

**EXECUTIVE COMMITTEE  
MEETING MINUTES  
Tuesday, May 16, 2017  
5:00 P.M.**

PRESENT: Kurt Prenzler (Chair), Don Moore, Mick Madison, Ray Wesley, Tom McRae, Helen Hawkins, Gussie Glasper, Jamie Goggin, Lisa Ciampoli, Erica Harriss, Clint Jones  
ABSENT: Phil Chapman, Mike Walters, Michael Holliday, Brad Maxwell  
OTHERS: Doug Hulme, Steve Adler, Rob Schmidt, Annette Schoerberle, Tom Gibbons, John Thompson, Hal Patton, Walt Williams, Tim Harr, Jeff Birkbigler, Jennifer Zoelzer, Cynthia Ellis, Scott Cousins

Chairman Prenzler opened the meeting and roll call was taken.

There were no public comments.

**INTERGOVERNMENTAL AGREEMENT BETWEEN MADISON COUNTY AND THE CITY OF EDWARDSVILLE FOR THE TRANSFER OF COUNTY PROPERTY**

Mr. Prenzler introduced the guests from the City of Edwardsville: Mr. Hal Patton, Mayor; Mr. Tim Harr, City Administrator; Mr. Walt Williams, Economic/Community Development Director, and Mr. Jeff Birkbigler, City Attorney.

Mr. Prenzler asked Rob Schmidt to summarize the contemplated agreement and afterwards, the city of Edwardsville could speak to the issues and answer questions from the committee.

Mr. Schmidt stated the 15-acre parcel (west of Plum Street, near the Dierbergs complex) in question was first addressed in August 2015. When he began working for Madison County earlier this year, he went out again for new appraisals on the property. Three responses came back, estimating the value at just over \$5 million. There were issues with the property, however (right of way, connecting property that cannot be used, access), so the price was adjusted. He worked with Mr. Walt Williams on the proposed intergovernmental agreement. This is a revitalization of the intergovernmental agreement from 2015. The property is currently unused and is costing the county about \$16K per year to maintain.

Mr. Hal Patton, Mayor of Edwardsville gave the history of negotiations involving this 15 acres and the adjacent Dierbergs property. He also discussed partnerships between the City of Edwardsville, Madison County, and neighboring communities. He then went over the handouts provided by the City of Edwardsville (attached). The Dierbergs project (north of Governor's Parkway, between Troy Road and Plum Street) and other commercial growth in Edwardsville/Glen Carbon have benefitted the community and the county by bringing commerce up from St. Clair County/Fairview Heights. The sales tax collected over the past ten years is about \$7.6 million.

He informed the committee of the potential problems with sending this property to auction. There is no guarantee the county will get the \$5 million they are asking for. The property appraisal is more than double the price that the Dierbergs property (40 acres) sold for. In addition, the property is currently zoned as R2 (residential). The city would have to agree to rezone it to B2 for the property to be used commercially.

Mayor Patton also discussed the three-percent commission for the city of Edwardsville, which was put into the agreement. This money (\$150,000) will cover costs the city will incur to work as the county's agent to get the best and highest use value for the property.

Mayor Patton then fielded questions from the committee on treatment plant, water and sewer issues, zoning, marketing plans, expenses related to the sale of the property, timeline for actions and contract expiration dates.

Chairman Prenzler asked for a motion to go into executive session to discuss the setting of price for sale or lease of the property. The motion was made by Ms. Ciampoli and seconded by Ms. Hawkins.

Roll Call Vote:

AYES: Moore, Madison, Wesley, Hawkins, McRae, Goggins, Glasper, Jones, Ciampoli, Harriss

NAYS: None

Motion Carried.

ENTERED INTO EXECUTIVE SESSION AT 5:40PM

Motion to come out of executive session made by Goggins, seconded by Mr. Madison.

Roll Call Vote:

AYES: Moore, Madison, Wesley, Hawkins, McRae, Goggins, Glasper, Jones, Ciampoli, Harriss

NAYS: None

Motion Carried

NOTE: Chairman Prenzler had to leave the committee meeting for another engagement. Mrs. Helen Hawkins took over as chair of the committee for the remainder of the meeting.

ENTERED INTO OPEN SESSION AT 6:12PM

Mrs. Hawkins entertained a motion on the **Intergovernmental Agreement Between Madison County and the City of Madison Pertaining to the Sale of Excess Property**, discussed during executive session. Motion made by Mr. McRae and seconded by Mr. Goggins.

Roll Call Vote:

AYES: Moore, Madison, Wesley, Hawkins, McRae, Goggins, Glasper, Jones, Ciampoli, Harriss

NAYS: None

Resolution Passed

Ms. Harriss asked to be excused to attend another engagement.

PAYROLL SYSTEM UPDATE

Mr. John Thompson, the Madison County Compliance Manager, briefed the committee on a proposal to upgrade our existing payroll system. The current system is almost ten years old, "not very robust", and is primarily manual/paper. The proposal calls for an upgrade to a centralized, automated human resource management system with a time management system. The system, which would manage the 920-person workforce in 30 separate departments, would include personnel training and evaluations, vacation requests, changes to W-2s, etc. Current hard-copy personnel files would be scanned/automated. The human resource portion of the system would include self-service for the employees, and would be web-based, meaning employees could take actions from their home or phone. The pre-bid estimate for this

type of system would be \$150-200K per year. Our current system is about a third of that cost. A summary of the proposed upgrade is attached.

According to Mr. Hulme, the union is very eager to have this system. They have no problem with it. Of course, they will want to negotiate on the impact of the changes, but they're not opposed to it at all.

Per Mr. Wesley, there is also a side benefit to an automated system. The county has so many people spread out in multiple buildings; we need to have an accurate count showing who is in each building in the event of an emergency.

There were questions raised about the cost of mobile (time clock) sign-ins for departments such as the sheriff's department. Per Mr. Hulme, the added cost for these mobile apps would be minimal.

Mr. Jones asked if all departments in the county would be on the new automated system. Mr. Hulme said we are operating on the assumption that all county departments would be on the system, but elected officials would have the option of not having their departments participate. Per Mr. Thompson, the payroll/benefits portion of the human resource management system would include all county employees; however, the training, personnel files, and time management portion may be optional. The State's Attorney would have to give a legal opinion on this.

#### EXCESS COUNTY PROPERTY UPDATE

Mr. Hulme said we are looking at what do about the Clay Street property, which only has one employee. Per Dr. Daiber, Madison County Regional Superintendent of Schools, we don't really need this property. We are also looking at the Hillsboro building, which is being evaluated to determine if it is excess. We also have the old Wood River hospital, 220,000 square feet, which we may be picking up. We could be using our space a little more efficiently. We will be working with the Facilities committee on these issues.

Mr. Madison said the Clay Street property, appraised at \$15,000, is not worth selling. Wood River Hospital has two floors full of records. Moving the records from there to Clay Street would free up a lot of good office space. We could sell the Hillsboro building, worth about \$1.2 million, and use the money to put towards the Clay Street and Wood River Hospital properties.

Ms. Ciampoli requested that these proposals work their way through the committees, starting with Facilities Management and ending with Finance.

#### SSA AND MESD UPDATE

Steve Adler has been working at the SSA for the past six weeks. The system is inundated with surface water. There was water coming out of the manholes and the conditions were unacceptable. Chairman Prenzler had Mr. Adler and Mr. Hulme investigate the conditions that caused this. The system in disrepair, including two of the five pump stations being completely inoperable. This led to the resignation of all three Madison County members of the Metro-East Sanitary District (MESD), and three new appointees, which will come up for vote at the County Board meeting tomorrow: Mr. Charles Brinza, Mr. Don Sawicki, and Ms. Helen Hawkins.

Ms. Hawkins added that this situation is very dangerous. If the North Pump Station should fail, the residents of the American Bottoms would "not be safe on our rooftops". She said she appreciates everyone who has gotten involved with this serious problem.

Mr. McRae stated he would vote for the new appointees with the caveat that the health insurance benefit not be a part of their compensation because they are part-time employees. Mr. Adler said Madison County does not have jurisdiction over this board. MESD is a five-member board with three members from Madison County and two members from St. Clair County. Mr. McRae then asked if the three Madison County members of the board would be willing to sign away their health benefit. Per Mr. Adler, there is no requirement that they do this, but we could ask.

Mr. Wesley said the personnel committee is looking at reduction of benefits for part-time employees. There is no resolution yet, but the discussion centers on new hires and new appointees that would be ineligible for health insurance through the county. Current part-time employees would be grandfathered in and would still be eligible.

Mr. McRae was concerned about the fact that these five people are voting for their own benefits. Mr. Hulme told Mr. McRae he would talk to the new nominees and get their response on how they feel about health insurance. Per Mr. Adler, the MESD is a self-governing, self-taxing entity, but the comments on this issue are fair. You can poll these potential board members about what their policy would be.

Mr. Hulme also said the SSA needs a new roof. Their roof is leaking. They need a quality workspace. Ms. Ciampoli said the SSA is a self-taxing body also, so the county should not be responsible for their roof. Per Mr. Adler and Mr. Hulme, SSA will be using their own funds, but the county board is the approving body.

#### **NEW BUSINESS:**

Mr. Moore asked if there was anything “percolating” behind the scenes, anything that it would be useful for the committee chairs to know. Mr. Hulme said that, outside of MESD and the proposed payroll/time management system, no. He feels time management is the most important thing they are looking at right now.

Ms. Ciampoli asked if the Director of Administrative Services appointment is still on the board agenda. Answer is yes. Ms. Ciampoli asked if this was the same position that Steve Adler was hired for. Answer is no. Per Mr. Hulme, the Administrative Director is an appointed position under the county and will serve also as the purchasing director. There is a management review out now with Sikich for our purchasing department. They will be making recommendations for a whole makeover of the department. That is a different position. Steve was the Deputy County Administrator. He is now dealing more with the special service area issues. He is currently splitting his time between the county building and SSA.

Mr. Madison asked if all land sales would first go to the Facilities Management Committee. Mr. Hulme said it could be done however the board wants to do it. Ms. Ciampoli said the requests should start in Facilities Management.

Mr. Madison also asked about the labor negotiations. He said he would like to see these types of issues come through the committees, either personnel or executive, earlier in the process.

Mr. Madison moved, seconded by Ms. Ciampoli, to adjourn the meeting. **Motion carried** and the meeting adjourned at 7:03PM.