



MINUTES

Adams County Board
FINANCE COMMITTEE

Monday, July 8, 2024 at 6:00PM

Adams County Board Room
507 Vermont Street, Quincy, IL. 62301
2nd Floor

Meeting Convened at 6:02PM on

Members Present: Bret Austin, Travis Cooley, Tim Finlay, Brad Poulter, Brent Fischer

Members Absent:

Others in Attendance: Dave Bellis, Jon McCoy, Ryan A. Niekamp, Gary L. Farha, Todd Eyler, Anthony Foster and guest.

A motion to approve the minutes from June 10, 2024 as written by Mr. Fischer and seconded by Mr. Poulter. The minutes were approved unanimously as printed.

Mr. Austin asked if anyone in the gallery would like to speak. No citizen asked to speak.

Resolution Number 2024-07-001-021 – Resolution To Increase the Salaries of the State’s Attorney, Public Defender and Sheriff was introduced by Mr. Austin and read by Mr. Niekamp. Mr. Austin stated that there was a 4.7% cost of living adjustment and will be retroactive to July 1, 2024. Moved by Mr. Poulter, seconded by Mr. Fischer. Mr. Fischer asked if this is a year-to-year increase. Mr. Austin stated that it is per Illinois statute, additionally, Mr. Austin stated that for other elected officials, theirs may have a cola in their salary resolutions at those specific times. Mr. Farha stated that the State’s Attorneys across the state did not receive a cola increase for about ten years. Resolution was adopted unanimously.

Resolution Number 2024-07-001-022 - Resolution to Approve an Allocation of ARPA Funds to the Adams County Fair Grounds Wastewater was introduced by Mr. Austin. Move to approve by Mr. Fischer, seconded by Mr. Finlay. Mr. Austin stated that a basically a second phase, after the ARPA restroom project, and very close to being completed. Mr. Austin stated that there is now a further requirement on the wastewater side. Mr. McCoy stated that the health department stated that the septic system needed updating to a sand filter system and he has estimates of \$40,000 and they Fair Board will be monitoring the water after the fair. Mr. McCoy stated that the bigger issue is not the restrooms, but more so the cattle as one head of cow may end up drinking 20 gallons of water a day. Mr. McCoy stated that there are 250 campers on the fairgrounds during the fair as well. Mr. McCoy feels comfortable with the \$40,000 quote and will be more solid after the fair. Mr. Austin asked if it was feasible to keep this project as a pending item until a more thorough study is completed after the fair has ended. Mr. McCoy thought that was acceptable. Mr. Farha stated that he was in all the health department meetings and that Mr. Welch is agreeable to the presented solutions and further stated that the E.P.A. is now involved in this project. Mr. Fischer withdrew is motion to approve, and seconded by Mr. Finlay. Mr. Fischer motion to table the resolution for one month, seconded by Mr. Poulter. The committee approved to table the resolution for one-month.

Resolution Number 2024-07-001-023 – Resolution to Approve an Allocation of ARPA Funds to the Village of Columbus Park House / Polling Place was introduced by Mr. Austin. Mr. Austin stated that the board has funded Camp Point, Liberty, and Plainville in previous board action, and Columbus was different as they were figuring out what they wanted to do. Mr. Austin stated that he spoke with Mr. McClearly, and he projected a \$120,000 build-out. Mr. Niekamp stated that the Township of Columbus uses the shelter house as a polling site. Mr. Austin stated that the Village is also working on getting matching funds for the build-out. Mr. Fischer asked if there are any quotes currently. Mr. Austin stated that the quotes are coming in around \$90,000 for the shelter house and a meeting room and bathrooms.

Mr. Austin started the ARPA discussion. At the point of this stated meeting, two projects went over budget (Elevators of the Courthouse and HVAC at the Health Department) and are currently \$160,000 over budget; however, their money unallocated, and with interest, the total available funds of \$397,075.08. Mr. Fischer asked if Columbus had asked for any other money. Mr. Cooley stated no they did not. Mr. Finlay asked if it the fire station at Coatsburg would be a suitable place for polling. Mr. Niekamp stated that the polling site needs to be within the Township. The committee confirmed that Coatsburg is not within Columbus Township but Honeycreek.

Mr. Austin asked if there were any election grants for this type of project. Mr. Niekamp stated there was not at this current time. Mr. Poulter stated he was in favor of this type of project. Mr. Fischer stated he was hard pressed at \$120,000. Mr. Austin stated the resolution could be amended to \$90,000. A motion to amend the resolution from \$120,000 to \$90,000 – the motion was made by Mr. Poulter and seconded by Mr. Fisher. The motion was approved unanimously. Mr. Niekamp stated he would re-write the paperwork to reflect this change.

Additional Fund Appropriation from Anthony Foster – Director of Court Services – in the Amount of \$45,500 to Revenue Account Number 001-311-4991 – Transfer from Probation Service Fund – for a Revised Budget Amount of \$45,600 and \$45,500 to Expense Account Number 311-311-5995 – Transfer to County General – for a Revised Budget Amount of \$45,600 was read by Mr. Austin as presented. A motion to approve was made by Mr. Fischer and seconded by Mr. Finlay. Mr. Foster provided a synopsis of the Court Services Fee and what it can be used for. Mr. Foster stated that statute does not allow for the fees collected to be used for salaries but could for salary shortfall. Mr. Austin asked if this was a reimbursement to the County. Mr. Foster stated that it's an internal account and there will be an intra-company transfer with a current balance of \$700k+. Mr. Austin went over some additional details regarding this appropriation to the committee and believes that the county will end up in the right result to help recruit and retain employees. Mr. Foster stated that he will be running all these numbers again soon for the AIOC's annual report. Mr. Fischer asked if this had been done before. Mr. Foster stated yes and it's now at a 100% reimbursement and it had been at 80%. Mr. Fischer asked if other counties do this. Mr. Foster stated yes. Appropriation passed unanimously.

Transfer of Funds Appropriation from Anthony Foster – Director of Court Services – in the Amount of \$10,000 From Account Number 001-321-5150 – Salary Detention Officers – for a Revised Budget Amount of \$1,134,448 and \$10,000 to Account Number 001-321-5529 – Medical Expenses JDC – for a Revised Budget Amount of \$13,500 was read as presented by Mr. Austin. Moved to approve by Mr. Fischer, seconded by Mr. Finlay. Mr. Foster stated that the IL authority's go around an inspection in the facilities. One of the items that they found lacking was health care. Mr. Foster stated that they have a plan to improve the healthcare provided to the residents with the Adams County Health Department and the Health Department will charge around \$26,000 per year and since it's halfway through the year, only projected to cost \$10,000. Mr. Foster stated that their revenue is very good this year. Mr. Austin asked for clarification that this was medical for residents, not staff. Mr. Foster stated that the healthcare was for residents. Mr. Fischer asked what level of care this would bring. Mr. Foster went over the different levels

of care that will soon be provided and how the full system will work as they will also be working with IL SIU for the residents who do not have a current primary physician. Mr. Foster stated that hopefully with partnering with the health department it will introduce the residents to the health departments services. Mr. Fischer asked about mental health. Mr. Foster stated that they currently work with Transitions for the mental health aspect of the health care. Motion to approve passed unanimously.

Mr. Austin provided a quick update on the FY24-25 budget – the one-on-one meetings have all concluded and went well. Mr. Austin gave kudos to Ms. Carrothers on her hard work on getting the meeting scheduled and presented. Mr. Austin stated that the roll-over of data has been tricky, but they got it moved. Mr. Austin stated that budget meetings will start in September, but this year will look different as there will not be a back-in-forth spreadsheet. Mr. Austin stated that he asked the department heads to put as much back-up data to each request along with notes and this will be a lot more linear and tracking trail that can be looked at. This year, there will be operation and personnel budgeting. Next Fiscal Year the committee will start using the capital expense feature. Mr. Austin stated that this current year's budget is tracking well on the expense, and on the revenue, side is down slightly with more than likely a couple of over projections to take notice. Mr. Austin stated that after talking with the Supervisor of Assessment, there is likely a 7% EAV growth again as experienced last year. Mr. Finlay asked if all the department heads could place explanation and documentation for anything requested higher than previous (current) year – Mr. Finlay stated he wants to know the “why?”. Mr. Cooley stated that the committee has looked that over year over year the salary increases could the committee just say after review here is the projected salary increases across the board. Mr. Austin stated that he had looked at this and it is not set in stone, but he will be putting a guideline for salary increase.

