

## Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, December 5, 2002 at 4:00 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

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

Members Absent: None

Other Board Members Present: None

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

Department Heads/  
Elected Officials Present: Mr. Bill Gamblin, ETSB Coordinator, ETSB; Mr. Bill Wasson, Director, Parks and Recreation Department; Mr. Jack Moody, Director, Facilities Management Department

Others Present: None

Chairman Bostic called the meeting to order at 4:00 p.m. Chairman Bostic called the roll and declared that a quorum was present. Chairman Bostic presented the minutes of the November 7, 2002 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

Chairman Bostic called on Mr. Jack Moody, Director, Facilities Management, to present a request for approval to dispose of a GMC Sonoma Pick-Up Truck. Mr. Moody advised the Committee that the truck is no longer in safe driving condition. The Auditor's Office has declared the equipment obsolete. The truck could be sold under the obsolete equipment policy for \$47.22. Mr. Moody recommended that the equipment be sold for salvage value.

Motion by Selzer/Owens to recommend approval of the a request to dispose of a GMC Sonoma Pick-Up Truck in the Facilities Management Department. Motion carried.

Mr. Moody introduced Mr. Mike Sparks, The Farnsworth Group, who presented the draft of the bid specifications and construction plans for replacing the drywit exterior panels on the 200 W. Front Street Building. Mr. Sparks advised that the documents are 95% complete.

The plans include removing the dryvit panels, checking the stud conditions, repairing or replacing the studs when necessary so that the dryvit panels to withstand the wind conditions, and applying a top aggregate finish. The draft plans will be left for review by the Committee members. The Farnsworth Group would like to have the plans back with comments by December 19, 2002. The bid period would begin January 6, 2002.

Chairman Bostic suggested that the next Property Committee meeting be moved to Thursday, January 9, 2003 in order to accommodate the New Year Holiday. The Committee agreed.

Mr. Moody presented the new Committee members with a binder summarizing the projects at the Health Department, Old Courthouse, and the Government Center. Mr. Moody told the Committee he could arrange tours of the various County facilities at the Committee's convenience.

Mr. Selzer thanked Mr. Moody for the time he spent preparing the Fiscal Year 2003 Recommended Budget for the Facilities Management Department.

Mr. Bill Gamblin, Director, E-911, presented the Committee with an update of the modifications to the Illinois Commerce Commission (ICC) rules, which are still being reviewed by the Joint Committee on Administrative Rules (JCAR). The modifications are not expected to be complete until 2003.

Mr. Gamblin stated that the ETSB is working on preparing information on E-911 for review by the Committee's new members. The information will include the ETSB rules and information on upcoming technology.

Mr. Wasson, Director, Parks and Recreation Department, presented the Committee with an update on the Lake Management program. Two workshops are presently scheduled at Heartland Community College. The workshops will take place on December 18, 2002 and January 6, 2003. The Committee will receive additional information on the program prior to the workshops so that the Committee has information before the public contacts them.

Chairman Bostic asked if the workshops have been publicized. Mr. Wasson replied that Parks and Recreation has prepared a press release. Mr. Selzer asked if any special notices had been sent out. Mr. Wasson replied that the Sportsman's organizations have been contacted.

Mr. Selzer explained that the Fiscal Year 2003 Budget has been approved for the Parks and Recreation Department. The budget may need to be reviewed at a later date to accommodate any changes made in the Lake Management Program.

Mr. John Zeunik, County Administrator, stated that the Committee members could attend these workshops. The workshops would not interfere with the Public Meetings Act. Mr. Wasson stated that the workshops are informal. The public comes and goes as the information that the public wants is received.

Mr. Wasson updated the Committee on the deer hunting management program. The deer hunting program's goal would be to retain the number of antlerless deer taken during a season and allow for an additional number either sex deer to be taken from the site. Extending the current archery program dates will be necessary. Deer population surveys conducted annually by the Illinois Department of Natural Resources (IDNR) have shown that the population on site during the spring has stabilized at approximately 60-70 deer per square mile or approximately 3 times the recommended carrying capacity. Chronic Waste Disease has been found in Illinois for the first time. However, the deer tested in Tazewell County was not affected with the disease.

