

“Amended” Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, February 6, 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;
Mrs. Carmen Zielinski, County Administrator’s Office

Department Heads/
Elected Officials
Present:

Mr. Jack Moody, Director, Facilities Management
Department; Mr. Bill Wasson, Director, Parks and Recreation
Department; Mr. Jack Mitchell, County Engineer, County
Highway Department

Others Present: Mr. Gene Asbury and Mr. Paul Young, Young Architects, Inc.

Chairman Bostic called the meeting to order at 3:03 p.m. Chairman Bostic called the roll and declared that a quorum was present.

Chairman Bostic presented the minutes of the January 9, 2003 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Jack Moody, Director, Facilities Maintenance, presented for approval the proposed Office Layout Plans for the Future Offices at the Government Center. Mr. Moody introduced Mr. Gene Asbury, Young Architects, Inc.

Mr. Asbury displayed the layout of the six floors in the Government Center. Mr. Asbury stated that the Basement Floor would basically remain as storage rooms with some of the areas being transformed into a back-up computer room for the City of Bloomington. The County’s and the City’s Facilities Management Departments will be housed in the basement. Presently, National City Bank uses a room in the basement as their training room, and will continue to use this training room. A specified space will be designated for storage for the Board of Election Commissioners. The dinning area and the conference room will stay as is. Mr. Asbury noted that the two restrooms would be updated to comply with ADA policy.

Mr. Asbury stated that the First Floor would be divided to house the County's Supervisor of Assessments, the County Clerk's Office and the City's Parks and Recreation Department. Mr. Asbury noted that there would be two main entrances. The south entrance will be off of Front Street. The north entrance will be off of Washington Street. The north entrance will house the Main Reception Desk. The east entrance will be designated for employees only; who will probably use a magnetic card for admittance.

The Mezzanine Floor opens above the First Floor. The Mezzanine will house the County Treasurer, the County Building and Zoning, the County Recorder and the Regional Planning Commission. Existing restrooms will be updated to meet code.

Mr. Asbury stated that the Second Floor would house the Planning and Code Enforcement Department for the City of Bloomington and the County's Information Services Department. Existing restrooms will be updated to meet code.

The Third Floor is leased to National City Bank at this time, so no changes are planned at this time for this floor.

The Fourth Floor will house the County Board and Administrator's Office, the County Board Room, the County Auditor and the Board of Election Commissioners of Bloomington. The restrooms on this floor will be updated to meet code. Mr. Asbury went into further detail of staircases and entrances for this floor.

Mr. Selzer asked what the time line was on the completion of the drawings. Mr. Asbury answered that the architectural drawings are 99% finished, but the mechanical/engineering drawings will not be completed until April.

Mr. Owens expressed his concern regarding the hallway and opening along the Mezzanine. Mr. Owens expressed his concern for the safety of the employees in the County Clerk and the Assessor's Office because the present railing does not offer any protection from above. Mr. Asbury informed the Committee that after some previous discussion with Mr. Owens, five options have been developed. Mr. Asbury noted the importance of providing natural light to the offices on the Mezzanine level. Option #1 shows a solid wall along the railing. Option #2 leaves the fascia as it presently stands and adds a few feet of some material, like glass, to a height of 7 ft. Option #3 leaves the fascia as it presently stands and builds a glass wall almost all the way to the ceiling and adds a hand rail to the wall. Option #4 leaves the present railing where it is and builds a glass wall behind the railing. Option #5 leaves the fascia where it presently is and constructs a glass wall near the Assessor's Office, and builds a solid wall over the County Clerk's

Office and builds a glass wall around the Regional Planning Office to allow for light to enter the office. The Committee discussed different heights and types of possible materials to use for the Mezzanine hallway.

Mr. Selzer asked what the height of the present rail was. Mr. Asbury answered 42 inches high. Mr. Selzer asked if it would be feasible to make a protective "sneeze glass" along side the railing. Mr. Asbury replied that it would be feasible to design such a modification to the handrail. Mr. Owens noted that the Law and Justice Center provides a high level of security because of the screening performed in the lobby. The Government Center may not have this level of security screening service. Mr. Owens wanted to bring this concern out for discussion. Mr. Owens also noted that the addition of this barrier would help diminish noise pollution.

Mr. Owens recommended that the Committee consider adding security-screening stations at the Front Street and Washington Street entrances to the building. Noting that the offices in the Government Center have to deal with citizens who are often upset and angry, Mr. Owens suggested that adding security-screening stations at the entrances is a small price to pay in order to protect County employees and other members of the public. Mr. Selzer asked Mr. Asbury if the security screening stations could be added if the Committee decided to recommend this. Mr. Asbury responded that the security screening stations could easily be added at some future date.

