

## Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, January 3, 2002 at 4:00 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

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

Members Absent: Members Selzer, Nuckolls

Other Board Members  
Present: None

Staff Present: Mr. John M. Zeunik, County Administrator; Mr. Terry Lindberg, Assistant County Administrator; Ms. Martha B. Ross, County Administrator's Assistant

Department Heads/  
Elected Officials  
Present: Mr. Bill Wasson; Director, Parks and Recreation

Chairman Salch called the meeting to order at 4:00 p.m.

Chairman Salch presented the minutes of the December 6, 2001 meeting for approval. Hearing no corrections or additions to the minutes, Chairman Salch declared the minutes of the December 6, 2001 meeting of the Property Committee to be approved as submitted.

Mr. Bill Wasson, Director, Parks and Recreation Department, presented a Request for Approval of an Invoice from MetCom for Upgrades to the E.F. Johnson Radio System. He explained that the Committee had previously reviewed the invoice and had requested additional information regarding the upgrades to each radio unit and correctly identifying the number of radio units that were serviced.

Mr. Wasson stated that the most significant concern expressed by the Committee was the possibility of ongoing cost for the upgrades, which were proposed to occur on an annual basis by E.F. Johnson, the manufacturer. He further stated that the upgrades were done initially to ensure that none of the radios were the cause of the problems currently being experienced with the 800 MHz radio system. Mr. Wasson reported that, following the radio upgrades, no significant improvement to the overall 800 MHz system was noted.

Mr. Wasson remarked that the E.F. Johnson radios issued to the Parks and Recreation Department were the responsibility of that department. He commented that it would be the Parks and Recreation Department's responsibility to make any upgrades or retuning, as needed. Costs incurred for such service would be the responsibility of the Parks and Recreation Department.

Mr. Owens noted that, according to the memo from Ms. Shawn Walker, Director, MetCom, the manufacturer's recommendation for service was to be semi-annual, but that County agencies have not had such service since their original purchase in 1997. He asked why there has been no prior service. Mr. Wasson responded that his department never received any notification that their radios should be submitted for any type of service.

Mr. Hoselton asked if the Parks and recreation Department had budgeted funds for annual maintenance. Mr. Wasson responded that E.F. Johnson has just recently recommended annual maintenance on the radios. Mr. Wasson commented that the Parks and Recreation Department has not had any significant problems with its radio equipment. Therefore, he noted that his department would not deem it necessary to have all of its radio units serviced semi-annually, or even annually. Rather, service would be indicated only in the event of a problem.

Chairman Salch asked whether the present E.F. Johnson 800 MHz radio system is the same type of system that is presently used by Illinois State University ("ISU"). He noted that the radio units utilized in the physical plant were relatively trouble-free. Mr. Wasson speculated that the ISU campus radio communication system was likely a 400 MHz system. However, in comparing the County's present 800 MHz system to its previous 400 MHz system, Mr. Wasson noted that there has been relatively little need for maintenance for either system. Therefore, a regularly scheduled annual maintenance tune-up, versus need-based service, is an unnecessary expense.

Chairman Salch asked whether there is a service and maintenance log maintained for the portable radios utilized by the Parks and Recreation Department. Mr. Wasson responded that the service records indicate only 6-8 repairs since the 1997 issue of the units.

Chairman Salch stated that there should be some type of criteria or guidelines available to the County regarding a service and maintenance schedule. He stated that the County should not be left with the impression by E. F. Johnson that annual service is a requirement.

Motion by Hoselton/Bostic to recommend approval of an Invoice from MetCom for Upgrades to the E.F. Johnson Radios used by the Parks and Recreation Department. Motion carried.

Chairman Salch asked what is the condition of Evergreen Lake with regard to suitability for winter activities. Mr. Wasson noted that ice fishing is available in some portions of the lake, and more areas may become available as more ice forms.

Mr. Wasson noted that the deer management program is complete for the year 2001. There were 48 deer harvested during the season, the majority of which were females. Mr. Wasson explained that this fact is significant because the removal of females from the general population has a

more significant impact on that population. However, there are estimated to be between 60-80 deer per square mile on park property. Optimum numbers of deer per square mile are between 15-20. Evaluation of the program is ongoing and any changes in the program would be brought before the Committee.

Ms. Bostic asked whether the deer currently living in the park are getting enough food. Mr. Wasson responded that the liberal availability of agricultural field products is key in sustaining larger numbers of deer per square mile. Additionally, the less severe winters in Central Illinois lowers stress on the deer population during that season.

Chairman Salch asked if the ice skating area of the lake was open. Mr. Wasson remarked that 3-4 inches of ice is required for safe skating, and that is not widely available at this time. However, the recent colder weather has increased the ice cover on the lake and, hopefully, sufficient ice for safe skating will be available soon. He noted that his department provides a warming area for skaters during the skating season, and that there is no charge for skating at the County's facility. However, there is a charge for skate rental, due to the fact that pairs of skates are rented from ISU Campus Recreation Services. In this instance, the County would only recoup its costs for skate rental fees.

Mr. Zeunik presented the Attachment 11 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center. He explained that this item is an annual renewal item, which usually is considered by the Committee in December. However, the document was not received in sufficient time for the Committee's December meeting.

Mr. Zeunik explained that, as per the Attachment, the County agrees to pay to the Public Building Commission ("PBC") the sum of \$1,699,434.00 for the operation and maintenance of the Law and Justice Center Building. The PBC then reimburses the County in that exact amount to be utilized throughout the term of the Attachment. The term for Attachment Number 11 is from January 1, 2002 to December 31, 2002.

Motion by Bostic/Owens to recommend approval of Attachment Number 11 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center.

Chairman Salch asked how many attachments there are to the Lease Agreement, in view of the fact that the present attachment is listed as Number 11. Mr. Zeunik explained that the term for each attachment is one calendar year. Therefore, each successive attachment beyond the first is listed chronologically. This practice was instituted several years ago in lieu of submitting the entire text of the lease, for the Committee's consideration.

Motion carried.

Mr. Zeunik presented the Contract for Operation and Maintenance of the City/County Office Building, which is commonly known as the Government Center Building. He noted that the Lease Agreement for the Government Center has been approved, and the O & M contract is much the same as the contract that governs the operation and maintenance for the Law and Justice Center.

Mr. Zeunik explained that the County agreed to undertake the operation, maintenance, upkeep and safekeeping of the Government Center Building. Pursuant to the contract, the City of Bloomington ("the City") and County agree to pay to the PBC the sum of \$351,468.00, which will then be reimbursed to the County in its performance of the provisions of the contract. The contract term is from January 1, 2002 through December 31, 2002.

Mr. Hoselton asked what the total amount of payment would be. Mr. Zeunik responded that \$351,468.00 will be the net amount. He explained that National City Bank is still a tenant in the building, occupying the third floor and a portion of the basement. National City currently pays \$85,000.00 in rental payments for their space in the building. However, the amount of the contract may change next year, depending on the tenant status of National City.

Mr. Owens asked whether the Operation and Maintenance contract amount for the Government Center Building would increase in the future. Mr. Zeunik stated that the current amount is based upon only a one-half year amount, due to the fact that occupation of the new building was originally anticipated to be July 2002. In order to estimate an annual amount, the present amount should be doubled and add the \$85,000.00 contribution from National City.

Mr. Zeunik stated that the planned renovations and improvements to the building should address significant capital expenditures. He noted that a portion of the roof would need to be replaced, along with some other renovations.

Motion by Owens/Bostic to recommend approval of the Contract for Operation and Maintenance of the City/County Office Building, otherwise known as the Government Center Building. Motion carried.

Mr. Zeunik introduced an Emergency Appropriation to Pay 2000 Property Taxes for the Government Center Building. He stated that at the time of closing on the purchase of the building, the buyers received a credit on the 2000 taxes. The City of Bloomington subsequently paid the taxes due for 2000 and billed the County for its one-half share of those taxes. The County's share of the 2000 property taxes for the building is \$73,622.42. That amount, which is the stated amount of the Emergency Appropriation, is now due and payable to the City of Bloomington in reimbursement.

Mr. Zeunik explained that in the year 2000, the Government Center Building was occupied by a for-profit entity. Therefore, property taxes were assessed for that year. He further explained that as long as National City occupies a portion of the building, there will be a property tax liability. Since this amount was not originally accounted for in the budget, an Emergency Appropriation is necessary.

Ms. Bostic asked what the status of the tax credit is at this time. Mr. Zeunik responded that the County received a credit for the year 2000, and a partial credit for the year 2001. He noted that there are actually two (2) separate parcels associated with the property. One is the building itself, and the other is the adjacent parking lot.

Ms. Bostic asked whether National City has access to the building's adjacent parking lot. Mr. Zeunik responded that National City does not use the adjacent parking lot. Rather, it utilizes 30 parking spaces near the Central Station Restaurant building. The spaces in the Government Center's adjacent parking lot would primarily be utilized for City and County owned vehicles.

Motion by Owens/Bostic to recommend approval of the Emergency Appropriation Ordinance to Pay Year 2000 Property Taxes for the Government Center Building. Motion carried.

Mr. Owens asked when further floor plans and diagrams would be shared with Committee by architect Gene Asbury. Mr. Zeunik remarked that Mr. Asbury had met with both he and Mr. Jack Moody, Director, Facilities Management, earlier this afternoon. It is anticipated that Mr. Asbury will present more detailed plans for the utilization of space in the Government Center Building by March 2002. At this time, he is meeting with individual offices and departments to determine their space needs and designs.

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

Motion by Hoselton/Owens to recommend payment of the bills as presented by the County Auditor. Motion carried.

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There being nothing further to come before the Committee at this time, Chairman Salch adjourned the meeting at 4:28 p.m.

Respectfully submitted,

Martha B. Ross  
Recording Secretary

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