

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, July 2, 2009 at 3:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Bostic; Members Moss, Ahart (3:58 p.m.), Wendt, and Wollrab

Members Absent: Member O'Connor

Other Members

Present: None

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

Department Heads/
Elected Officials

Present: Mr. Matt Riehle, Nursing Home Administrator; Mr. Jack Moody, Director, Facilities Management; Mr. Mike Steffa, Director, Parks and Recreation Department; Mr. Eric Schmidt, County Engineer

Others Present: Mr. Eric Kline, Nursing Home Maintenance Supervisor

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

Chairman Bostic presented the Minutes of the Thursday, June 4, 2009 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Matt Riehle, Nursing Home Administrator, presented a request for approval to continue the Nurse Call replacement by DM Mattson on the 200 and 400 wings of the Nursing Home. He explained that this project is a continuation of the 300 wing nurse call replacement in 2008. In order to have a system that can network with the existing system, the West-Call Novus system was specified as installed in the 300 wing. Mr. Riehle advised that DM Mattson is the only contractor that is allowed by the manufacturer to sell and install the West-Call product in this area. He added that extensive research and analysis was conducted prior to the original decision to proceed with the West-Call Novus system.

Mr. Riehle stated that, since there was only one contractor that could provide the required product, a public notice was not printed. A pre-bid meeting was held on April 10, 2009 at 2:00 p.m. with Mr. Jerry Thomas from DM Mattson and the bid submittal deadline was April 24, 2009.

Mr. Riehle indicated that, since the bid came in higher than expected, DM Mattson was asked to review their bid and explain why the bid was higher than expected. He stated that DM Mattson explained that the bid was higher due to a rise in labor and material costs, and they had underbid the first phase and added additional hours to this phase. Mr. Riehle noted that, in an effort to control costs, the Nursing Home will purchase the pillow speakers directly from the manufacturer. He added that the Nursing Home has also moved two significant capital improvement projects into future years' budgets to ensure that there are sufficient resources available to fully cover any expense.

Mr. Riehle recommended that DM Mattson be awarded the bid amount of \$115,545.00 to install the West Call Novus nurse call system to the 200 and 400 wings of the Nursing Home with an addition of Alternate #5 in the amount of \$1,382.00 for speakers audio call notification, and \$9,000.00 to Crest Health Care for pillow speakers for a total of \$125,927.00.

Mr. Wendt asked if this completes the Nurse Call System project. Mr. Riehle replied that this completes the project.

Chairman Bostic asked if these are a hard-wired system or laser signals. Mr. Riehle responded that it is a hard-wired system. He noted that there is one change from the first phase, namely the pillow speakers have an infra-red remote control for the LCD televisions, which are the only types of televisions that can now be purchased.

Motion by Ahart/Wendt to recommend approval to continue the Nurse Call Replacement by DM Mattson, 200-400 wings of the Nursing Home.
Motion carried.

Chairman Bostic asked if there were any additional questions. Hearing none, she thanked Mr. Riehle.

Mr. Jack Moody, Director, Facilities Management, presented a request for approval of a natural gas contract with Vanguard Energy. He explained that on September 1, 2007, McLean County entered into a two-year Rate 74 natural gas supplier contract with Vanguard Energy Services, which expires on August 31, 2009, for eight County-operated facilities.

Mr. Moody advised that NICOR Gas owns and operates the natural gas pipelines, which "transports" natural gas to customers. Distribution charges are incurred each month from NICOR Gas while gas supply charges are incurred each month from the gas supplier.

Mr. Moody stated that a customer can buy gas from NICOR Gas, using them as the gas supplier; however, the cost per therm would be the highest price available because the cost per therm would be the cost of gas at the Citygate in Chicago. He indicated that it is more cost efficient to buy gas from another source, i.e., a natural gas supplier who buys gas in billions of therms. Mr. Moody indicated that, under the County's Rate 74 plan with NICOR Energy, all gas meters are read electronically by the gas supplier via a modem and phone line.

Mr. Moody reminded the Committee that in 2007 the County solicited proposals from the four main gas suppliers authorized to sell gas in this area. Vanguard Energy had the lowest proposal. Mr. Moody stated that there were problems with the other gas suppliers in that they could not manage the County's account without risk of penalties for gas storage if the market changed. He noted that their monthly service fees were almost three times higher than Vanguard. Mr. Moody added that other gas suppliers offered a Rider 25 program only.

Mr. Moody advised that, during this past two-year period, the County saved \$47,129.00 by purchasing gas from a supplier rather than from a utility company, such as NICOR.

Chairman Bostic asked if NICOR's fees for distribution are covered by ICC. Mr. Moody replied that everything is covered by the Interstate Commerce Commission (ICC).

Motion by Wollrab/Ahart to recommend approval of a Natural Gas Contract with Vanguard Energy.
Motion carried.