Mr. Moss referred to the main entrance and the availability of parking. Ms. Asbury answered that parking is accessible near the north and south entrances. By the north entrance there will be a 30-minute parking lot. Across from the south entrance, the multi-level Lincoln parking deck is available.

Motion by Dean/Selzer to recommend approval of the proposed Office Layout Plans for the future Offices in the Government Center with the following conditions:

- 1) Young Architects will provide drawings for the Mezzanine rail.
- 2) Young Architects will look at alternative for higher walls for the County Clerk and the Supervisor of Assessment's Office.

Motion carried.

Mr. Moody presented a request for approval of an Emergency Appropriation Ordinance to Fund Emergency Replacement of the McBarnes Memorial Building Steam Boiler.

Mr. Moody stated that that on December 5, 2002, the Weil-McLain Model 694 steam heating boiler, originally installed in July, 1967, that served as the central heating source for the McBarnes Building, experienced an irreparable cracked steam cell. The steam pressure and water level had to be reduced in order to continue operating at a severely diminished steam level and heating-load in order to continue to provide heat to the facility. Pursuant to the tenant's leases at the McBarnes Building, McLean County is responsible for maintaining all HVAC mechanical systems in the facility. Weil-McLain manufactured a replacement model 694 steam boiler and it was installed by in-house staff between January 17, 2003 and January 19, 2003.

Mr. Moody noted that because this was an unbudgeted expense in the adopted McBarnes Building budget or the Law and Justice Center budget, it is necessary to approve two Emergency Appropriation Ordinances to fund this emergency expense.

Motion by Selzer/Owens to recommend approval of an Emergency Appropriation Ordinance Amending the McLean County Fiscal Year 2002 Combined Annual Appropriation and Budget Ordinance, General Fund 0001, County Board Department 0001, McBarnes Building Capital Lease Fund 0350 and an Emergency Appropriation Ordinance Amending the McLean County Fiscal Year 2003 Combined Annual Appropriation and Budget Ordinance General Fund 0001, Facilities Management Department 0041. Motion carried.

Mr. Moody presented a review of the McBarnes Memorial Building. Mr. Moody provided a copy of all Tenant Leases, a Revenue and Utilities Expense Summary Sheet for 2003, a copy of all CADD drawings of each floor of the McBarnes Building and a copy of the most recent architect's cost estimate for the potential remodeling of the McBarnes Building.

Mr. Selzer suggested that the Committee consider selling the McBarnes Building, since no one is interested in long-term leases. Mr. Selzer noted that the World War I Memorial Plaque could be moved to a better location, for example, the new Government Center or the Historical Museum. Chairman Bostic noted that there are three paying tenants in the McBarnes Building at the present time, United Way, Veteran's Assistance and Path.

Mr. Owens reminded the Committee that when the issue of selling the McBarnes Building was previously discussed, a large group of Veteran's attended the County Minutes of the Property Committee

February 6, 2003

Page Five

Board meeting in protest. Mr. Selzer pointed out that the McBarnes Building has limited parking and the vacant third floor is not ADA accessible. Mr. Selzer stated that the County is subsidizing the rent for the two not-for-profit organizations in the Building. The Veterans do not want this property back. The World War I Memorial Plaque should be properly displayed where the public and school children can see it.

Mr. Zeunik noted that the outstanding balance for the McBarnes Building is \$109,847.00 from the repair the County made in 1976, when the building was gifted to the County. If the County declares the building surplus, a sealed bid auction can be used to dispose of the building. The initial sealed bids can be reserved for other governments or other not-for-profit organizations, or there can be an auction that allows any one to submit a bid. As a taxing body, McLean County has to demonstrate the fiduciary responsibility of selling the property at an "arms-length" transaction.

Motion by Selzer/ to declare the McBarnes Building surplus property and place the property up for sealed bid auction.

Chairman Bostic declared the motion dead for a lack of a second.

Mr. Owens agreed with Mr. Selzer's comments and suggested that this issue be revisited once the World War I Memorial Plaque and the Veteran's Assistance Office have been moved out the McBarnes Building.

Motion by Dean/Ahart to recommend that the World War I Memorial Plaque in the McBarnes Memorial Building be relocated to the McLean County Museum of History. Motion carried.

Mr. Selzer asked that the issue of the McBarnes Building be placed on the Property Committee Agenda in March for further discussion.

Mr. Moody updated the Committee on the McLean County Health Department Building Exterior Envelope Project. Mr. Moody stated that a pre-bid conference was held. Seven bidders have picked up bid specifications. The formal bid opening will be on February 11, 2003.