Mr. Austin presented the Parking Lot F presentation which sits across the street from the Courthouse. Mr. Austin would like to renovate the parking lot after some acquisitions of property, and the county had partnered with the City on other parking lots around the courthouse along with DCEO. additionally, there are several complaints from employees on Parking Lot F. The request is between \$80-100k from the county, the City of Quincy would be putting \$400-500k to renovate the parking lot area. Mr. Austin said he just wanted to get this out, there is no action to take at this time. Mr. Fischer asked if it's a public lot. Mr. Austin confirmed that it is public. Mr. Austin stated that employees are not allowed to park on the white lines around the courthouse as they are reserved for the citizens using the courthouse. Mr. Fischer asked Mr. Farha if the courts use Parking Lot F for jurors.

Mr. Austin introduced the HVAC Financing of the Courthouse. Mr. Bower put a side-by-side proposal between RTM and Architecnics to provide that comparison. Mr. Bellis' committee would like to move forward with an option. Mr. Austin stated that he spoke with two different county administrators and a Finance Committee Chair all about their projects and how two of the three uses Dikon who predominantly supplied the equipment in the school build outs. Dikon reached out to Mr. Austin and stated they could complete the build out and work with local contractors and completing a hybrid project with the County which might be able save money. Mr. Austin stated that Dikon advised they were able to shave off money on engineering and on three of the projects, there were no change orders. Mr. Austin stated that one was an 1880 or 1890s original building with renovations. The other building was a building closer to the County's courthouse. Mr. Austin asked Mr. Bellis if his committee had any type of this type of discussion. Mr. Bellis stated that they had talked about it, not by Dikon though; however, his committee is months into the project. Mr. Bellis stated that between both of the bidders, both of the firms were their best professional guesses, and both stated the numbers provided are what their worst-case scenarios. Mr. Bellis asked Mr. Booth if he'd like to speak. Mr. Austin stated that he will stay in his finance lane, and he was not provided a direct interview. Mr. Bellis stated that the brand Mr. Austin spoke with is currently being ripped out of buildings around town and it's recommended that Mr. Bellis gets in touch with Dikon's representative. Mr. Austin stated that he was not aware initially they were going to be on the call as it was

originally with other county administrators. Mr. Finlay stated that his thoughts were the board needs to look at what is the lowest annual cost for the HVAC system. The committee discussed how the manufacturers got ahold of Mr. Austin. Mr. Moore spoke and provided some of his insight on Dikon and stated that this is a design-build and what the County asked was for a design, bid, and build model and believes it sounded like there could be a territorial infringement. Mr. Moore stated that this business who have spoken about being able to save money for the county has not seen the building, the design, etc. Mr. Moore stated that Dikon sells many different products other than VRF systems. Mr. Booth spoke about the differences in quality between the different types of build-outs, comparing design / build and design, bid, build, and overall does not believe the risk is worth the reward and the question shouldn't be how we can save money, but rather, how can we do this project right. Mr. Austin stated that he will attend the Transportation meeting on July 9th and this was for discussion purposes and asked to me sure the equipment will go out for bid after the design is completed. Mr. Bellis stated that is correct and his committee is looking at longevity and utility usage. Mr. Austin stated that the Finance Committee could do a bond, loan or lease-to-own however, the later would more than likely come off the table based off the discussions at this meeting. Mr. Austin stated that the county does not currently have the money in the bank for the project – the engineering piece the county could work that out in next year's budget as a capital item, but it will be something to watch closely between the truth-in-taxation, and levying power caps. Mr. Austin stated that there is a current capacity to bond the project and investigated loans and those rates. Mr. Bellis mentioned that he would like to hire the engineering firm and asked if there was money in this year's budget. Mr. Austin stated no, but they could make it work and the committee will seriously need to look at the bonding the project with interest. Mr. Finlay asked if there are any efficiency grants. Mr. Austin stated that he and Mr. Niekamp spoke with WIPFLI regarding writing grants the county could get about \$250,000 back to the county. Mr. Bellis stated that the county's energy supplier will also assist with getting the county grants for the project. Mr. Austin stated that there is a possibility of looking at putting solar panels on the roof of the courthouse. There would be additional money to the tune of \$500,000 in credits over time, and the payback could be as small as a four-to-five-year payback from the solar panels. Mr. Bellis stated that with the renovations of the HVAC, the roof will have to be replaced in the process. Mr. Finlay asked if the county could scrub the \$12 million it's sitting on currently. Mr. Austin stated that it will be reviewed.

Mr. Austin wished to have a discussion regarding the County's solar farm ordinance (Section 5-7-1 of the Code of Ordinances). Mr. Austin stated the first question was regarding the fees and that was answered. If the fees go over then the applicant will be billed back to the applicant to cover the fees. Mr. Austin asked regarding the amount of money it is required for the decommissioning of the site along with an inflationary piece. Mr. Frankenhoff stated that the pursuant to the state statute which then refers the decommissioning costs are provided and upon the first anniversary 10% of decommissioning will be provided, on the 6th anniversary 40% will be provided, on the 11th anniversary there will be another study on the cost of decommissioning and must provide the rest of the decommissioning and then may be re-evaluated every five years thereafter and additionally the county will reserve the right to hire an outside licensed engineer to evaluate the decommissioning costs which will be expensed back to the solar farm applicant. Mr. Finlay asked if the estimated decommissioning of the current plan (Mixer) of around \$390,000 and the initial amount would be bonded – Mr. Finlay's question lies at what happens if the business goes under between these dates. Mr. Frankenhoff stated that he was not for sure, he would have to refer that issue to the State's Attorney's Office; however, he is following the state statute. Mr. Frankenhoff believes that the solar farm is between the owner of the property and the solar company, and the question would be, how does the county get into telling a landowner what to do with this property? Mr. Austin stated that land-use would be beneficial to a point such as this stated. Mr. Frankenhoff that he has seen land-use leases, not owners of properties which makes it tougher. Mr. Austin stated that the first question, and second questions had good answers. Mr. Frankenhoff stated that a representative of the company will attend the transportation committee and the difficulty lies with how the transportation

committee meetings and then county board meetings. Mr. Bellis asked if Mr. Bier will be present. Mr. Farha believes that he will be in Payson but will make himself available if requested. Mr. Finlay stated that the road use agreement still needs to complete prior to the county board vote. Mr. Frankenhoff advised that the road-use agreement would be between the company and Ellington Township. Mr. Farha stated that there are three bills in the General Assembly will be looked at. Mr. Finlay asked if those would be retroactive. Mr. Farha did not believe so. Mr. Finlay asked if there was an option if the project could be tabled until the August meeting. Mr. Frankenhoff stated that would be up the solar farm application business representation. Mr. Finlay stated that he would like to see the road use agreements, etc., tied up before the formal vote. Mr. Frankenhoff stated that goes into the finding of facts. Mr. Austin asked if there is no road use agreement is the project over? Mr. Farha believes so. Mr. Frankenhoff stated technically if they were within legal weights they may not need to complete the road use agreement. Mr. Austin stated his concerns are potentially unfunded liabilities years down the road.

Approval of Johnathan Hoover – Chief Public Defender – Credit Card Application was introduced by Mr. Austin. Motion to approve was made by Mr. Finlay and seconded by Mr. Poulter. The application was approved unanimously.

Mr. Farha stated that he has hired a new attorney who is an expert in local law, which will be a great addition to his team and will put some focus on county board issues. Mr. Austin asked if the state's attorney's budget is on track with all the changes. Mr. Farha stated that the public defender's pay increases have caused some strains that are being addressed. Mr. Eyer brought forth one other issue regarding the federal inmates – this brings new liabilities – the county has now been sued 10 times in the short time the county has housed them. Mr. Farha the inmates are not seeking much money, but nonetheless, it's happening. Mr. Farha also noted that perhaps the county would need to look at some of the revenue the county is receiving and put some of it into a legal type fund for defense.

Being no other business, Mr. Fischer moved to adjourn at 7:57PM, seconded by Mr. Poulter. The committee adjourned.