

REAL PROPERTY COMMITTEE
MONDAY, SEPTEMBER 13, 2021 5:00 PM
Sheriff's Office Conference Room

Call to Order (5:02 PM)

Members Present: Ashley, D. Bost, Erbes, Peterson and Rendleman
Members Absent: Phillips and Snyder

Also present: Brian Chapman, Tamiko Mueller, Maureen Berkowitz, Mitch Burdick, Sharee Langenstein, Gene Basden
Rendleman was present via phone.

Approval of Minutes

- I. [21-6318](#) Approval of August 18, 2021 minutes
A motion was made by Erbes, seconded by Ashley, to approve the August 18, 2021 minutes as presented. The motion carried by unanimous vote.
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Communication

- II. [21-6319](#) U.S. Data Centers Article
Peterson reviewed this article and one that she brought to the meeting that wasn't included in the packet with the committee.
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Land Use & Economic Development

- III. [21-6320](#) Greater Egypt Regional Planning & Development Commission
No update for this agenda item.
- IV. [21-6321](#) Supervisor of Assessments
Berkowitz reported that the 2021 EAV had been completed and that Carbondale lost value due to commercial property losses. She commented that Makanda had an increase due to a re-assessment. Berkowitz also reported that property assessments were lower than previous years.
- V. [21-6322](#) Jackson Growth Alliance
Chapman updated the committee on the work he and JGA had been completing. He asked to please refer to his attached document for more information.
- VI. [21-6323](#) Comprehensive Plan
No update for this item. Peterson asked Chapman if he had a copy of the County's Comprehensive Plan Outline. The County Administrator commented that she would email it to him. Chapman commented that he was happy to help the County in any way possible.
- VII. [21-6324](#) River Levee Project Update
Peterson asked Langenstein on the progress of filing the paperwork for the Tater Bend area. Langenstein commented that the filing was not yet complete, but would be by the end of the month and she would update the Levee district once complete.
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Highway Department

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- VIII. [21-6325](#) SIMPO-Southern Illinois Metropolitan Planning Organization
No update for this agenda item.
- IX. [21-6326](#) Jackson County Bike Routes
Peterson reported that she and Burdick attended the BEAT (Built Environmental Action Team) meeting and worked with Carbondale on mapping bike routes in the County. Burdick commented that there could potentially be some grant funding available in the spring for this project. D. Bost commented that he would like to see bikers have a safe way in and out of the County.
- X. [21-6327](#) Rural Transportation Planning
Burdick commented on the virtual public meeting and survey for the Greater Egypt Long Range Transportation Plan scheduled for September 15. He encouraged everyone to reference the attached flyer for more information on how to participate in the meeting.
- XI. [21-6328](#) Payment of Highway Monthly Claims
A motion was made by Erbes, seconded by Ashley, to approve payment of the Highway Monthly Claims in the amount of \$287,778.43. The motion carried by the following vote:
Yes: 4 - Ashley, D. Bost, Erbes and Peterson
Absent: 3 - Phillips, Rendleman and Snyder
- XII. [21-6329](#) County Highway Department Update
Burdick gave an update on the Highway department. His update included information on the Giant City/Pleasant Hill Rd upcoming project, Union Hill road reconstruction, the North Marion St task order, the Reed Station Road extension project, ITEP grant for the Saluki Greenway, a speed study conducted at Touch of Nature, the upcoming surplus equipment sale, and employment advertisement.
- XIII. [21-6336](#) Jackson County ROW ADA Transition Plan Update
Burdick reported to the committee that the Right of Way Transition Plan was last updated in 2018. He commented that the packet included an updated version and that the document would be accessible on the County website. Mueller questioned how an area could be reviewed for ADA compliance. Burdick responded that there was a form to complete and submit or that anyone could simply contact him at the highway department and he would be more than happy to point them in the right direction. Rendleman commented that he would like to see the Real Property Chairman involved in the process if any citizen reports are made.
A motion was made by Erbes, seconded by Ashley, to approve the Jackson County ROW ADA Transition Plan Update. The motion carried by unanimous vote.
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County Buildings & Grounds

- XIV. [21-6331](#) RFP for Architect of Record
Peterson led a discussion on having the State's Attorney Office draft an RFQ to seek a potential new Architect of Record for the County. Each committee member was given a chance to offer their opinion. The County Administrator asked about specific qualifications that the Board would want to include in the RFQ. A discussion was had and Langenstein commented that she could have a draft ready for the next meeting.
A motion was made by D. Bost, seconded by Ashley, to approve the State's Attorney Office to draft a RFQ for an Architect of Record. The motion carried by unanimous vote.
- XV. [21-6332](#) Property Need Resolution
This item was discussed in Executive Session.
- XVI. [21-6333](#) County Lease Options
This item was discussed in Executive Session.
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XVII. [21-6330](#)

Assessment Space Needs

Peterson and the County Administrator led a discussion on the space needs of Assessments and Board of Review. Berkowitz commented on the advantages of the Joni Beth Bailey Building. The County Administrator informed the committee of potential costs associated with the possible move. Further discussion included the SAO opinion on a long lease option and where to potentially move the Public Defender.

A motion was made by D. Bost, seconded by Erbes, to approve moving Assessments and Board of Review into the Joni Beth Bailey Building pending successful negotiation of lease terms. The motion carried by unanimous vote.

Old Business

New Business

Executive Session

XVIII. [21-6335](#)

Executive Session under 2 (c) 5 & 11 of the Illinois Open Meetings Act to discuss Real Property and Litigation

A motion was made by D. Bost and seconded by Erbes to go into Executive Session under 2 (c) 5 & 11 of the Illinois Open Meetings Act to discuss Real Property and Litigation. The motion carried by the following Roll-Call vote:

Yes (4): Peterson, Erbes, D. Bost, Ashley

Absent (2): Phillips, Rendleman

Once out of Executive Session, a motion was made by D. Bost and seconded by Erbes to approve the State's Attorney Office to research the legality of the County entering in to a 20-25 year lease on any buildings. The motion carried by the following vote:

Yes (4): Peterson, Erbes, D. Bost, Ashley

Absent (2): Phillips, Rendleman

Adjourn (6:49 PM)

D. Bost motioned and Erbes seconded to adjourn, motion carried.
