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**Property Committee
of the
Livingston County Board
Meeting Agenda**

Gerald Earing, Chair
Craig Monson, Vice Chair

Tuesday, September 2, 2025 @ 5:00 p.m.
Livingston County Historic Courthouse
112 W. Madison St.
Pontiac, IL 61764

1. Opening
 - a. Roll Call
 - b. Approval of Agenda
 - c. Approval of Minutes
2. Business to Come Before the Committee
 - a. Monthly Department Report
 - b. Other Business as Needed (Discussion Only)
3. Review and Approval of Bills
4. Public Comment
5. Adjournment

LIVINGSTON COUNTY BOARD
PROPERTY COMMITTEE
MINUTES OF AUGUST 5, 2025

Committee Chair Gerald Earing called the meeting to order at 5:00 p.m. in the Committee Room of the Historic Courthouse.

Present: Gerald Earing, Gina Manker, Dan Myers, Jack Vietti, Robert Weller

Absent: Craig Monson, Seth Welch

Also Present: Executive Director Alina Hartley, Executive Assistant Jordan Uselding, Human Resource Director Ginger Harris, Finance Director Diane Schwahn, County Board Members James Carley, Steven Lovell, William Mays, Michael Haag

Earing called for any additions or corrections to the agenda with none requested. *Motion by Manker, second by Vietti to approve the agenda as presented. MOTION CARRIED WITH ALL AYES.*

The committee reviewed the minutes from the July 8, 2025 meeting. *Motion by Weller, second by Myers to approve the minutes as submitted. MOTION CARRIED WITH ALL AYES.*

Change Order Request – Historic Courthouse Roof Project – Hartley reported that Western submitted a change order requesting the County to cover the sales tax on scaffolding in the amount of \$27,627.50. She explained that, since the contractor is leasing the equipment, the purchase does not qualify for a tax exemption. Hartley noted that she explored alternative options, including contacting legislative representatives, the Governor’s Office, and the State’s Attorney. However, it was ultimately determined that the County will need to cover the sales tax costs. *Motion by Weller, second by Manker to approve the change order request for the Historic Courthouse Roof Project. MOTION CARRIED WITH ALL AYES.*

Monthly Department Report – A copy of the monthly department report was provided, a copy of which is included in the minutes.

Earing reported that a bill in the amount of \$15,000 was received from Davis Hauk for repairs to the heating and cooling system at the Health & Education Building. Earing stated that after conversations with the company, the bill was reduced to \$10,000.00.

Earing also reported that on July 28, a phase loss caused damage to three boards between both chillers, which also prevented the generator from switching over. Since then, both chillers have been repaired, and the jail has returned to normal operations. Earing stated that the issue was caused by a utility failure.

Approval of Bills – The Committee reviewed the monthly bills. *Motion by Manker, second by Vietti to approve the bills as presented. MOTION CARRIED WITH ALL AYES.*

Public Comment – The floor was open for public comment.

Motion by Vietti, second by Weller to adjourn. MOTION CARRIED WITH ALL AYES.

The meeting adjourned at 5:14 p.m.

Jordan Uselding, Executive Assistant

Facility Manager Report

July 2025

To: Public Property Committee
From: Shawn Johnson

Public Safety Complex

Hot Water Expansion tank needs replaced.

Law and Justice Center

Boiler Project – XCell Mechanical will be starting the removal of 1 boiler the week of 8/4. The new boiler is at their shop and is being dismantled and getting ready for the August install.

Historic Court House

Health and Education Building

Torrance

Replaced water heater.

Highway Department

Water Street Building

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LIVINGSTON COUNTY BOARD
PROPERTY COMMITTEE
MINUTES OF AUGUST 14, 2025
SPECIAL MEETING

Committee Chair Gerald Earing called the meeting to order at 5:45 p.m. in the Committee Room of the Historic Courthouse.

Present: Gerald Earing, Craig Monson, Gina Manker, Jack Vietti, Seth Welch, Robert Weller

Absent: Dan Myers

Also Present: Executive Director Alina Hartley, Executive Assistant Jordan Uselding, Human Resource Director Ginger Harris, Finance Director Diane Schwahn, County Board Members James Carley, William Mays

Earing called for any additions or corrections to the agenda with none requested. *Motion by Welch, second by Weller to approve the agenda as presented. MOTION CARRIED WITH ALL AYES.*

Change Order Request – Historic Courthouse Roof Project – Structural Repairs: Earing reported that Western Specialty Contractors submitted a change order request in the amount of \$123,440. The proposed work includes replacing and strengthening the beams and columns in the clock tower, constructing a temporary opening at the clock face, installing permanent clock face sheathing, temporarily relocating conduit and lighting, and then restoring all existing power systems to their original working condition after structure is reworked. *Motion by Vietti, second by Monson to recommend approval of the change order request from Western Specialty Contractors for structural repairs as part of the Historic Courthouse roof project. MOTION CARRIED WITH ALL AYES.*

Public Comment – The floor was open for public comment.

Motion by Vietti, second by Weller to adjourn. MOTION CARRIED WITH ALL AYES.

The meeting adjourned at 5:47 p.m.

Jordan Uselding,
Executive Assistant

Facility Manager Report

August 2025

To: Public Property Committee

From: Shawn Johnson

Public Safety Complex

Hot Water Expansion tank needs replaced.

Had a phase loss on 7/28 that took out 3 boards between both chillers. Chillers have had on going issues with fans going bad and programing. Still waiting on lights, for the mechanical rooms, to show up so we can replace them.

Water pressure seems to be an issue. We've had many lines blow off the back of toilets. I will need to bring Metropolitan to figure out why the booster pumps are going to 100 psi.

Law and Justice Center

Boiler Project – XCell Mechanical installed new boiler. As of 8/21 they are working on the plumbing for water and gas.

Historic Court House

Roof project continues. The paint has been ordered and will be here 9/4.

Health and Education Building

Torrance

Highway Department

Water Street Building