

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, January 9, 2003 at 4:00 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

Other Board Members
Present: Member Hoselton

Staff Present: Mr. John M. Zeunik, County Administrator; Mr. Terry Lindberg, Assistant County Administrator; Ms. Lucretia Wherry, Human Resources Assistant, County Administrator's Office

Department Heads/
Elected Officials
Present: Mr. Bill Gamblin, ETSB Coordinator, ETSB; Mr. Bill Wasson, Director, Parks and Recreation Department; Mr. Jack Moody, Director, Facilities Management Department; Mr. Jack Mitchell, County Engineer, County Highway Department

Others Present: Mr. Carson Durham, BLDD Architects

Chairman Bostic called the meeting to order at 4:00 p.m. Chairman Bostic called the roll and declared that a quorum was present. Chairman Bostic presented the minutes of the December 5, 2002 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Bill Gamblin, ETSB Coordinator, presented the Committee with briefing books. The Committee will receive a reference manual containing the rules and regulations for the Illinois Commerce Commission and the FCC.

The Briefing Book contains the information on near-term and long-term goals for the ETSB. These goals include information regarding automatic notification of vehicle accidents and smart clothing.

Mr. Gamblin notified the Committee that the Joint Committee on Administrative Rules (JCAR) is still reviewing the rules and regulations for building modifications after September 11

Chairman Bostic suggested that the reference manual be placed on the County website for the Committee review. Mr. Gamblin stated that once the reference manual is received, he would contact Information Services. The Committee agreed to review the document electronically.

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Mr. Jack Moody, Director, Facilities Maintenance, introduced Mr. Mike Sparks, Farnsworth Group. Mr. Moody noted that the Farnsworth Group has completed the construction documents and bid specifications to replace the exterior envelope of the Health Department Building. Mr. Moody presented a request for approval to release the bids to replace the exterior envelope of the 200 W. Front Street Building. The bid schedule allows for the bids to be received until February 6, 2003, with the Committee to be updated at the February 11, 2003 Committee meeting. The bids will be presented for award at the March Property meeting.

Mr. Owens asked how many bids the Farnsworth Group expects to receive. Mr. Sparks stated that predicting the number of bids is hard, but, hopefully, 4 or 5 bids will be received.

Mr. Owens asked how long it would take to replace the exterior. Mr. Sparks replied that the timeline depends on the weather. If there is a lot of rain, the process will take longer. The company that is awarded the bid is responsible for protecting any exposed section of the building during construction.

Motion by Dean/Selzer to recommend approval of a request to release bid specifications to replace the exterior envelope of the 200 W. Front Street Building. Motion carried.

Mr. Moody updated the Committee on the progress of the Illinois State Museum Grant for the Old Courthouse. McLean County has been awarded \$500,000.00 to replace the dome and roof of the Old Courthouse. The Grant is earmarked for the roof and dome because the Department of Natural Resources's experience shows that the dome and roof tend to leak. The Department of Natural Resources has scheduled an informational meeting on January 22, 2003 regarding the administration of the grant. Mr. Eric Ruud and Mr. Jeff Kerber are reviewing the contracts, which will be presented to the Committee on February 6, 2003.

Mr. Selzer asked for an update on the Government Center. Mr. Moody replied that engineers still have work to complete prior to bid process. The work will hopefully be completed by March. Mr. Selzer indicated that the Committee has not yet seen the final building plans. Mr. Selzer fears that if the Committee does not approve the lay-out prior to the bid process, the bid process might be delayed. Mr. Moody stated that all Department Heads have reviewed the plans.

Mr. Selzer asked if the Committee could see the plans for the Government Center. Mr. Moody replied that he would get the Committee copies of the plans for the Committee's review and action. If the Committee would like to tour the Government Center, tours can be scheduled. Many changes have occurred in the building over the last several months. The asbestos has been removed.

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Mr. Moss stated that he is concerned about the placement of offices and the use of space in the Government Center. Mr. Owens requested that the plans be made available prior to the next Committee meeting.

Mr. Zeunik stated that the plans have been laid out as determined by the space study of the next 15 to 20 years. If changes are made, the project time line will be pushed back. Mr. Selzer states that he doesn't want to see the summer construction season lost. Mr. Selzer suggested that a work session be scheduled at the February Committee meeting to review the Government Center plans.

Mr. Bill Wasson presented a request for approval to enter into a Watercraft Lease Agreement between Illinois State University and McLean County Parks and Recreation. Illinois State University operated the watercraft rentals for the McLean County Parks and Recreation Department from 1973 until 1995. In 1995, the University decided that it was no longer financially feasible for the University to continue running the watercraft rentals. For the last eight years, McLean County Parks and Recreation has leased watercraft from the University. This allows McLean County to continue to lease the watercraft by staffing the rental area with McLean County Employees. Watercraft rentals earn \$10,000.00 in net revenue each year. The agreement has been reviewed by McLean County Parks and Recreation, the State's Attorney's Office and Risk Management.

