

## **Minutes of the Property Committee Meeting**

The Property Committee of the McLean County Board met on Thursday, July 10, 2003 at 3:00 p.m. in the Board of Health Conference Room, Third Floor, Health Department Building, 200 West Front Street, Bloomington, Illinois.

Members Present: Chairman Bostic, Members Selzer, Dean, Ahart, Moss and Owens

Members Absent: None

Other Members Present: Chairman Sweeney

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

Department Heads/  
Elected Officials

Present: Mr. Bill Wasson, Director, Parks and Recreation Department;  
Mr. Jack Moody, Director, Facilities Management  
Department

Others Present: Mr. Joe Cooper, Vanguard Energy Services

Chairman Bostic called the meeting to order at 3:02 p.m. Chairman Bostic called the roll and declared that a quorum was present.

Chairman Bostic presented the Minutes of the June 5, 2003 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Jack Moody, Facilities Manager, presented a Request for Approval of Garbage and Recycling Bids and Award a three-year Contract for County facilities. The current three-year contract for garbage and recycling ends December 31, 2003. Mr. Moody noted that proposals were solicited and legal notices were published. On July 1, 2003, a public bid opening was conducted for all of the proposals received. The bid packet contained 14 separate proposals in which interested bidders could bid on any or all of the proposals for refuse and recycling services for 2004 through 2006. Midwest Fiber was awarded the bid for recycling. Area Disposal was awarded the bid for garbage collection at the Law and Justice Center, the Juvenile Detention Center and MetCom. American Disposal was awarded garbage collection for the remaining County facilities.

Motion by Moss/Owens to recommended approval  
of a Three-Year Garbage and Recycling Bids and  
Contracts for County facilities. Motion carried.

Mr. Moody presented a Request for Approval of a Master Natural Gas Contract for County Facilities with Vanguard Energy Services. Mr. Moody stated that on April, 2001, McLean County entered into a two-year, fixed price of \$0.578 cents per therm, natural gas contract with NICOR Energy which expired on May 31, 2003, for eight County owned and operated facilities. On May, 2001, the County also entered into a similar two-year natural gas contract that expired on June 30, 2003, for Government Center at \$0.4595 cents per therm, under the nominations for this facility, using Rate 74. NICOR Energy was purchased by ACCENT Energy on April 1, 2003.

Mr. Moody noted that in 2002, the gas purchases for nine County buildings totaled \$323,402.85, under two NICOR Energy Rate 74 contracts. These facilities total 696,110 square feet, so the calculated cost per square foot for natural gas was \$0.46. An increase of 500,000 therms a year has been projected with the opening of the Government Center in 2004. Mr. Moody introduced Mr. Joe Cooper with Vanguard Energy Services. Mr. Cooper can answer any questions that the Committee members may have.

Mr. Moody stated that he contacted the four (4) gas supplier companies that are permitted to sell gas in this area and invited them to submit a proposal. Mr. Moody went into further detail of the proposals received.

Mr. Moody summarized that the cost of natural gas this week on the NYNEX has been hovering around \$0.60 cents per therm and is rising. Projected gas costs are expected to settle in the mid \$0.60's over the next 24 months. No one can sell gas for less, under any plan because gas storage has been depleted. Mr. Moody noted that he has included a "side-by-side" comparison of the four proposals for the Committee's review. Mr. Moody explained that using the quoted price under each proposal and factoring the actual 2002 gas used for the County facilities, Vanguard's proposal presents the lowest cost at \$158,655.18 for the gas supplied with an annual service fee of \$960.00. When the distribution charges associated with the gas are added at \$37,104.73, using actual therms of 489,307, the final cost to McLean County would have been \$196,719.91.

Mr. Owens thanked Mr. Moody for the thoroughness of this report. Mr. Owens wanted to know if Vanguard Energy Services has a local office that could provide immediate service if the need arises. Mr. Cooper answered that Vanguard Energy Services provides the actual molecules of gas to NICOR, which then picks it up and distributes it to the County facilities. NICOR is still involved in the process of providing gas service to the facilities through their pipelines. So, if there is any type of problems with leaks or non-delivery of the gas, NICOR would have to handle and rectify the situation, because they are receiving payment for the use of the pipelines for the delivery of the gas.

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Mr. Cooper explained that from the meter site on out, NICOR is responsible for proper service.

Motion by Owens/Selzer to recommend approval of  
A Master Natural Gas Contract with Vanguard Energy  
Services for County Facilities. Motion carried.

Mr. Moody noted that due to the change of the County Board meeting date, the Master Natural Gas Contracts reflect a change of the starting date from August 1 to September 1, 2003.

Mr. Moody presented an update on the Law and Justice Center Electrical Vault Explosion and Fire. Mr. Moody stated that the Facilities Management staff has been working seven days a week since the incident to prepare and clean the building for reoccupation. The fifth, sixth and seventh floors are operational. Focus is now on the fourth and third floors, second floor linear jail and the Lobby.

Mr. Moody informed the Committee that daily meetings are held with all of the contractors involved in the investigation and restoration of the Law and Justice Center. The Law and Justice Center suffered a lot of damage regarding ceiling tiles, walls, switch gears, transformers, etc. Mr. Moody stated that there is an arrival date for the replacement of the Switch Gear from the manufacturer around August 15<sup>th</sup>. The 27-year old emergency generator in the Law and Justice Center has been damaged, so it will have to be replaced. The new emergency generator will be housed outside the Law and Justice Center.

Mr. Moody explained that the new emergency generator will be married into the fire pump, which is a Department of Correction requirement, through the two Illinois Power transformers. Illinois Power has informed the County that they have the transformers at their Decatur storage site awaiting site preparation work. These transformers will be housed on the westside of the Law and Justice Center. The City of Bloomington has approved all the necessary permits necessary for the placement of the concrete pads for the two transformers. Once Illinois Power can bring cables from the manhole cover in the parking lot by the Health Department Building and provide electricity to the cables, services can be slowly decreased from the diesel generator and onto the new transformers. While this process is occurring, the electrical vault will be rebuilt, switch gears will be installed and structural repairs will be made to the Law and Justice Center.

Mr. Owens asked if the Emergency Services Disaster Agency (E.S.D.A.) was still being housed in the basement of the Law and Justice Center. Mr. Moody answered that

ESDA is still housed in the basement. ESDA did not suffer any structural damage. None of their equipment was damaged.

Chairman Bostic asked about the security for the transformer that will be housed outside. Mr. Moody answered that a ballistic-proof cover will be placed over the new transformers. The primary and secondary lines of power sources will be housed outside and options are being researched to make this equipment vandalism proof.

Chairman Bostic asked if these generators and transformers are being set far enough apart as to not cause any problems. Mr. Moody answered that the transformers will sit far enough apart.

Mr. Owens wondered if there was an estimate date for moving the inmates back into the jail. Mr. Moody answered that at this time, the focus is being placed on the linear jail. At this time, Mr. Moody could not give the Committee a definite date for opening the jail for the inmates. Mr. Owens asked how many inmates are presently in the jail and how many are still being housed out-of-county. Mr. Zeunik answered that between 65 to 70 inmates are in the jail at this time and about 60 inmates are still being housed out-of-county.

Mr. Dean asked if the insurance company will help off-set the cost of the out-of-county expense. Mr. Zeunik answered that the out-of-county housing expense will be submitted under the County Business Interruption provision of the insurance policy carried by Hartford Insurance Company.

Mr. Moody presented an update on the Exterior Envelope Replacement at the Health Department Building. Mr. Moody noted that the project is proceeding well. P.J. Hoerr, the General Contractor, took the exact measurements of the sides of the buildings and the columns around the window for the ordering of the necessary materials. A preliminary pre-construction meeting is scheduled for next week. The blockage of doors and offices will be discussed with the Health Department staff in order to coordinate this project with the minimal amount of disruption to the staff. Committee members did not have any questions on this matter at this time.

Mr. Moody presented an update on the restoration of the Dome and Roof areas of the McLean County Museum of History. Wiss, Janey, Elster, from Chicago, Illinois, are entering the halfway point of the ten weeks required to develop the bid specifications. Mr. Jeff Kerber is the Historical Architect that is working in this project. Mr. Kerber will be in McLean County to take measurements, make notes, discuss options and continue to move forward on this project. Once the bid specifications are in their final draft stage,

they will be taken to Springfield, Illinois, for the State Architect to review and approve. Once the State has approved and signed off on the grant document, bids will be advertised to the public.

Mr. Moody presented an update on the Government Center. Mr. Moody stated that there was a bid opening on Wednesday, June 25, 2003. The Public Building Commission officiated over this bid opening. Four contractors submitted bids. These bids are being reviewed by the Public Building Commission for conformance and price. A decision on award should occur in August at the next Public Building Commission meeting.

Mr. Selzer asked for a ballpark figure of the bids submitted. Mr. Selzer asked if the bids were high or low. Mr. Moody thought that most of the bids came in below the estimated figure.

Mr. Moody presented an update on the restoration of the World War I McBarnes Memorial Plaque. Mr. Moody stated that Mr. Randy Reed, Fine Arts Professor, Illinois State University, has finished cleaning the top part of the plaque. Mr. Reed brought the plaque over to the Museum to compare it with the World War I plaque for coloring. Mr. Reed informed Mr. Moody that any previous blemish was formerly repaired with brass instead of bronze and Mr. Reed is removing the brass and repairing the blemishes with bronze as it should be.

Mr. Bill Wasson, Director, Parks and Recreation, presented the General Report for the Parks and Recreation Department. Mr. Wasson noted that the numbers are running consistent with past years. Mr. Wasson pointed out that the usage of Camp Ground Facilities is at a record level this year. Watercraft registrations are consistent with the projected figure at the beginning of the fiscal year. Mr. Wasson noted that the daily Equestrian registrations have decreased considerably from 45 last year to 5 this year. Mr. Wasson explained that there were some large group rides that took place in the spring during in the last couple of years. Unfortunately, due to heavy rainfall during the event, some maintenance issues occurred with the trails. Because of the trouble with the trails, it was suggested that these groups consider alternative dates for their event. This reflects the decrease in these numbers. The Committee did not have any questions for

Mr. Wasson regarding the General Report for the Parks and Recreation Department.

Mr. Wasson stated that the Parks and Recreation Department has been working with the Department of Natural Resources on the issue of Control of Goose Population at Evergreen Lake. Extensive changes have been made in habitat maintenance, such as

allowing the lakeshore to grow out in order to decrease goose activity. The Department  
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has taken steps to make many areas of the park less hospitable to water fowl. These efforts seem to be meeting with some success, and the staff would like to continue with the implementation of these strategies to document progress for another year, in order to decide whether these steps are providing a solution to the goose population.

Mr. Wasson happily reported on the lack of structural damage due to the weather storm. The park is dealing with some tree damage and about 2 ¾ feet of water above the spillway at Evergreens Lake. The staff is working to secure docks, to protect facilities and hope that the lake would crest in the next few days.

Mr. Dean asked what was the total rainfall. Mr. Wasson answered that during the last 12 hours, over four inches have fallen. Mr. Wasson explained that the lake did not receive the highest rainfall within the watershed. North Town and Ironwood received the largest amount of rainfall and these two areas are within the Evergreen Watershed, so this water will be coming to the lake eventually.

Mr. Dean asked if lethal removal of the goose includes the allowance of hunting the geese. Mr. Wasson answered that hunting is one of the possibilities for goose control. The Committee had no further questions.

Mr. John Zeunik, County Administrator, presented a request for approval of a Resolution Declaring the McBarnes Memorial Building Surplus Property and Providing for the Sale of the Building. This Resolution was referred back to the Property Committee because of the incident at the Law and Justice Center and the time commitment that the staff was going to be involved with. Also included with the resolution is the legal opinion that was reviewed last month.

Motion by Selzer/Owens to recommend approval of  
A Resolution of the McLean County Board  
Declaring the McBarnes Memorial Building  
Surplus County Property and Providing for the  
Sale of the Property.

Mr. Moss asked if this is an appropriate time for the staff to handle this process. Mr. Zeunik answered that based on the anticipated calendar reviewed by Mr. Moody regarding the reoccupation of the Law and Justice Center, and assuming that the County Board approves this resolution in July, the formal process of preparing all of the legal notices and documents necessary for advertising should not cause any further stress on the staff.

Mr. Zeunik noted that the one issue brought up at an earlier meeting was the timing in terms of the impact of advertising and sale and any negative impact on the existing tenants. Mr. Zeunik stated that he hopes to bring back to the Property Committee all of the information available to the interested buyers.

Mr. Zeunik stated that United Way expressed concern that the closing or transferring of the property would occur during their campaign period. Mr. Selzer proposed that the transferring of the property be depicted to correspond with the terms of the present leases.

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

Motion carried.

Mr. Zeunik presented a request for approval of a Lease Agreement for 304 North Hershey Road, Bloomington, IL. Mr. Zeunik explained that this lease agreement between McLean County and State Farm Insurance Companies was negotiated by Mr. Eric Ruud, First Civil Assistant State's Attorney, with Mr. James Engelman, Legal Counsel for State Farm. Pursuant to the emergency authority granted by Board Policy to the County Administrator and pursuant to the recommendation of the First Civil Assistant State's Attorney, Mr. Zeunik, as McLean County Administrator, entered into this agreement.

Mr. Zeunik noted that under the agreement, State Farm provides for all of the utilities required for the County's use. The term of the Lease Agreement is 120 days with a provision to terminate the Lease Agreement by giving 30 days written notice. The monthly rent is \$1.00 payable in advance of the 20<sup>th</sup> day of the month.

Motion by Owens/Moss to approve a Lease Agreement for 304 North Hershey Road, Bloomington, Illinois, with State Farm Insurance Companies. Motion carried.

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

Motion by Dean/Selzer to recommend approval of the bills as of June 30, 2003, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. Motion carried.

Mr. Selzer referred to a Memo scheduling a joint meeting between the Transportation and Property Committees for July 14, 2003. Chairman Bostic clarified that Mr. Mitchell asked for this meeting and was instructed to notify the members of the Property and Transportation Committees to obtain a date that was comfortable for all members involved. Mr. Selzer asked if this joint meeting could be scheduled to coincide with the scheduled Committee meetings. After some discussion, it was concluded that the majority of the members of the Property Committee would not be available to attend this joint meeting and asked that the meeting be rescheduled.



Mr. Selzer discussed a possible policy regarding smoking on County property. Mr. Selzer is not impressed with the picnic table sitting in front of the Health Department where smokers sit and smoke. It does not provide a healthy site for those using the services in the Health Department. Mr. Selzer stated that he has received e-mails from County employees thanking him for approaching this issue. Mr. Selzer is requesting that this issue be placed in the Property Committee agenda next month. Chairman Bostic answered that this topic can be placed on the agenda for August.

Mr. Moss asked if McLean County had a smoking policy established. Mr. Zeunik answered that the State of Illinois has one of the weakest non-smoking laws of any state. The Illinois Clean Indoor Air Act limits the authority that any government has in terms of restricting smoking within public buildings. The law restricts smoking to public areas. Mr. Zeunik noted that all of the County buildings, with the exception of the County Nursing Home, restrict smoking in public areas. For example, areas of the Sheriff's Department which are not open to the public are not covered under the non-smoking law. According to research done by the First Civil Assistant State's Attorney, there is nothing in the Illinois Clean Indoor Air Act that specify entrances as non-smoking areas. This Act leaves County government to decide if the law is silent, can one assume that action can be taken or because County government is an agent of the state, if the law is silent, County government has no authority to act. It is a matter of legal interpretation whether or not County government has any authority on this issue. Mr. Zeunik stated that most County facilities have designated smoking areas outside the building. Ashtrays are provided in some areas to encourage people to extinguish cigarettes in the ashtrays and not in the ground.

Mr. Dean noted that these smoking areas are frequented by employees also. Members of a Jury are directed to a designated smoking area, thus keeping them isolated if the case warrants it.

Mr. Selzer stated that some hospitals have posted signs that instruct the smoker to extinguish their cigarettes at least 50 feet from the building.

Mr. Moss wondered if a compromise, short of a smoking ban, would be acceptable to Mr. Selzer. Mr. Selzer answered that he is willing to compromise. He does not want to ban smoking.

Mr. Moss asked if the County had restrictions on how far from the building people have to be in order to smoke. Mr. Zeunik answered that the County has designated areas where they can smoke. The exception to this rule might be when an attorney and their clients walk out of the building, stay in the courtyard and huddle. For employees, there is a designated location for them to smoke.

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Mr. Owens noted that Illinois State University has an ordinance that states smoking can occur 15 feet away from the door. This ordinance is not enforced, especially during bad weather. If there is an ordinance within the County, enforcement needs to be done.

There being nothing further to come before the Committee at this time, Chairman Bostic adjourned the meeting at 4:02 p.m.

Respectfully submitted,

Carmen I. Zielinski  
Recording Secretary

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