

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, August 7, 2003 at 3:00 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

Members Present: Chairman Bostic, Members Selzer, Dean, Ahart, Moss and Owens

Members Absent: None

Staff Present: Mr. John M. Zeunik, County Administrator;
Mr. Terry Lindberg, Assistant County Administrator;
Ms. Lucretia Wherry, County Administrator's Office

Department Heads/

Elected Officials

Present: Mr. Bill Wasson, Director, Parks and Recreation Department;
Mr. Jack Moody, Director, Facilities Management
Department; Mr. Bill Gamblin, Director, ETSB;
Mr. Brian Hug, Assistant State's Attorney

Others Present: Mr. Roger Rheeling, Board of Directors, United Way

Chairman Bostic called the meeting to order at 3:07 p.m. Chairman Bostic called the roll and declared that a quorum was present.

Chairman Bostic presented the Minutes of the July 10, 2003 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

With the Committee's permission, Chairman Bostic asked Mr. Roger Rheeling, Board of Directors, United Way, to address the Committee. Mr. Rheeling stated that the United Way has not decided whether or not to place a bid on the McBarnes Building. The United Way Board's concern is that if they do not bid or if they are awarded the bid, that the United Way would not have time to relocate. The United Way needs to complete this year's fund-raising Campaign and find a replacement for Ms. Karen Daudlin, who is retiring. The United Way is requesting the Committee to consider a lease extension of six months, until June 2004. This request is being made on behalf of the United Way; PATH may go a different direction.

Mr. Owens asked if the Committee could take action on this request. Mr. Owens asked Mr. Rheeling to address comments that have been made regarding the County "bullying" the United Way by selling the McBarnes Building. Mr. Rheeling stated that overall the United Way Board does not feel that the County is "bullying" the United Way.

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The United Way has known for a long time that the County needs to sale the McBarnes Building.

Mr. Owens stated that he wishes the United Way well.

There being no further questions for Mr. Rheeling, the Committee thanked him for his time and comments.

Mr. Bill Gamblin, Director, ETSB, present the Committee with an update on the finalization of the Rule 725 by the Illinois Commerce Commission (the "ICC"). Rule 725 will go to the ICC for final approval in October. The Rule is currently undergoing a perfection check for grammar and spelling, etc. The major change is that changes in security measures would need to be completed in 2 years instead of 5 years. Mr. Gamblin stated that he is working with Mr. Tony Cannon, Director, MetCom, on building usage and possible security changes. Mr. Selzer asked when the report would be available to the Committee. Mr. Gamblin replied that he plans to bring the report to the Committee in October. Mr. Selzer thanked Mr. Gamblin for keeping the Committee informed noting that the report needs to go to the MetCom and ETSB Board as well.

Chairman Bostic asked if Mr. Gamblin is working with the Facilities Management staff on possible changes. Mr. Gamblin replied that he would contact the Facilities Management staff when he and Mr. Cannon reach a point when they need assistance.

Mr. Moody presented an update on the Law and Justice Center Electrical Vault Explosion and Fire. Repairs are going well, however, the list of tasks to complete is still long, including replacement of carpets, lighting, ceiling tiles and paint on the 3rd and 4th Floor. Repairs on the Vault are on going. The Twin I-Beams are being replaced. The repairs in the Lobby offices are underway. Dry wall, lighting, carpet, painting all need to be done. The motor control gear switches are being replaced and conduit is being installed for the transformers. The basement rooms are being cleaned and painted for reoccupation by the Circuit Clerk records. As each floor is completed, the City of Bloomington completes the necessary inspections and the environmental consultants complete testing.

Mr. Owens asked if the exterior would be cleaned. Mr. Moody replied that the exterior of the building would be power washed, the windows cleaned and the soffets lights will be replaced.

Mr. Moody updated the Committee on the work under way on the 200 West Front Street Building. P.J. Hoerr and the Farnsworth Group have started removing the East Side Exterior of the Building. The first section has been removed exposing the insulation

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installed in 1988. Work will circle the building starting on the east, moving to the north, west, and finishing on the south side.

Chairman Bostic asked what is the condition of the building is under the dryvit panels. Mr. Moody replied that the condition is good. The insulation is in good shape and the metal is not rusted. There was apparently a large air pocket under the dryvits that allowed for proper drying.

