

## Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, February 5, 2009 at 3:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Vice Chairman Moss; Members Ahart, O'Connor, Wendt and Wollrab

Members Absent: Chairman Bostic

Other Members

Present: None

Staff Present: Mr. John Zeunik, County Administrator; Mr. Terry Lindberg, Assistant County Administrator; Mr. Bill Wasson, Director, Administrative Services and Ms. Jude LaCasse, Assistant to the County Administrator

Department Heads/  
Elected Officials

Present: Mr. Eric Schmitt, McLean County Engineer and Mr. Jack Moody, Director, Facilities Management

Others Present: None

Vice Chairman Moss called the meeting to order at 3:45 p.m.

Vice Chairman Moss presented the Minutes of the Thursday, December 4, 2008 Property Committee meeting and the November 18, 2008 Stand-up meeting. Hearing no objections or corrections, Vice Chairman Moss accepted and placed the minutes on file as submitted.

Mr. Eric Schmitt, McLean County Engineer, presented a request for approval of Change Order #3 for the County Highway Department Vehicle Storage Building. He explained that this Change Order is to install an emergency shutoff switch and two pressure gauges on the outlet side of the two boilers in the mechanical room. These additions bring the boilers into compliance with the Illinois Fire Marshall's requirements following his inspection. This change order includes labor, materials and supervision. The final cost of this change is \$1,016.00. Mr. Schmitt requested that the Committee recommend approval of Change Order #3.

Motion by Ahart/Wollrab to recommend approval of Change Order #3 for the County Highway Department Vehicle Storage Building.  
Motion carried.

Vice Chairman Moss asked if there were any additional questions. Hearing none, he thanked Mr. Schmitt.

Mr. Jack Moody, Director, Facilities Management, presented a request for approval of a Parking Lease Amendment with the City of Bloomington. He explained that McLean County entered into a five-year lease agreement with the City of Bloomington on July 26, 2005, for 176 County employee parking spaces in the Abraham Lincoln Memorial Parking Deck located east of the Law and Justice Center. All spaces are assigned to County employees for parking via payroll deduction. Mr. Moody stated that a waiting list exists of approximately 15-34 County employees, who would like to park in the deck at the County's discounted monthly rate. The average wait is two and one-half years.

Mr. Moody advised that the City of Bloomington is offering to increase County employee parking by eleven parking spaces from 176 parking spaces to 187 parking spaces. Mr. Moody stated that, pending approval of this amendment by the County and the City, he will issue these parking spaces to the employees on the waiting list. He noted that the additional parking revenue will directly pay for the increased parking lease costs to the County.

Mr. Moody indicated that all of the parking stalls and fees thereof are paid for by the County employee via payroll deduction. Currently, the cost is \$37.00 per month. Mr. Moody stated that there is no cost to the County.

Mr. Moody stated that Mr. Eric Ruud, First Assistant State's Attorney, reviewed and approved this amendment.

Ms. Ahart asked how many people are still on the waiting list. Mr. Moody replied that there are currently 19 individuals on the waiting list, but in November there were 34 individuals.

Mr. Moody advised that the Parking Lease Amendment and the Emergency Appropriation Ordinance amending the Fiscal Year 2009 Combined Annual Budget and Appropriation Ordinance – General Fund 0001, Facilities Management Department 0041 can be acted upon together.

Vice Chairman Moss asked if the amendment would become part of the lease that expires at the end of next year and, at that time, a new lease will be reviewed for approval including all 187 parking spaces. Mr. Moody replied that is correct.

Motion by Wollrab/Wendt to recommend approval of a Parking Lease Amendment with the City of Bloomington; and to Recommend Approval of an Emergency Appropriation Ordinance Amending the Fiscal Year 2009 Combined Annual Budget and Appropriation Ordinance – General Fund 0001, Facilities Management Department 0041.  
Motion carried.

Mr. Moody reviewed his 2008 County Utilities Summary Report. He noted that, during fiscal year 2008, utility bills for all County facilities including electric, gas, water, and trash removal were reviewed and recorded. Since 1991, an annual report has been prepared for the Property Committee which evaluates all utility costs for the year just concluded. Mr. Moody stated that this report will explain any changes in utility costs from the previous year.

