

**HIGHWAY/BUILDING/GROUNDS/  
ENVIRONMENTAL/WELFARE/ZONING  
COMMITTEE MINUTES  
January 14, 2020**

Present: Phil Schneider, Chairman  
Charles DeClerck, Dale Livingston, Linda Curtin, Craig Corzine  
Absent none  
Others present: Becky Edwards, Vince Harris, Zach Hicks, Lacey Franklin, Brian Wilbur,  
Molly Alaria, Ray Koonce, Bill Kennedy, Tom Latonis, and Jan Bland.

The meeting of the Highway/Building/Grounds/Environmental/Welfare/Zoning Committee was called for on Tuesday, January 14 at 6:30 p.m. in the Christian County Courthouse. The purpose of the meeting was County building issues, highway business and any other matters properly brought before the Committee.

**PUBLIC COMMENTS**

There were none.

**ANIMAL CONTROL UPDATE**

Director Vince Harris announced the dinner/dance upcoming fundraiser by the Friends of Christian County Animal Control. It will be Saturday, February 8 at the Kincaid American Legion. Tickets are available at \$75/couple or \$40/individual.

A new State law requires prior to the adoption of cats that they are spayed or neutered and microchipped. This will increase the costs and adoption fees will need to be adjusted as well.

**COURTHOUSE BUSINESS AND REPAIRS**

Basement floor sag

Zach Hicks reported that recently it was discovered the cement under the ROE Office on the east end of the first floor has begun to crumble in the basement. The sagging concrete is severe and needs attention. It is similar to the south entrance floor situation. Bill Kennedy commented this had occurred many years ago when the heavy filing system of the Circuit Clerk was too heavy for that office and again to the office at the other end of the first floor. Last week several committee members had viewed the floor situation. Chairman Phil Schneider reported that he had a Decatur company that could evaluate, design, engineer and do the work on the project which will include steel I beams. Additionally, Zach has contacted several companies who would be able to give an opinion. A motion was made by Phil Schneider and seconded by Dale Livingston for Zach to obtain estimates for the project. The motion carried.

South door floor repair

Bill Kennedy reported from last month on the specs he had prepared. In summary, he would request one contractor to do the work with the exceptions for the tile floor replacement, repoint of foundation and the door/window removal and glazing. A motion was made by Phil Schneider and seconded by Dale Livingston to accept the specs from Mr. Kennedy and search for quotes

for the various projects within the south door projects, using local contractors if possible and to be scheduled with Zach. The motion carried.

#### Ceiling and wall plaster repair

Several office areas have pieces of plaster dropping from the ceiling and walls. Zach Hicks will search for someone to quote the project.

#### Elevator update

Chairman Schneider read a letter from Stuard and Associates Elevator Consulting as a summary of an elevator assessment on January 10, 2020. The letter commented on the condition of the 1962 Otis elevator:

- It still uses all of its *original* components in the operation
- The machine is located on a concrete slab in the attic and is exposed to anyone that has access to the area.
- The traction drive machine *looks* to be in good shape *for its age*.
- With proper maintenance and the *availability* of parts, it will function as *at the time of* installation 58 years ago.
- Nothing was *seen that* needed to be done to pass an inspection.
- As long as replacement *parts are still available*, we don't *see* that the elevator *HAS* to be modernized.

The absolute recommendation was that a room be built around the machine to enclose it for safety and to prevent the entry of unauthorized personnel.

Many comments on the results of the *visual* assessment appeared to conclude an acceptable level for public usage. Other points of not so acceptable actual events were also described to the members.

- The company was accused of not servicing the elevator in the proper manner and taking the covers off the equipment allowing dust to settle. [It was noted that the covers had been off long since September and spending extra hours servicing the elevator prior to the replacement of failed or failing parts would seem to be an unnecessary expense.]
- It was referred that the elevator had been fine previously. [Also noted that fine is not having lights in and out of the elevator because there were no parts available and not fine when since prior to the change of service there were days before any service was provided and not fine when members of the public and employees were entrapped in the elevator (even for short periods of time) and not fine when the doors finally open between floors.]
- For over 10 years the elevator has had several issues. The Board has discussed it often at Finance as a long term concern. Chairwoman Becky Edwards said the Board made the "right decision when they voted to make the changes". The County planned ahead and has the funds for the project through a general obligation bond. The bond was not for daily expenses but it was for projects which would last 20 years.
- Two courthouse employees including Maintenance Supervisor Zach Hicks commented of their great concern of the safety and availability to access the second and third floors

without the fear of getting stuck. All implied that they are there all day, every day. “We live with the elevator problems and experience it. There are and have been problems for years. Something needs to be done to upgrade the old elevator”.

It was then motioned by Craig Corzine and seconded by Dale Livingston to send the OTIS modernization contract to States Attorney Havera for review if we can terminate the contract. The motion carried.

Specs for clock face

Bill Kennedy has specs for the repairs (remove, replace and repair) of the clock face in the clock tower. A motion was made by Phil Schneider and seconded by Craig Corzine to accept the specs as written and to obtain quotes for the project. The motion carried.

Leaks in the slate roof

There are still some leaks from various areas of the roof. A motion was made by Phil Schneider and seconded by Linda Curtin to contact the installer of the slate roof for them to access the issues. The motion carried.

Stone on south balcony

Zach Hicks mentioned that a limestone piece was loose and needed attention on the south balcony. He will follow-up with that project.

A motion was made by Phil Schneider and seconded by Dale Livingston to adjourn. The motion carried.

Respectfully submitted,

Phil Schneider, Chairman-  
Buildings/Highway/Environmental/Zoning/Welfare  
Committee

1/14/2020 page 3