Mr. Owens asked if the need for new watercraft is increasing. Mr. Wasson indicated that McLean County Parks and Recreation replaces the watercraft as needed. Mr. Moss asked what kinds of watercraft are rented. Mr. Wasson replied that sailboats and canoes are rented.

Motion by Selzer/Moss to recommend approval of a request to enter into a Watercraft Lease Agreement between Illinois State University and McLean County Parks and Recreation. Motion carried.

Mr. Wasson stated that the public meetings on the changes in boat horsepower were well attended by the public. Parks and Recreation will continue to accept comments on the possible changes to the Parks and Recreation's programs. A full report will be presented at the next Committee meeting. Mr. Selzer noted that Mr. Wasson and Mr. Steffa did a nice job of presenting the information to the public. Mr. Moss stated that he has received letters and phone calls regarding the issue. Chairman Bostic asked that any correspondence received by the Committee members be forwarded to Mr. Wasson.

Mr. Jack Mitchell, County Engineer, presented a request for approval of a new storage and materials garage for Phase I of the Master Plan for the new site. A new garage has been in the 5-

Year Plan for the past three years. Originally, the garage was to be built at the existing location. However, due to space issues, the Transportation Committee directed the Highway Department to look for other sites for the expansion. Last summer, the County purchased 38 acres on Route (

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East from Rowe Construction. The property is on Route 9 East two miles east of Towanda Barnes Road.

The garage is needed to store the department's vehicles and equipment, which can not be kept in cold storage. The equipment is more likely to suffer breakdowns if snow, salt and other materials are not melted off.

The Committee reviewed the aerial maps of the property. The low-lying areas, 7.3 acres are in a flood plain. The proposed new storage and materials garage would encompass 12.2 acres. The proposed building is 100 x 120 square feet with heated concrete floors. The building would also need plumbing for the employees.

The City of Bloomington has approached the County regarding the purchase of the existing Highway Department Facility. With the Committee's blessing, the Highway department would like to have the existing facility appraised so that if the facility is offered for sale, a purchase price can be established.

The proposed agreement is ready for the Committee's review. If approved, bid requests for a water well could be sent out as early as March. The rest of the plans have to remain on hold until water is established on the property. If all goes well, bid requests for the construction of the new storage and materials building could be sent out in July, 2003. The shell with heat would then be completed by December 2003. This space is needed, but if there is no water supply, a new site is necessary.

Mr. Mitchell introduced Mr. Carson Durham, BLDD Architects, Inc. Mr. Durham gave the Committee a brief overview of BLDD's experience. BLDD has worked with the County on previous projects. The local office is in downtown Bloomington. Other offices are located in Champaign and Chicago. BLDD has worked with Unit 5, Country Companies, ISU and Second Presbyterian Church on projects. BLDD has 75 employees.

BLDD has been working with Mr. Mitchell for site plans and cost estimates for the new storage and materials garage. The aerial map shows the building, parking lot and zones not usable for construction. The other portions towards the back of the property could be used at a later date. The site plan also includes a road way for access the back portion of the property.

Mr. Owens indicated that the Transportation Committee passed the plan in a 4 to 1 vote. Mr. Owens feels that the Master Plan needs to be fully developed before the Highway Department builds on the site. Mr. Selzer stated that he would like to know the needs of the

County as a whole before the Highway Department begins building on the site. This could be the site for a future detention facility or space for the Coroner's Office.

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Mr. Selzer stated that he understands the space needs of the Highway Department, but it might be less costly to add on to the existing Highway Buildings. Mr. Owens asked where the funds for the new storage and materials garage are coming from. Mr. Mitchell explained that the costs have been budgeted for the past few years as part of the 5-Year Plan. Mr. Owens noted that the budgeted amount is lower than the actual costs for the new facility. Mr. Mitchell stated that costs would not be certain until bids are completed.

Motion by Owens/Selzer to deny request to approve an agreement for architectural and engineering services for a new storage and materials garage on the 38 acre site on Route 9 East.

The Committee instructed Mr. Moody to survey all County departments regarding facility needs.

Mr. Dean asked why space could not be rented from the airport. Mr. Mitchell replied that the airport has height restrictions for new construction.

Mr. Selzer suggested that the Highway Department contact the City of Bloomington to see how interested the City is in the existing site.

Chairman Bostic asked if there were any additional comments or questions. Hearing none, the Chairman called for the question on the motion on the floor.

Motion carried.

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

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Motion by Owens/Selzer to recommend payment of the bills, which have reviewed and recommended for transmittal to the Property Committee by the County Auditor. Motion carried.

Chairman Bostic suggested that the Committee meet at 3:00 p.m. for the February Committee meeting. The Committee agreed to the earlier meeting time.

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

Respectfully submitted,

Lucretia A. Wherry
Recording Secretary

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