Mr. Moody informed the Committee that the “2008 Summary of McLean County Utilities” report for January-December, 2008 is included in the packet. He added that there is also an individual spread sheet for each County facility which shows the actual monthly utility costs by category of expense.

Mr. Moody indicated that 2008 was an historic year for costs. Beginning on July 4, 2008, the cost of a barrel of crude oil, a therm of natural gas and a kilowatt of electricity hit all-time record highs. Since then, prices have come down.

Mr. Moody advised that the County has been able to save money for many years because the County has purchased our natural gas from a third-party supplier. He indicated that the County saved \$35,325.00 or 6.09% as compared to the cost of our gas had we purchased it directly from NICOR.

Mr. Moody stated that, by purchasing electricity through a third party, Peoples Energy (Integrus), the County saved \$125,871.00 in 2008, compared to what we would have spent if we had purchased electricity from Ameren IP. This represents a 12% savings in costs for all McLean County Ameren IP account facilities. Mr. Moody noted that the Counties new three-year fixed-rate electric contract for 2009-2011 offers a fixed cost of \$0.05330 per kWh, which is less than we paid for the two year contract now expired.

Mr. Moody reviewed the tremendous strides the County has taken in energy usage reduction within its largest facilities, including the Law and Justice Center. He pointed out that the remodeling of the Law and Justice Center was completed in November, 2008. Mr. Moody noted the following energy saving steps were taken as a part of the remodeling:

- All 30 year old, high energy consuming mechanical systems were replaced with modern, energy efficient systems;
- Roof was replaced, including new insulation;
- Motion sensors were installed in all of the rooms, including restrooms;
- Automatic Doors were installed on the front of the Law and Justice Center;

Mr. Moody anticipates that the 2009 energy bills will reflect savings from the prior year.

Mr. Moody pointed out other energy saving efforts:

- Light bulb changes and ballast changes;
- Looking at the feasibility of potential grants.

Mr. Moody reiterated that he has made every effort to reduce the energy costs to the County.

Ms. Wollrab thanked Mr. Moody for taking the time and effort to look closely at ways to save energy. She asked what are the DCEO grant opportunities. Mr. Moody replied that you must document the retrofitting of 2X4 light fixtures (such as are in the Board Room ceiling) from the old style mechanical magnetic ballast to electronic ballast and also change the bulbs from T-8's to T-12's. He stated that greater savings can be achieved by going to compact florescent tubes. Mr. Moody added that those lights were installed on the lamp posts at the Courthouse during the recently completed restoration project.

Mr. Moody indicted that the down side of the grant is that the improvements must produce the savings outlined in the grant. If the grant readers determine that we did not achieve what was anticipated, the grant money must be returned.

Ms. Wollrab asked if the County has given any thought to solar panels on rooftops. Mr. Moody replied that solar panels are very costly and are not strong enough to be effective all year due to cloudy days in the Midwest. Therefore, they would have to be able to transfer back and forth from solar to the utility company. This is all very expensive.

Vice Chairman Moss asked if the doors are working well at the Law and Justice Center. Mr. Moody replied that the doors had to be adjusted, but are now functioning very well.

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Vice Chairman Moss presented the final December 31, 2008 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee bills include a Fund Total of \$101,890.78 and a Prepaid Total that is the same.

Motion by O'Connor/Ahart to recommend approval of the final December 31, 2008 bills, which have been reviewed and recommend for transmittal by the County Auditor.  
Motion carried.

Vice Chairman Moss presented the January 31, 2009 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee bills include a Fund Total of \$539,626.71 and a Prepaid Total that is the same.

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Motion by Ahart/O'Connor to recommend approval of the bills as of January 31, 2009, which have been reviewed and recommended for transmittal by the County Auditor.  
Motion carried.

Vice Chairman Moss asked if there was any other business or communication for the Property Committee. Hearing none, Vice Chairman Moss adjourned the meeting at 4:12 p.m.

Respectfully Submitted,

Judith A. LaCasse  
Recording Secretary