeff Menke to the Williamsville Fire Protection District, to fill the unexpired term of Crystal Womack, for a term expiring May, 2025.

Appointment of Wayne Heideman to the Pleasant Plains Fire Protection District, to fill the unexpired term of Kenneth Mendenhall, for a term expiring May, 2027.

Appointment of Lori Niemeier to the Pleasant Plains Fire Protection District, to fill the unexpired term of Stacy Stremsterfer, for a term expiring May, 2025.

Appointment of Tiffany Ostermeier to the Pleasant Plains Fire Protection District, to fill the unexpired term of Mike Long, for a term expiring May, 2026.

Appointment of Michelle Griebler to the Community Services Block Grant Advisory Board for a term expiring September, 2027.

Appointment of Josh Sabo to the Community Services Block Grant Advisory Board for a term expiring September, 2027.

A voice vote was unanimous for approval of the appointments.

MOTION CARRIED

APPOINTMENTS ADOPTED

PUBLIC COMMENT

There was no public comment.

REPORTS

There were no reports filed.

RECESS

A motion was made by Mr. DelGiorno, seconded by Mr. Stumpf, to recess the meeting to January 13, 2025 at 6:00 p.m. A voice vote was unanimous.

MOTION CARRIED

MEETING RECESSED

Don Gray
Sangamon County Clerk