Mr. Moody updated the Committee on the Dome and Roof project at the McLean County Museum of History. Mr. Moody and Mr. Greg Koos, Director, McLean County Museum of History, are meeting with Wiss, Janey and Estner every two weeks. The meetings last around two hours. The first draft of the drawings and bid specifications will arrive for the County's review on August 11, 2003. Once reviewed, corrections will need to be made before the final plans can be sent to the State for their review and approval. When the Property Committee receives the final draft, it will be very technical in nature.

By June 30, 2005 the project on the Roof and Dome needs to be complete. The goal is to complete the project by in 2004.

Ms. Ahart asked if there are other leaks. Mr. Moody replied that besides the leaks in the roof, the stone façade is spalling which causes leaks. The crumbling is due to the iron anchors rusting and allowing moisture behind the stone, freezing and thawing, which causes cracks.

The Public Building Commission (PBC) awarded the construction contracts for the Government Center. Hart Technologies, Inc. was awarded the data cabling and P.J. Hoerr was awarded the construction contract.

Mr. Zeunik explained that the City of Bloomington and the County have to approve amended lease agreements so the PBC can go forward with the progress they are making on the Government Center. Mr. Wochner is working with the Bond Counsel to see if cost savings from the Parking Deck can be applied to the Government Center. The Committee could see an agreement in September.

Mr. Owens asked what was the total bond amount sold. Mr. Zeunik explained that the bonds total \$11 million; \$3.5 million for the Government Center, \$4.2 million for the Parking Deck and \$3.3 million for the renovations of the Government Center building. P.J. Hoerr needs 47 to 48 weeks to finish the project. If on schedule, the building could be ready for occupancy in October of 2004. The cabling project will run at the same time.

Mr. Moody updated the Committee on the World War II Memorial Plaque. The plaque is beautiful now that it has been restored to its original 1923 luster. The restoration should be complete next week. Once complete, each section will be wrapped in butcher's paper and then bubble wrapped, then stored in an environmentally controlled room in the basement of the McLean County Museum of History.

The Committee agreed that they would like to see the plaque. Mr. Moody suggested that he could take a picture or he could bring the Eagle section of the plaque for the Committee to view. Mr. Selzer suggested that Mr. Moody bring the Eagle section to the August County Board meeting.

Mr. Moody advised the Committee that if the Committee would like to tour the Law and Justice Center's electrical vault and court floors after the meeting, he would arrange it.

For Committee action, Mr. Wasson presented a Resolution of the McLean County Board Supporting the Railbanking of the Norfolk and Southern Right-of-Way from Mansfield to Bloomington. The area has been inactive for several years. From time to time, correspondence is received as to future uses. The Norfolk and Southern Railroad is moving slowly on this issue. For the last 1-½ years, the Railroad has sent correspondence regarding the purchasing of right-of-way. The Norfolk and Southern Railroad is considering abandonment of the property due to lack of activity.

Railbanking this right-of-way is in the Greenways Plan and in the Comprehensive Plan as a possible bicycle trail. The Illinois Department of Natural Resources (IDNR) has notified the Parks and Recreation Department that the IDNR is planning to purchase the right-of-way for trail development in the next fiscal year. However, the plans may take longer due to State funding issues.

The Community along the right-of-way has expressed an interest in maintaining the right-of-way for possible trail used or utility easements. Mr. Wasson recommended that the Committee recommend approval of the resolution to support the IDNR intention to work to provide local government control of public use and interim recreational trail development along the right-of-way corridor.

Motion by Selzer/Moss to recommend approval of
a request for a Resolution of the McLean County
Board Supporting the Railbanking of the Norfolk
and Southern right-of-way from Mansfield to Bloomington.

Mr. Dean asked if the property owners in the area have been notified. Mr. Wasson replied that most of the landowners are aware of this possible use, but they haven't

been notified. The surrounding Communities are actively involved in the process. If the right-of-way is not reserved, it could be parceled off. By maintaining the right-of-way, future use for the railroad is preserved as well.

Mr. Dean stated that he is friendly towards the idea, but would like time to find out how his constituents feel about this issue. Mr. Wasson added that, at the time, the Constitution Trail was built many of the property owners were unsure as to whether or not their property values would drop, but the Constitution Trail has been successful.

Mr. Dean asked what is the financial obligation to the County. Mr. Wasson replied that the proposed Route 66 Trail was developed with the help of grants. The local cost was 10% of entire project, which was \$16,000.00, plus, maintenance cost of approximately \$7,000.00 a year. While this recommended project is smaller than the Route 66 Trail, the costs are expected to be about the same.