Mr. Moody advised that Ms. Kathy Woosley, Manager and CEO of the Bloomington Municipal Credit Union, 602 S. Gridley, Bloomington, Illinois ("BMCU") approached McLean County with a request for a temporary office location at Government Center in the event of a disaster at their main office. He noted that this request is entirely for their Disaster Manual. Mr. Moody indicated that BMCU is required by credit union banking regulations to document an emergency temporary location in the event of a disaster to their physical plant. A disaster is defined as an event that prohibits operating out of their current office, which necessitates the need of a temporary location while building repairs are made or a new permanent location is being discovered.

Mr. Moody stated that, on June 22, 2009, he met with Ms. Becky McNeil, County Treasurer, and Ms. Woolsey. He noted that the County Treasurer has a small two-window tax collection office located on the south end of the first floor of Government Center, which is open to the public for convenient tax paying for a week in June and a week in September of each year. Mr. Moody indicated that this space is not used the rest of the year.

Mr. Moody advised that Ms. McNeil has no objection to the BMCU documenting the possible availability of this teller window office in the event of a disaster. Mr. Moody stated that no agreement is being requested by BMCU or the County at this time.

Mr. Moody indicated that this situation is only an informational item at this time. He added that he would like to inform BMCU that McLean County does not object to mentioning the first floor tax collection office of the McLean County Treasurer in their disaster manual as a possible temporary location. Neither BMCU nor any banking regulations require a lease agreement at this time or a signed letter of understanding.

Mr. Moody advised that BMCU understands that, in the event of a declared disaster to the physical plant and in the event that the County Treasurer has this teller window office space available for a temporary office location, all costs, including but not limited to, teller equipment, safes, vaults, data and phone lines, security, alarm systems, office furniture and credit union staff will be costs entirely born by BMCU. Further, it is understood by BMCU that a formal office space agreement will need to be entered into to cover all liability exposure of McLean County should MBCU be granted permission to use this space as an emergency temporary location in the future. Mr. Moody added that BMCU understands that there is no guarantee the space will be available for their use and the County reserves the right to use this space as it sees fit.

Mr. Moody pointed out that a copy of the first floor office plan of Government Center is included in the Committee packet showing this location. He indicated that a copy of this request was sent to Ms. Hannah Eisner, Civil Assistant State's Attorney, for her review and comment.

Mr. Moody advised that the project to remove the steps at the Health Department has begun. He noted that the steps will be removed, the area will be landscaped, and a sidewalk will be installed that runs to the Madison Street sidewalk to encourage people to use the crosswalk to cross the street. Mr. Moody added that a barricade will be placed on the side of the street to discourage people from crossing the road at that spot.

Chairman Bostic asked if there were any additional questions. Hearing none, she thanked Mr. Moody.

Mr. Mike Steffa, Director, Parks and Recreation, presented a request for approval to grant an access easement to Robert and Esther Shaw. He explained that approximately ten years ago there was a portion of land, just outside of the Park boundaries, on the west/southwest side of COMLARA Park near the spillway where residences were built. These tracts of land became landlocked when the City of Bloomington purchased property for Evergreen Lake. Mr. Steffa stated that these easements were granted to people to provide access routes to these tracts of land. He

indicated that these access routes cross Park lands to these tracts, and, in order to deter further development in the area, the easements were restricted to provide access to one single family residence or for agricultural purposes.

Mr. Steffa advised that Robert and Esther Shaw own property that was landlocked when COMLARA Park was created. He noted that Robert and Esther Shaw constructed a lane to their property without getting a formal grant of easement. Mr. Steffa indicated that, late last year, Mr. Jim Lavender purchased the tract of land next to the Shaw tract. This tract of land already had a legally granted easement in place. Mr. Steffa stated that Mr. Lavender wanted to get electricity to his tract of land. He noted that Cornbelt Electric could provide this service two ways, as follows:

- Cornbelt could run overhead power lines through the Park land; or
- Run an underground line from the Shaw Property to the Lavender Property.

Mr. Steffa indicated that Mr. Shaw agreed to let Cornbelt Electric tap into his underground line and run it to Mr. Lavender's property if he could get a legally granted access easement for his tract of land. Mr. Steffa advised that the Parks Department would like to have the underground electricity installed instead of the overhead electric lines and poles. He noted that the installation of these poles and lines would require cutting down several trees within the Park boundaries, and would not be aesthetically pleasing in a natural park resource environment.

Mr. Steffa stated that the Park's Department feels that this is an equitable solution and recommends that the grant of this legal twenty foot wide access easement to Robert and Esther Shaw under the same terms as the easements that have been granted to other property owners.

Ms. Ahart asked if there were any more easements that might be requested in the future. Mr. Steffa replied that he does not believe there will be any additional requests in that area.

Chairman Bostic asked if the Shaws will bear the cost of the easement. Mr. Steffa responded that the Shaws will pay for the easement.

Mr. Wendt asked why the Shaws did not get a legal easement earlier. Mr. Steffa explained that the Shaws are related to the Wallers, and, at that time, there was one big tract of land. The sale agreement allowed for one easement per tract. Subsequently, the Waller tract was subdivided and the road was built without a legal easement.

Mr. Wasson stated that when that tract was constructed negotiations were entered into with the City of Bloomington, who can grant this easement. He noted that Ms. Hannah Eisner, First Civil Assistant State's Attorney previously worked on these easements with Bloomington. Mr. Wasson advised that the Shaws entered into negotiations with the City and the County initially to grant a formal and legal easement to that tract. The Shaws also have access by the Waller tract of property, from which they subdivided. Mr. Wasson noted that the Shaws declined at the time to complete the process of obtaining a legal easement because the sales agreement between the City and the landowners was that the City would provide "an" easement. At the time, the Waller and Shaw view was that "an" easement meant as many easements as they wished. The City and the County's view was that "an" easement meant one and only one easement would be granted.

Mr. Wendt asked if the property was subdivided, in the future, would it be possible to get a legal easement. Mr. Wasson replied that no more legal easements will be allowed. He noted that the remainder of the Waller tract has been sold to another property entity that no longer has the ability to obtain an easement. Mr. Wendt asked if this particular property can still be subdivided. Mr. Wasson responded that the property cannot be subdivided. He added that, from that standpoint, it minimizes any further risk to future development.

Chairman Bostic asked if Cornbelt Electric agreed to install the underground line. Mr. Steffa replied that Cornbelt will complete the installation.

Motion by Wollrab/Ahart to recommend approval to Grant an
Access Easement to Robert and Esther Shaw.
Motion carried.

Mr. Steffa reviewed his General Report, noting that the Park continues to be very busy.

Mr. Steffa reported that there is a strong opportunity for an enhancement grant through the American Recover and Reinvestment Act for the Route 66 Bike Trail. He indicated that the engineering phase of this project will be moving ahead. Mr. Steffa advised that there is sufficient funding available for this project. He noted that Mr. Eric Schmitt, County Engineer, is also available to answer any questions.

Ms. Wollrab asked what is the length of the trail. Mr. Eric Schmitt indicated that this is the portion of the trail from Fox Creek Road in South Bloomington to Shirley, Illinois. He stated that originally they had applied for a trail project from Fox Creek Road to Funks Grove, Illinois. Mr. Schmidt advised that there is a right of way that needs to be acquired between Shirley and Funds Grove, which would delay the project. He noted

that this project is on a quick timeline and must go to the State's March 2010 bid letting. Mr. Schmidt indicated that it would take nine months to a year to acquire the right of way.

Mr. Schmidt stated that an Engineering Agreement will be presented to the Transportation Committee for recommendation next week.

Mr. Wendt asked if the County will be responsible for funds beyond the potential grant monies. Mr. Schmidt replied that the enhancement portion of the America Recovery and Reinvestment Act (ARRA) funds is 80/20. The engineering cost that the County will absorb up front will count as the County's match toward that project. Mr. Schmidt advised that there is an Intergovernmental Agreement between the County, the City of Bloomington, the Town of Normal, McLean, Towanda, Lexington and Chenoa, which covers the distribution of that 20% match. He indicated that the process for the entire trail was started in 1999 with the Intergovernmental Agreement. Mr. Schmidt noted that Phase I Engineering was started in 2003 and completed in 2008. He stated that this request is for Phase II, which is the construction design.

Mr. Wendt asked what the cost will be to the County. Mr. Schmidt replied that the County will up-front the engineering cost, which will represent the County's 20% match toward the engineering and the construction. The total cost for the Engineering Agreement is \$169,000.00. The rest of the expense will be distributed to the other entities as the project progresses.

Mr. Wendt asked what is the amount of the grant from the Federal government. Mr. Schmidt replied that grant application is for \$1.5 million.

Mr. Wendt asked what is the County's portion of the \$169,000.00. Mr. Schmidt replied that the County will cover one-half of that amount, which will go towards our match. He calculated that if the project receives the ARRA funds, the County's share will be what our half would be on the Engineering Agreement, or about \$85,000.00. Mr. Schmidt noted that the County's share of the original agreement is 24.9%.

Ms. Ahart pointed out that, as of June 25th, there have been more people using the camp sites at the Park than has been used in most years. She asked if this can be attributed to the enhanced camp sites. Mr. Steffa replied that the increase is due to both the services provided and to the economy.

Chairman Bostic presented the June 30, 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 Prepaid Total of \$1,718,303.77 and a Fund Total that is the same.

Motion by Ahart/Wollrab to recommend approval of the bills as of June 30, 2009, which have been reviewed and recommended for transmittal by the County Auditor.
Motion carried.

Chairman Bostic asked if there was any other business or communication for the Property Committee. Hearing none, Chairman Bostic adjourned the meeting at 4:26 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary