

Minutes of the Property Committee

The Property Committee of the McLean County Board met on Thursday, February 1, 2001 at 4:30 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

Members Present: Chairman Salch, Members Bostic, Owens and Nuckolls

Members Absent: Members Hoselton and Selzer

Staff Present: Mr. John M. Zeunik, County Administrator;
Mr. Terry Lindberg, Assistant County Administrator;
Mrs. Carmen I. Zielinski, County Administrator's Office

Department Heads/
Elected Officials

Present: Mr. Jack Moody, Director, Facilities Management;
Mr. Bill Wasson, Director, Parks and Recreation;
Ms. Billie Larkin, Director, Children's Advocacy Center;
Mr. Charles Reynard, State's Attorney

Chairman Salch called the meeting to order at 4:30 p.m. Chairman Salch presented the Minutes of the January 4, 2001 meeting for approval. Hearing no objections, Chairman Salch accepted and placed the Minutes of the January 4, 2001 meeting on file.

Mr. Bill Wasson, Director of Parks and Recreation, presented a request for Approval of an Amendment to the "Intergovernmental Agreement for Route 66 Bikeway Development and Maintenance." Mr. Wasson presented an informational review of the Greenways Plan for the new members of the Property Committee. Mr. Wasson stated that the McLean County Regional Greenways Plan is a local response to the national and statewide greenway movement. The greenway movement arose from the need to address the nation's urban and environmental problems and to meet growing demands for recreation and open space nationwide. Greenways are narrow bands of open space that can provide habitat for wildlife, provide essential routes for species migration, filter pollutants from water, enhance scenic and aesthetic qualities and, in some instances, expand recreational, as well as social, cultural and economic opportunities. The greenway planning process in McLean County has made effective use of the broad-based public input, including extensive citizen participation. The Illinois Department of Natural Resources developed planning guidelines and provided technical and financial assistance for the local planning effort. The Mclean County Regional Planning Commission prepared the Greenways Plan in 1996-1997. The Plan was adopted by the County Board on June 17, 1997.

Mr. Wasson stated that the City of Bloomington, Town of Normal and County of McLean each passed a resolution of support for the greenways planning program. The McLean County Greenways Coalition was formed to provide direct input from interested citizens, local governments and organizations, including recreational and environmental groups as well as the McLean County Farm Bureau and individual landowners. Goals and objectives were established for the five areas of (1) Conservation, Environmental and Reservation, (2) Parks and Recreation, (3) Implementation, Management and Coordination, (4) Legal Issues and (5) Educational Issues.

This report presents a series of conclusions that reflect the results of research completed on the County's natural and man made features that have implications for greenways planning. McLean County has a number of important natural and scenic resources such as: Mackinaw River system, Moraine View State Park, Funks Grove, COMLARA Park and Lake Bloomington, selected road and railroad rights-of-way and other waterways. Constitution Trail provides an excellent basis for the development of a regional system of greenways and trails that could serve not only the metro area, but could be extended to connect important features throughout the County and State. The plan identifies seventy-eight priority future greenways for ultimate development in McLean County. A potential greenway is considered a priority future greenway. In order to facilitate analysis and ensure Countywide planning coverage, the County was divided into five planning areas: Bloomington-Normal, Northern McLean County, Eastern McLean County, Southern McLean County and Western McLean County. In the Bloomington-Normal metro area, proposed future greenway projects include extensions to the Constitution Trail system and the preservation and development of the Sugar Creek Waterway System. In Northern McLean County, the Mackinaw River System and Historic Route 66 are among the priority greenways identified. The Crooked Creek and Sangamon River waterways are identified as priority greenways in Eastern McLean County. Several waterways and the Norfolk & Southern Railroads right-of-way are included in Southern McLean County. Western McLean County includes the southern portion of the Historic Route 66 and several waterways. Mr. Wasson stated that implementation is a key component of the McLean County Regional Greenways Plan. The plan identifies methods available such as: regulatory ordinances and numerous acquisitions, ownership and financial strategies that emphasize participation by landowners and private citizens, and responsibilities of federal, state and local governments, citizens and organizations.

Mr. Wasson stated that the Historic Route 66 Bikeway is the first major step resulting from the adoption of the Greenways Plan. The Bikeway runs from Chenoa through Towanda to Normal, and from the south end of Bloomington to the Village of McLean. The Intergovernmental Agreement adopted in September, 1999, provides for the development of this bikeway in conjunction with Federal and State grants. Participants in

this Intergovernmental Agreement include McLean County, City of Chenoa, City of Lexington, Village of Towanda, Town of Normal, City of Bloomington and Village of McLean. The Historic Route 66 proposal met a large number of the goals in the Greenways Plan, including the following: it benefits multiple communities, provides multi-purpose recreational trail, links natural areas, recognize the highway's historic significance to McLean County and it maintains a natural corridor.

Mr. Wasson mentioned that the current project budget included \$8,000 for the Preliminary Engineering I phase. There is \$41,000 budgeted in FY'01 for the Preliminary Engineering II Phase and initial year construction. The amendment being presented requests a doubling of the County's initial share of \$7,940 to \$15,880. Due to the fact that larger amount of monies were appropriated for the first two rounds by IDOT for Enhancement Grants, there will not be a third Enhancement Grant Program until the year 2004. Anticipated construction funds for this project would be from the year 2004 Federal Transportation Bill. The change in overall budget level, if alternative funding sources are not found, of the County's share of the project for Preliminary Engineering I Phase would be an \$8,000.00 increase from \$151,356.00 to \$159,296.00.

Mr. Owens commented that on his drive down Route 66 towards Towanda, some form of rehabilitation has occurred. Mr. Owens asked if McLean County is, in anyway, responsible for this landscaping.

Mr. Wasson stated that the rehabilitation of that area in Towanda has been primarily done by the Village of Towanda. McLean County has not been involved.

Mr. Owens asked the time frame for the completion of the Greenways Plan. Mr. Wasson stated that the program has been categorized into five phases. The first three phases connect the urban areas and natural resource areas. No specific date has been assigned to any particular phase.

Chairman Salch commented that acquisition of additional acreage for parks had been mentioned earlier in the presentation. Chairman Salch asked what is the source of these acquisitions. Some of these areas are private entity holdings that allow some passive recreation hiking and bird watching. Some of these areas were recognized as "areas for consideration of greenways" in the future. Mr. Wasson replied that some of these areas will continue to be supported by private organizations.

Motion by Owens/Nuckolls to recommend approval of the amendment to the Intergovernmental Agreement for Route 66 Bikeway Development and Maintenance as presented by the Director of Parks and Recreation. Motion carried.

Chairman Salch opened discussions of the review of County Utility Bills.

Mr. Jack Moody, Director of Facilities Management, presented the Annual Review of County Utilities for FY' 2000. Mr. Moody stated that during the FY'2000 budget year, he recorded all utility bills for all of the County facilities that included electric, gas, water and trash removal. Since 1991, an annual report to the Property Committee has been prepared that compares all utility costs with the expense in prior years. Also provided in this report is a copy of the 2000 B.O.M.A. Experience Exchange Report – U.S. Government Sector, compiled in 1999. Each year, the County uses the most recent B.O.M.A. Utilities Report to compare actual square foot utilities costs with similar government facilities located in the Midwest region of the United States. From the 1999 B.O.M.A. analysis, the average utility cost was \$1.81 per square foot of occupied space.

Mr. Moody summarized that the total utility costs for all County facilities in the FY' 2000, increased by \$60,843.26 due primarily to the increase use of natural gas due to severe temperatures in December, 2000 and because McLean County paid more for gas over the monthly nominated amount of \$0.266 cents per therm per contract entered into with NICOR Gas Company. Mr. Moody mentioned that enclosed with the utilities documentation is a report from NICOR that shows the Rate 74 Gas Contract of \$0.266 cents per therm, saved the County \$71,379.61 in natural gas cost for the FY'2000.

Mr. Moody presented the Property Committee with an Energy Management System Report for all County Facilities. This report lists the steps taken to make every County building more energy efficient. Mr. Moody highlighted some of the steps mentioned in report.

Chairman Salch asked that a copy of this Energy Management System Report be included in the County Board Packet this month.

Ms. Bostic asked how does MetCom share the utility bill with Bloomington-Normal. Mr. Moody stated that Mr. Zeunik would explain the financial side of this question. The Facilities Management Department has budgeted for all of the utility bills for that facility. Mr. Moody reviews all of the monthly bills for all of the facilities and pays them out of the allocated budget. However, McLean County is a participant in the funding for MetCom. Mr. Zeunik explained that McLean County's total share of the operating budget is 29%. The balance of the operating budget for MetCom is shared by the City of Bloomington, Emergency Telephone System Board and the Town of Normal. Allocations are based on the size of the individual units of governments.

Chairman Salch opened discussion regarding the request for approval of a request from the Children's Advocacy Center to relocate their offices.

Ms. Billie Larkin, Children's Advocacy Center Director, stated that the Children's Advocacy Center, and the CASA of McLean County programs are housed on the second floor of the McBarnes Building in approximately 3,500 sq. ft. of space. The present problem is that there are significant space issues affecting the delivery of services to the children. The CASA program is housed as a program of the Advocacy Center and now serves 173 volunteers. These volunteers require monthly in-person supervision meetings. The CASA program trains community volunteers in 40 hour training sessions three times a year. In 2001, we will be expanding the training to 48 hours. Those training sessions are held in the Conference Room on the first floor of the McBarnes Building. This Conference Room is shared with United Way and PATH. The CASA staff of four is currently sharing an office that provides little confidentiality for their cases. The non-private environment is problematic with the Children's Advocacy Center's growing number of child abuse interviews, as well as individual and group therapy being conducted. In 2000, the number of children seen increased from 208 to 279, a 34% increase. The Department of Children and Family Services (DCFS) is changing their delivery of service on the front end and cases will be moving through the system not only faster but also with much more detail. What this means for both CASA and CAC is that the current case load will increase in volume as well as in the number of children seen at the Center. The Center has seen physical abuse priority cases from DCFS. The new change in the DCFS' delivery of service will mandate that the investigators bring this caseload to CAC. This alone could account for an additional 180-200 children cases added to the CAC regular caseload. CAC has begun consultation with DCFS on Domestic Violence cases where children are in the home and have witnessed the events.

Ms. Larkin informed the Committee that efforts are underway by the National Children's Alliance to make site appearances at member Advocacy Centers for national accreditation. With this accreditation, CAC will be asked to provide significant linkage to medical providers. At this time, the closest facility for forensic culpascope medical exams is in Peoria and McLean County children are driven to the Pediatric Resource Center for a child sensitive exam. Many advocacy centers located in the State of Illinois have an on-site medical exam room for this procedure. At the present time, space does not permit the housing of a culpascope or a Sexual Abuse Nurse Examiner. Offering a confidential and secure setting for the children and families is a major benefit of moving to a different location.

After some discussions with Mr. Zeunik, Mr. Moody and Mr. Hawk and the CAC\CASA Staff, decided that the availability of the 5th Floor space in the Health Department Building offers the necessary space for CAC\CASA. With the new space, the growing number of children and the services they need can be accommodated. With two interview rooms and one large observation room, children can be interviewed in joint sessions instead of scheduling around just one interview room. The Multi-Disciplinary Team will

have space to host their pre-interview and post-interview meetings as they collaborate on the next steps needed to aid the children. The children and families will have protection of their confidentiality with space that would allow for separate waiting areas and not the mix of families in one location. The therapy area will have separate access and therapy could be administered while interviews are conducted. This would open the schedule and provide more availability to children and their families. The most important need is that of confidentiality for the children and their families. With one reception space at this time and no privacy for multiple interviews or families, the "Back Door" approach is often used with families trying to protect all of the families involved with some degree of discretion. The CAC Department has proven it is a stable self-funded department capable of carrying the extra burden of finances that are estimated with a move to the 5th Floor. Ms. Larkin extended an invitation to the members of the Property Committee to visit the Children's Advocacy Center but to please call ahead and make an appointment because the confidentiality of the children and the availability of the rooms will have to be arranged.

Mr. Zeunik explained that McLean County would pay for the common work. This work is roughly estimated at +/- \$27,000.00. Examples of the County costs are things like HVAC\VAV, ceiling repairs, etc. The Children's Advocacy Center has its own special revenue fund which will pay for the remodeling leasehold improvements in the amount of +/- \$52,000. The McLean County Child Protection Network, 501c3 arm of the Children's Advocacy Center, voted to incur the costs of other expenses, such as: furnishing, moving, etc., at their December 2000 Board meeting.

Mr. Owens wondered if all County buildings are included in the LZT Study. If all County buildings are included in this space study, should this request be placed on hold till the study is concluded. Mr. Zeunik advised that the LZT Space Study only includes the Law and Justice Center.

Chairman Salch wanted to know if there is any documentation that would provide some form of measure of success of the Children's Advocacy Center. Ms. Larkin stated that on February 9th she would be attending a Child Protection Network meeting where she would be presenting a longitudinal study just completed for the CASA Program. A copy of this report will be sent to the Property Committee.

Mr. Charles Reynard, State's Attorney, stated that another measure of success is the coordination of the investigative agencies at the front end of these child abuse cases. From the viewpoint of the Prosecution and the Police Department, this coordination is an enormous benefit for all involved.

Mr. Nuckolls asked if Ms. Larkin is looking to relocate the entire operation to the 5th Floor of the 200 West Front Street Building. Ms. Larkin stated that the entire operation would be relocated to the 5th Floor, thus vacating the present space in the McBarnes Building.

Chairman Salch commented that he is comfortable with this request because Ms. Larkin has provided sufficient documentation to prove the Children's Advocacy Center can cover future expenses.

Mr. Zeunik commented that discussions have occurred with the other tenants in the 200 West Front Street Building, primarily the County offices, because there was a concern that other County Offices may need to expand into the space being proposed for the Children's Advocacy Center. At this time, none of the County offices project a need to grow into this space. When the Health Department was relocated to the 200 West Front Street Building, the same company doing the space study for the Law and Justice Center completed a space study and needs analysis for the Health Department. The fifteen year projection for the Health Department was that they would need 36,000 sq. ft of space. The space that they occupy in the West Front Street Building is 36,000 sq. ft. There are private tenants in the Building that have leases that were entered into and the County is obligated to honor these leases. Over time, these leases will terminate and the County will be in a position to decide if there is a need for this space for County offices.

Mr. Reynard stated that this Center is a County Government function that offers a public-private partnership concept that is somewhat confusing, but that the County's mission is the Center's mission.

Chairman Salch suggested that the Property Committee recommend that the County Board set aside the space that has been proposed on the 5th Floor for the Children's Advocacy Center and permit the Children's Advocacy Center and the Facilities Management Department to start working on the preparation of that space. Once the space is completed and ready for occupancy, a lease would be presented to the Property Committee.

Mr. Owens stated where would this proposal go next. Mr. Zeunik stated that this proposal would go from the Property Committee to the County Board this month.

Motion by Bostic\Nuckolls to recommend to the County Board to move forward on the relocation proposal presented by the Children's Advocacy Center. Motion carried.

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Chairman Salch presented the December, Fiscal Year 2000 bills which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor.

Motion by Bostic/Nuckolls to recommend payment of the December Fiscal Year 2000 Bills as presented by the County Auditor. Motion carried.

Chairman Salch presented the January, Fiscal Year 2001 bills which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor.

Motion by Bostic/Owens to recommend payment of the January Fiscal Year 2001 Bills as presented by the County Auditor. Motion carried.

There being nothing further to come before the Committee at this time, Chairman Salch adjourned the meeting at 5:39 p.m.

Respectfully submitted,

Carmen I. Zielinski
Recording Secretary