



Facilities and Maintenance Committee Minutes

Lee County, Illinois

Apr 9, 2024 at 3:00 PM CDT

Old Lee County Courthouse, Third Floor Boardroom, 112 E 2nd St, Dixon, IL 61021

I. Call to Order

Meeting was called to order at 3:00 p.m., by Vice Chair Dean Freil.

II. Committee Member Roll Call: Chair Tom Wilson, Vice Chair Dean Freil, Jack Skrogstad, Chris Robertson, Mike Pearson

Dean Freil, Jack Skrogstad, and Chris Robertson all attended in person. Mike Pearson attended via Zoom video conferencing. Tom Wilson was absent.

Also present: Keane Hudson (Board Member), Laura Mangrum (Deputy Zoning Administrator), and Becky Brenner (Board Secretary) all attended in person.

During attendance:

- Laura Mangrum shared information with the committee regarding the County floodplain status. She provided a summary of the information that will be attached to a copy of the minutes and included in the April County Board agenda packet.

III. Public Attendees

There were no members of the public in attendance.

IV. Approval of the Minutes from the Previous Meeting - (March 12, 2024)

Minutes from the March 12, 2024, Facilities and Maintenance Committee Meeting were approved as presented without modification.

V. Maintenance Department Report / Facility Improvement Updates

A. *Maintenance Department Report*

Dean Freil reported the following information from the Maintenance Department:

- The County Facilities' Director took another job, so applications are being accepted to fill the position. Roughly 60 applications have been received to date.
- The April 18th County Board Meeting will still be held at the Old Courthouse on the third floor even though the elevator will not be operational. Zoom will be set up in the first floor lobby for anyone not able to negotiate stairs and the Board Member IPADS will be available in the IT Office.
- The Old Courthouse elevator project is nearly complete.
- The New Courts HVAC project is ahead of schedule and will most likely be completed by the end of May.

- A meeting with the contractors involved with the New Courts Technology grant is currently taking place. The project is expected to be completed by the end of June or early July.

VI. Work Orders

- A. *Requests Submitted for Discussion - None*
- B. *Requests with Final Budget Numbers - None*
- C. *Requests Ready for Approval - None*

VII. Unfinished Business

- A. Allied Facility Partner Update

The second invoice from Allied Facility Partners was received and will be on the agenda for Finance later in the week.

VIII. New Business

There were no items under New Business.

IX. Executive Session

There was no request for an Executive Session.

X. Adjournment

Motion to adjourn at 3:10 p.m. **Moved** by Jack Skrogstad. **Second** by Chris Robertson. **Motion** passed unanimously by voice vote.

The next Facilities and Maintenance Committee Meeting is scheduled for
3:00 p.m., on Tuesday, May 14, 2024

Respectfully submitted by:
Becky Brenner - Board Secretary



On March 22 we had our state audit with Erin Conley of IDNR and were given a list of previously identified properties from 2022 that had to still be dealt with in addition to properties we have identified.

I gave a brief summary of the floodplain in Lee County, noting that we have roughly 1620 properties in the floodplain but only 52 NFIP policies. This is a problem because when a flooding event happens homes without flood insurance will have no claims, and with an inch of water causing an average of \$25,000 in damage that could leave residents looking to the county for assistance that we can't provide. We could end up with damaged or even abandoned properties due to lack of funds.

Assistance without insurance would come from a Presidential Disaster Declaration which has to be requested by the governor. Those are only usually for very large floods. The average FEMA payout from the Individual and Household Program is less than \$6000. SBA makes low interest loans available but you have to qualify for them and of course pay them back.

The average NFIP payment between 2015-2019 was \$69,000 and doesn't require a declaration.

The problem is most people who don't have to buy flood insurance because of loan requirements won't because it can be expensive.

I am working on entering us into the CRS (community rating system) program in which we earn points for going above and beyond the minimum requirements. As we accumulate points we move up levels. Every level is another 5% in premium reduction.

The more we do, the more we lower policies and hopefully it will encourage people to protect themselves with insurance. Doing these activities will also make the floodplain and the public safer as well.

One of the largest components is bringing violations into compliance. As we move into this phase, your support will be essential. I am approaching this from a standpoint of education and a plan for moving forward. If anyone has questions please direct them to me and I will be happy to walk them through everything.

Thank you,

Laura Mangrum, CFM
Deputy Zoning Administrator