Mr. Moody referred to a report of the County Property on Route 9 East. Mr. Moody stated that the Property Committee directed him to conduct a survey to determine if any County offices needed more space for their operations. This survey was assigned as a

result of Committee discussions concerning the future use of the 37.5 acre site on Route 9 East, which the County Board authorized the Highway Department to purchase

Minutes of the Property Committee

February 6, 2003

Page Six

last year. Mr. Moody stated that there is a need to determine infrastructure resources such as potable water and sanitary septic available in this site. Once a suitable location has been identified for a well, the County Health Department should determine where a sanitary septic field should be sited. Mr. Moody noted that a Comprehensive Space Study of the Law and Justice was completed and presented to the Board in May 2000. The Property Committee and Board used this study as a basis for deciding whether to move forward with the purchase of the 115 East Washington Street Building, rendering a need for a second study unnecessary.

Chairman Bostic stated that she would like the Transportation Committee to instruct the Property Committee that there is a definite need for this building because of the reasons previously given. Mr. Zeunik explained that by pursuant to the Board *Rules*, the Property Committee has oversight responsibility for this decision.

Mr. Mitchell noted that the McLean County Health Department will perform the percolating test when the weather permits. The well test has been estimated to cost around \$8,000.00 for the initial test. If no water is found at the first site, it will cost an additional \$3,000.00 for every additional site.

Chairman Bostic suggested that the master plan issue be addressed on the March's Property Committee agenda as an action item.

Mr. Moody presented an Annual County Utilities Cost Summary Report for 2002. Mr. Moody summarized that total utilities for all County facilities in the year 2002 increased \$97,549.32 over 2001. This was due to an increase in natural gas costs and increase in usage of utilities. The smaller facilities experienced decrease in the usage of utilities. Mr. Moody stated that McLean County plans to renegotiate the present gas contract in the hope to cut gas prices.

Mr. William Wasson, Director, Parks and Recreation, presented a request for approval of an Ordinance Adopting and Enacting Rules and Regulations pertaining to the Public Use of all County Parks and Recreational Areas. Mr. Wasson stated that two public workshops were held on December 16, 2002 and January 6, 2003 regarding lake management at the Evergreen Lake. On December 16th, the meeting consisted of a roundtable and one-on-one discussions on lake management issues and a survey was provided in order to document written comments. On January 6th, the meeting included contemplated one on one discussions and a question and answer session. The Parks and Recreation Department provided the public with information concerning the initial proposal for a Pilot Program for No-Wake Operation of motors larger than 10

Horsepower (HP) on Evergreen Lake and a Goose Management Program. Over 366 individual comments were received.

Minutes of the Property Committee

February 6, 2003

Page Seven

Mr. Wasson noted that in the summer of 2002, County Departments were directed to identify all areas of possible revenue enhancement for evaluation during the budget process. Having identified citizen interest in the no-wake program, the Department proposed a trial "unlimited horsepower (HP) no-wake limit" program, similar to that instituted by the Illinois Department of Natural Resources (IDNR). The alternative included an additional registration revenue projected at \$9,500.00 resulting from an approximate 20% increase in overall usage and an additional \$10,000.00 to \$12,000.00 from mooring rentals. The 20% increase is based on a 15% increase at nearby Dawson Lake and the larger size of Evergreen Lake's facilities. The alternative to the no-wake program is to increase fees substantially in 2003. Approximately 90% of those opposed to the no-wake program proposal supported increased fees with continued horsepower limits. Mr. Wasson stated that the suggested increase for County residents would \$35.00 annually/\$12.00 daily and non-residents fees increasing to \$45.00 annually/\$16.00 daily. The Parks and Recreation Department projects a 30% decrease in annual registrations based on prior experience. The daily permit revenue would increase by \$2,250.00 due to historic user changes from annual to daily permits as fees increase.

Mr. Wasson noted that two primary concerns were voiced by the public with respect to the no-wake operation of larger than 10 horsepower motors: first, the increased pressure on the fishery and second, the increased use causing congestion, noise, pollution and violations of rules on the lake. With respect to the fishery, IDNR was not able to provide significant information on either the Pilot Program at its own lakes or a proposal for Evergreen Lake. Only time can provide information on the effects and appropriate fishery management action.

Mr. Selzer exited the meeting at this time.

Ms. Ahart asked how many watercraft licenses are issued yearly. Mr. Wasson answered that over 1,400 permits are issued annually.

