

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, June 8, 2006 at 3:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Acting Chairman Dean, Members Harding, Ahart and Moss

Members Absent: Chairman Bostic, Member Selzer

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

Department Heads/
Elected Officials

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

Others Present: Ms. Connie Johnson, Auditor's Office; Mr. Gene Asbury, Architect, Young Architects; Mr. Paul Young, Architect, Young Architects

Acting Chairman Dean called the meeting to order at 3:06 p.m.

Acting Chairman Dean presented the Minutes of the May 4, 2006 Property Committee meeting. Hearing no objections or corrections, Acting Chairman Dean accepted and placed the minutes on file as submitted.

Mr. Bill Wasson, Director, Parks and Recreation, presented a request for approval to award the bid for a Tractor/Loader Lease Agreement to Cross Implement, Inc. He stated that the low cost proposal has been provided by Cross Implement, Inc. for the past several years. Mr. Wasson advised that he has been satisfied with the Cross Implement.

Mr. Dean commented that the Cross Implement Bid was significantly less than the next lowest bid. Mr. Wasson replied that, in the past, other vendors have provided proposals, but have not been competitive with Cross Implement.

Mr. Dean asked who maintains the equipment. Mr. Wasson responded that the Parks and Recreation Department takes care of general maintenance of the equipment, but actual repairs are under warranty and would be completed by the vendor.

Motion by Moss/Ahart to recommend Approval to Award the bid for a Tractor/Loader Lease Agreement to Cross Implement, Inc.
Motion carried.

Mr. