

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, December 9, 2004 at 3:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Bostic, Members Harding, Dean, Ahart and Moss

Members Absent: Member Selzer

Staff Present: Mr. John Zeunik, County Administrator,
Ms. Jude LaCasse, Assistant to the County Administrator

Department Heads/
Elected Officials

Present: Mr. Jack Moody, Director, Facilities Management Department;
Mr. Bill Wasson, Director, Parks and Recreation

Members of the
Public Present: Mr. Kevin Crutcher, Coffee Depot

Chairman Bostic called the meeting to order at 3:00 p.m.

Chairman Bostic presented the Minutes of the November 4, 2004 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. William Wasson, Director, Parks and Recreation, presented two items for action. The first was a request for approval of an Ordinance Amending an Ordinance Adopting and Enacting Rules and Regulations pertaining to the Public Use of all County Parks and Recreational Areas, and Providing for the Enforcement of said Ordinance and the Fixing of Penalties for its Violation; Chapter 35 of the McLean County Code. Mr. Wasson explained that these are fee ordinance amendments to the Department of Parks and Recreation fees for the FY'2005, which include increases to camp site fees and row boat rental fees. He noted that these fee increases are recommended based on a market analysis, competition and the fact that 50 amp service will be installed in some areas of the camp ground as part of a capital project that was approved as a portion of the FY'2005 Adopted Budget.

Chairman Bostic asked if the 50 amp services were enough to run a large motor home. Mr. Wasson indicated that it would. He reported that, under current national electrical code, 20% of the sites are required to be 50 amp service. Mr. Wasson also noted that they are receiving more requests for that service. Chairman Bostic asked if the 20% requirement had been reached. Mr. Wasson replied that it will be partially reached as the installation is phased in during 2005.

Mr. Moss asked when the camp site fees were last raised. Mr. Wasson replied that they were last raised in 2003. He noted that Parks and Recreation raises fees on an annual or bi-annual basis so that fee increases are not substantial at any one time.

Motion by Moss/Ahart to Recommend Approval of an Ordinance Amending an Ordinance Adopting and Enacting Rules and Regulations pertaining to the Public Use of all County Parks and Recreational Areas, and Providing for the Enforcement of said Ordinance and the Fixing of Penalties for its Violation; Chapter 35 of the McLean County Code.
Motion carried.

Mr. Wasson presented the second action item, namely a request for Approval of a Watercraft Lease Agreement with Illinois State University. He explained that this Agreement has been in place with Illinois State for many years. Historically, Illinois State University once operated boat rental facilities at Evergreen Lake. When they determined that they could no longer generate sufficient revenue, Parks and Recreation identified some cost containment issues that would allow them to operate the facilities. Illinois State University agreed to lease some boats over a period of time to allow the County efficient time to replace the fleet of rental boats incrementally. This process has been on-going, and the program has been successful in bringing in \$11,000 in revenue last year.

Motion by Moss/Ahart to Recommend Approval of a Watercraft Lease Agreement with Illinois State University.
Motion carried.

Mr. Wasson reported that Parks and Recreation completed their deer hunts last week. He noted that the first season was very productive with 19 deer taken, and, during the second season, 10 deer were taken. Mr. Wasson reported that the archery program, along with the shotgun program, successfully removed a population of deer that will assist in maintaining levels on site and along the Mackinaw River Valley.

There was a discussion regarding the deer population. Mr. Wasson indicated that biologists recommend no more than 15-20 deer per square mile, and the spring count reported 60-65 deer per square mile. He indicated that the deer hunts have helped in initially dropping the population of deer, while providing a recreational opportunity for hunters. Mr. Wasson informed the Committee that the archery program runs for six weeks beginning October 1 and there are two shotgun seasons, one for three days and one for four days.

Ms. Ahart asked about the population of the geese. Mr. Wasson replied that the work they did with the geese population over the summer was successful. In the spring, there was an egg removal project with the Department of Natural Resources and approved by Fish and Wildlife, along with an organization from southern Illinois that was interested in obtaining the eggs. Mr. Wasson reported that, with the egg removal, most of the geese left the lake and there was not a large population over the summer. He also reported on some other programs they have used to reduce the geese population. Mr. Wasson reported that McLean County Parks and Recreation is the only program permitted to do the egg transfer and it has been approved for 2005.

Chairman Bostic thanked Mr. Wasson.

Mr. Jack Moody, Director, Facilities Management, presented one item for action, namely a request for approval of a proposal received from The Coffee Depot to operate in the basement kitchen/dining room of the Government Center as submitted by Mr. Kevin Crutcher, Owner, Coffee Depot. Mr. Moody introduced Mr. Crutcher to the Committee. He noted that the basement kitchen/dining area is already equipped with much of the equipment necessary to operate the facility. Mr. Moody explained that this approval is the first step in the process, after which Mr. Crutcher will go to the City and County Health Department for any necessary regulations.