Mr. Dean asked Mr. Wasson if he was confident that this Pilot Program would increase revenues and usage. Mr. Wasson answered that he is confident it would increase both revenues and usage by allowing another portion of the recreational market access to the lake.

Mr. Owens commented that there does not seem to be a great amount of support for the Pilot Program based on the chart provided in the agenda packet. Mr. Owens would like to see more information regarding the possible impact on the fisheries and erosion

at Evergreen Lake. Mr. Owens noted that the Department of Natural Resources does not have definitive information and data on the impact of a similar pilot program at

Minutes of the Property Committee

February 6, 2003

Page Eight

certain State parks. Mr. Owens recommended that the Committee defer action until further information is available about the possible impact on the lake.

Mr. Wasson stated that the Department is recommending that fishing tournament regulations be enacted to assist in maintaining a quality fishery. The application and review process for a permit allows Park staff to determine that the event being planned: 1) is allowable within the statutes, rules and policies which apply; 2) will not harm resources involved; 3) is compatible with the facilities available; 4) does not conflict with other previously scheduled events and 5) does or does not carry a higher than usual risk of injury to participants or other greater liability for event organizers and employees of McLean County. In addition, the Department recommends that the basin below the spillway at Evergreen Lake, where a temporary fish containment structure exists, be designated as closed to fishing. This type of action would reduce the stress of catch and release imposed on these fish prior to the departmental efforts to return them to the lake.

Mr. Wasson stated that balancing the mission of providing public recreational opportunities against the residual impacts of public use upon the resource is an inevitable task of any of any outdoor recreation agency. The Department will strive to maintain a desirable recreational atmosphere, while recognizing that additional users create additional impacts, necessitating continued improvements in operational efficiencies. The Department recommends additional educational material and new signage, addressing the introduction of exotic species and foreign materials into the lake. Mr. Wasson informed the Committee that the Department is developing a citizen Lake Watch Program that would improve the ability of volunteers to report problems and assist in maintaining a family atmosphere.

Mr. Wasson referred to the Waterfowl Control Program. Mr. Wasson stated that the goal of the waterfowl control program is to implement control methods directed at resident waterfowl population reduction that are socially and biologically acceptable, site-specific, efficient and effective, while maintaining important viewing opportunities during all time of the year and minimizing impact upon other wildlife and recreational activities. Mr. Wasson noted that the level of nuisance waterfowl impact has created significant and regular problems with appropriate cleanliness of recreational active use areas and beaches, creating health concerns and increasing manpower requirements. Waterfowl droppings are the number one visitor complaint. Mr. Wasson listed solutions devised regarding this issue. One, review options to address problems caused by Canada Geese and identify acceptability, cost and the potential of a goose population change or problem resolution. Two, maximize community input and identify a range of tools

available for control activities. Third, encourage the IDNR to support and adopt regulations, such as nuisance control or conservation order, that would give local
Minutes of the Property Committee
February 6, 2003
Page Nine

governments the authority to manage resident Geese where and when necessary, with IDNR concurrence. Fourth, support changes in framework dates for establishing regular hunting seasons in the United States that would allow for early September opening dates. Fifth, identify control methods that minimize impacts upon other recreational activity and other wildlife and sixth, identify control methods that are fiscally neutral.

Motion by Owens/Ahart to recommend denial of an Ordinance Adopting and Enacting Rules and Regulations pertaining to the Public Use of all County Parks and Recreational Areas, specifically recommending denial of the proposed unlimited horsepower No-Wake Pilot Program, and to recommend approval of an increase in the fees for 10 horsepower boats and the accompanying budget amendment.

Chairman Bostic explained that a "yes" vote means denial of the recommended pilot program. A Roll Call vote of the Committee members was taken.

Mr. Dean	Yes
Ms. Ahart	Yes
Mr. Owens	Yes
Mr. Moss	Yes
Ms. Bostic	No

Motion carried.

Chairman Bostic suggested that the amended Fee Structure be prepared in a revised Ordinance along with a budget amendment, which will need to be reviewed at a Stand-Up meeting before the County Board meeting.

Mr. Wasson advised the Committee that a public meeting will be held regarding the Route 66 Preliminary Engineering on March 3, 2003.

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

Minutes of the Property Committee
February 6, 2003
Page Ten

Motion by Moss/Owens to recommend approval of the
December 31, 2002 bills, which have reviewed and
recommended for transmittal to the Property

Committee by the County Auditor. Motion carried.

Minutes of the Property Committee

February 6, 2003

Page Eleven

Motion by Owens/Moss to recommend approval of the bills as of January 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 5:31 p.m.

Respectfully submitted,

Carmen I. Zielinski
Recording Secretary

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