

WILL COUNTY BOARD
CAPITAL IMPROVEMENTS COMMITTEE MEETING
MINUTES

May 4, 2010

302 North Chicago Street
County Board Committee Room
Joliet IL 60432

10:30 A.M.

CALL TO ORDER

Mr. Maher called the meeting to order at 10:40 a.m.

ROLL CALL

Present were Members: Dralle, B. Smith, L. Smith, Traynere, Winfrey and Maher.

Absent were Members: Anderson.

Also Present: County Board Chair Jim Moustis.

Present from State's Attorney's Office: Mary Tatroe.

PLEDGE OF ALLEGIANCE

Mrs. Dralle led the committee in the Pledge of Allegiance.

APPROVAL OF MINUTES

A motion was made by Ms. Winfrey, second by Ms. Smith, to approve the minutes of April 6, 2010. All in favor. MOTION CARRIES.

OLD BUSINESS

Wight & Company Facility Needs Study: Non-Judicial Workshop

Mr. Dwyer advised the committee members received the draft report, both hard copy and disc were previously provided. The Draft Staffing and Space Needs Projection Summary spreadsheet was distributed to all attendees. He advised that they did a demographic study; physical conditions as well as the methodology. They also did some preliminary planning which will really apply in the master study project. Section 3 is the condensed version of the full physical conditions report where they went into more detail regarding systems and pictures.

Mr. Dwyer advised also in Section 3 is where they reviewed the designation of spaces meaning where everyone is located. As we focus on the needs of the future we need to know where they are located now, how much space they have and is it good space, bad space as well as does it make sense operationally and the efficiency of the space. We looked at population

because it plays into a lot of the projection models for future staffing and staff needs. There are three major components that did population projections going into 2030 range; CMAP which is the recognized planning group for the County; the Department of Commerce and Economic Opportunity and Woods and Poole which is a private group. We agreed to proceed with the CMAP numbers. We met with about 14 municipalities in order to get a local benchmark. We talked with them regarding projects they are considering for the future.

Mr. Dwyer advised that they used the CMAP numbers except for the judicial where we used a variance. We are trying to draw parallels between how the population happened for at least the last 10 years and how that translated into staff growth.

Mr. Dwyer explained that they looked at a build out analysis in terms of the amount of households that could be absorbed. There is plenty of open space to continue to grow. When they looked at the build out analysis they are finding that there is plenty of space for the 1,000,076 population and even beyond that.

Mr. Maher stated that as our County focuses on trying to bring national corporate offices and those types of businesses into the County if the demographics start to change how prevalent is that into what we are trying to address. What would be the percentage of error in the demographics on making an impact on what we need to do as a county?

Mr. Dwyer replied that it will probably make an impact but anytime you try to project out more than 20 years it is hard to speculate with any certainty. You have a relatively stable base for county government.

Mr. Dwyer stated the next focus is the assessment. There are buildings spread out throughout the county. He reviewed the map of the downtown Joliet area and the buildings the county has. The County may want to consolidate some functions in terms. There are more remote areas from downtown Joliet such as the Health Department and Sunny Hill.

Ms. Traynere advised, regarding the numbers referring to the County building sites, Mr. Dwyer's number 6 should say number 11 which is the River Valley facility.

Mr. Dwyer stated that the Highway Department is spread out and has the Sheriff's Department next to it. The property is decent and through more planning there might be some better opportunities to continue to meet some of the needs. There are also satellite facilities where the demands and focus are.

Mr. Dwyer advised that if you look at having customer service satellites, anything that you do there potentially will have a reduction in the core of total staff. Sometimes when you push out a satellite function you increase staff overall just because how the functions operate. We looked at staffing overall but if you break it down to various locations you might have to fine tune that staffing number.

Mr. Dwyer continued with the report explaining that the County Office Building has a good solid base here. It is worth looking at expanding or make modifications here that makes sense operationally. We need to enhance the spaces for better functionality. There is a deficiency overall in large venue meeting spaces. If there is an opportunity to expand this building perhaps the best way to do that is focus on large venue spaces and some front end customer support. The other end can be enhanced for back office functions. We may also need to look at collating services.

There was a discussion regarding public transportation in order to reach the County's facilities especially on the eastern end of the County.

A discussion regarding the structure of the Health Department building, its efficiency and deterioration was had. Mr. Dwyer advised that some of the issues were non-emergent but other sections there is concrete falling off.

Mr. Dwyer continued his presentation pointing out that the Highway Department building needs maintenance, has a bad layout and no public sewer and water which will hinder expansion. The administration portion of both Highway and Sheriff facility need additional space.

The committee discussed expansion of the Highway Department property and how best to utilize the land owned by the County there.

There was also discussion regarding the stand alone buildings, the core service areas in the County building, designing a campus site as well as providing sufficient parking.

Other Old Business

NEW BUSINESS

ANNOUNCEMENTS BY THE CHAIRMAN

Mr. Maher advised that the tour of the Laraway Complex including the Sheriff's facilities; EMA and Highway Departments storage facilities would be held on May 5, 2010 beginning at approximately 10:30 a.m.

Mr. Maher stated that the next workshop meeting would be held on May 18, 2010 at 9:00 a.m. in the County Board Room for presentation/discussion of the judicial portion of the Wight analysis.

EXECUTIVE SESSION

ADJOURNMENT

A motion was made by Ms. Smith, second by Mr. Smith, to adjourn the meeting at 12:55 p.m. All in favor.

MOTION CARRIES.