The limited waterfowl-hunting program is designed primarily to assist in reducing resident goose populations. The waterfowl program is anticipated to use only a section of the Lake south and east of the Main Recreation Area Boat Launch and associated shoreline, allowing fishing and other recreational activity to remain available in the remaining areas of the Lake and Park. Boats and blind materials are already available for use in the waterfowl program. As with the Deer Management Program instituted 7 years ago, the expansion of fall hunting programs will further restrict departmental manpower, further impacting in-house construction/ development projects that have historically been completed during this period of the year.

The Committee discussed ways to manage the goose population. Mr. Wasson explained that thus far, methods used to deter geese from specific area results in the geese moving to another location near by. The Department of Parks and Recreation have used Goose be Gone, which was not effective. Areas near the lake have not been mowed, because the geese do not like the tall grass. However, this method resulted in the geese occupying campgrounds.

Mr. Zeunik presented a request for approval of Attachment Number 12 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center. Mr. Zeunik explained that these agreements are routine matters handled by the Committee every December. The Public Building Commission (PBC) finances County building projects through the issuance of Tax-Exempt Revenue Bonds. These bonds paid for the original construction of the Law and Justice Center, the expansion in 1988, and the completion of the unfinished space, expanded lobby new north elevator. As a result, the PBC owns the Land and Building.

The PBC also financed the purchase of the Government Center. Since the PBC owns the buildings, the PBC is responsible for the maintenance of both the Law and Justice Center and the Government Center. Since the PBC does not have staff, the PBC contracts with McLean County Facilities Management to handle the maintenance work. The Board levies the amount of the contract. The

Auditor's Office bills the PBC for the maintenance and the PBC reimburse the County.

Each year an Attachment is made to the original lease agreement for the cost of operation, staff, materials, and utilities minus the income earned by the Coroner's Office for out of County autopsies.

Motion by Selzer/Moss to recommend approval of Attachment Number 12 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center. Motion carried.

Mr. Zeunik presented a request for approval of a contract between the Public Building Commission of McLean County and the County of McLean for Operation and Maintenance of the Government Center. Attachment Number #1 for the Government Center is included in the agenda packet. The Government Center is a joint project with the City of Bloomington. The agreement for 2003 is a nominal amount since renovation is not expected to be complete until the end of 2003. The costs are shared with the City of Bloomington.

Motion by Owens/Selzer to recommend approval of a contract between the Public Building Commission of McLean County and the County of McLean for Operation and Maintenance of the Government Center. Motion carried.

Mr. Zeunik presented a request of approval of a Lease Agreement between the County of McLean and the Public Building Commission of McLean County for the Old Courthouse. Mr. Zeunik explained to the Committee that this is a new item for the Committee. In 1990 the County leased the Old Courthouse to the Historical Society for \$10,000 a year. The County of McLean is still responsible for the maintenance of the building.

The Old Courthouse is in need of \$2.8 million of repair work. As recommended during the budget process, the PBC is willing for issue bonds to finance the necessary repair work. The PBC will need to own the land and Old Courthouse Building. The Historical Society would be allowed to remain as a tenant. Selling the property to the PBC will allow the County to make capital improvements as necessary.

Motion by Selzer/Moss to recommend approval of a Lease Agreement between the Public Building Commission of McLean County and the County of McLean for the Old Courthouse. Motion carried.

Mr. Zeunik presented a request for approval of a contract between the Public Building Commission of McLean County and the County of McLean for Operation and Maintenance of the Old Courthouse.

Motion by Owens/Selzer to recommend approval of a contract between the Public Building Commission of McLean County and the County of McLean for Operation and Maintenance of the Old Courthouse. Motion carried.

Mr. Selzer stated that he did not have time to review in detail the Rules of the County Board. However, he has reviewed them and noticed that several other changes need to be made regarding the Property Committee and E911. Mr. Zeunik recommended that these items be referred to the Rules Committee for review.

Chairman Bostic asked the Committee if the Committee wanted to tour the County Facilities immediately or wait until later on. Ms. Moss stated that he would like to see the facilities As soon as possible. However, Mr. Moss advised that he would be willing to schedule individual tours with Mr. Moody.

The Committee discussed the Property Committee's meeting time. The Committee decided to meet at 4:00 p.m. on the first Thursday of the month.

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 payment of the bills  
as presented and recommended by the County Auditor. Motion carried.

There being nothing further to come before the Committee at this time, Chairman Bostic  
adjourned the meeting at 5:23 p.m.

Respectfully submitted,

Lucretia A. Wherry  
Recording Secretary

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