Chairman Bostic asked if there were any further questions or comments. Hearing none, Chairman Bostic called for the vote.

Mr. Dean voted "no".
Mr. Selzer voted "yes".
Mr. Moss voted "yes".
Mr. Owens voted "yes".
Ms. Ahart voted "yes".

Motion carried.

Mr. Wasson updated the Committee on the improvement for County Highway 39 within Comlara Park. The Parks and Recreation Department and the Highway Department recommend to the Transportation Committee the addition of crash attenuator barrels due to the recent fatalities. The barrels would be in addition to the rumble strips and warning signs already in place. Mr. Owens stated that the Transportation Committee reviewed the request and asked that further information be brought to the Transportation Committee. The Committee would like to see costs for more aesthetic safety measures. Mr. Dean added that this is a legitimate concern. Mr. Selzer stated that although safety measures are already in place, this could be a liability issue for the County.

Ms. Wasson presented the General Report for the Parks and Recreation Department. Park and beach usage is down due to the rain. Camping is up due to the reservation system. Manpower is being adjusted to lower levels to complement the decreases in Park usage.

Chairman Bostic noted that the Department of Parks and Recreation received some nice press on the fish recovery at the spillway. Mr. Wasson agreed, stating that the fishery is in good shape, but it is important to recover the fish that end up in the spillway. A temporary fence was installed six years ago as part of the 100 year flood plan. However, the rain this year has been significant enough that the water exceeded the fence. The City of Bloomington is working on a permanent structure, but until a permanent structure can be completed, the Department of Parks and Recreation will continue to shock the water and retrieve the fish.

Mr. Owens asked if the retrieval would be done again if the rain continues. Mr. Wasson replied that resources allow the retrieval once a year, however, if an emergency situation occurs, the retrieval could be done again. Mr. Wasson stated that the Department is looking for other options, such as netting. However, in a flood situation, the netting may need to be cut away. Options are limited due to the space between the dam and the bridge.

Mr. Zeunik presented information requested by the Committee regarding the Illinois Indoor Air Act and the County Smoking Policy. Mr. Selzer stated that he has been observing the smoking patterns around the building and has also received e-mails from employees regarding the smoking. This is an issue that needs to be addressed. The purchase of the receptacles and the establishment of a smoking away from the public entrance would help. This accommodates both the non-smokers and the smokers.

Mr. Zeunik recommended the purchase of barrels with the closed receptacles, which would eliminate the odors caused from having to bring the current receptacles in between the sets of Lobby doors. The exterior panels of the recommended receptacles match the façade of the Law and Justice Center. With the addition of the no smoking signs, hopefully, this will cut down on the smokers at the entrance of the building.

The Illinois Clean Air Act is a weak law. Smoking is not allowed in public areas of the building, however, smoking is allowed in private offices. The Act does not address smoking outside of the building.

Mr. Selzer recommended establishing an outside smoking area if feasible in the Fiscal Year 2004 recommended budget. Mr. Selzer asked where a smoking area could be at the Government Center. Mr. Zeunik replied that the National City employees use the alley way between the building and Rosies. Mr. Selzer stated that he wouldn't want the employees smoking on the sidewalk, as is the case with Verizon Employees.

Mr. Owens agreed that if the funding were available in the budget, the smoking area should be established and receptacles placed at the opposite side of the building. Mr. Zeunik stated that 32-gallon receptacles are needed. The purchase cost would be about \$1,800.00 total. The Committee granted Mr. Zeunik the authority to purchase the receptacles.

Motion by Selzer/Moss to recommend that the Committee move into Executive Session for the purpose of discussing approval for sealed purchase proposals for the John M. McBarnes Memorial Building, 201 E. Grove Street, Bloomington, IL. The County Administrator's Staff, Mr. Hug and Mr. Moody Were asked to remain for Executive Session. Motion carried.

The Property Committee moved into Executive Session at 4:22 p.m.

The Property Committee returned to open session at 4:58 p.m.

Chairman Bostic presented the bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor.

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Motion by Dean/Selzer to recommend approval of the bills as of July 31, 2003, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. Motion carried.

There being nothing further to come before the Committee at this time, Chairman Bostic adjourned the meeting at 5:03 p.m.

Respectfully submitted,

Lucretia Wherry
Recording Secretary

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