Ms. Harding asked if there had been any other requests from other organizations or businesses for a full-scale restaurant operation in the basement. Mr. Moody replied that he had not received any other inquiries. A discussion followed regarding the possibility of a restaurant. Mr. Crutcher replied that he would not be interested at this time in operating a restaurant. He further noted that he did not want to infringe on other downtown restaurants. Ms. Harding expressed some concern that if The Coffee Depot operates a coffee facility it would preclude another restaurant from operating in the area. There was a discussion regarding the use of the dining room area. Mr. Zeunik noted that some offices hold informal meetings, take their lunches or have breaks in the dining room. Ms. Harding, again, expressed concern that it would preclude other dining options for the space. Mr. Moody indicated that the lease would be a one-year lease with approval each year thereafter. Mr. Zeunik indicated that this action would be giving Mr. Crutcher approval to start meeting with the Health Department and the City for appropriate permits.

Motion by Moss/Ahart to Recommend Approval of the Proposal received from The Coffee Depot to Operate in Basement Kitchen/Dining Room of the Government Center.
Motion carried.

Mr. Moody presented a report on the final cost of the Government Center. He explained that this final cost includes the purchase cost, the asbestos removal, the construction contract, the fiber optics, the architect and engineering fees, and the sound system. Mr. Moody reported that the final cost was \$10,185,214.85, which, if divided by the total square feet of the building, was just under \$81.00 per foot. Mr. Zeunik indicated that the only thing not reflected here was the adjacent parking lot that was part of the purchases. Mr. Moody said the 100 parking stall parking lot was part of the purchase price and needed no renovation.

Mr. Moss asked about the number of spaces reserved by the Central Station Restaurant as expressed by Mr. Selzer at an earlier meeting. Mr. Moody reported that he checked and there are two signs allocating 20-25 stalls to Central Station Restaurant. He noted that the City of Bloomington manages the lot and, therefore, must have installed the signs.

Mr. Moody presented a report on the restoration and renovation of the Dome and roof areas of the McLean County Museum of History located at the old McLean Courthouse. He reported that they are very quickly finishing the project, noting that the scaffolding has all been removed except around the base of the drum. Mr. Moody indicated that the "laundry list" of completions is huge, including the lantern, the dome, the drum, the clock mechanisms, the bell strikes, the clock faces, the replacement of glass, the floor area and the copper. Mr. Moody pointed out that the requests for reimbursement have been submitted to the Illinois Department of Natural Resources. Both requests have been deemed complete by the State and two checks should be received within three to five weeks. Those monies will be reimbursed back to the Public Building Commission which has been paying the renovation costs. Mr. Moody indicated that this will complete the project. The final cost of the project is \$1,112,858.00.

Mr. Moody announced that the bell chimes will begin to ring on Christmas Eve for the first time in 50 years. They will strike on the hour and half hour. They will chime beginning mid-morning and stop by 9:00 p.m.

Mr. Moody indicated that next week the crane will be disassembled and removed, the fencing will be removed, and landscaping will be done.

Chairman Bostic asked Mr. Zeunik to explain about the County joining Metro Counties. Mr. Zeunik explained that County Government has lost reimbursement in salaries that are the responsibility of the State and has been at a disadvantage in other areas where the Legislature has enacted bills that have eroded the County's tax base. He noted that Counties are the most ineffective lobbyists in Springfield. Illinois is one of the only states that does not have a state-wide association of counties, a single group that

speaks on behalf of counties. Mr. Zeunik explained that municipalities have the Illinois Municipal League and townships have the Township Officials Organization, but counties have no representation. Metro-Counties is an organization that represents the legislative interests of counties. They have become a very effective voice for County Government in Springfield and represent 80% of the State's population. Mr. Zeunik explained the wisdom of McLean County becoming a member of an organization whose only purpose is to work on behalf of County Government in Springfield. Mr. Moss asked who lobbies for townships. Mr. Zeunik indicated they have a professional lobbyist as does Metro-Counties. Chairman Bostic indicated that the Executive Committee would be discussing this issue and urged members to attend the meeting on Tuesday at 4:30 p.m.

Mr. Zeunik announced that Steve Wannemacher, one of McLean County's appointments to the Bloomington-Normal Airport Authority, will be making a presentation at the beginning of the Executive Committee Meeting and will be available to answer any questions thereafter. Mr. Moss asked if Mr. Wannemacher would be speaking before the full Board. Mr. Zeunik replied that he will only be speaking before the Executive Committee.

Chairman Bostic presented the bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee Fund total is \$566,570.27 and the prepaid total is the same.

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Motion by Moss/Ahart to recommend approval of the bills as of November 30, 2004, which have been reviewed and recommend for transmittal by the County Auditor.
Motion carried.

Chairman Bostic asked if there was any other business or communication for the Property Committee. Hearing none, the meeting was adjourned at 3:54 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary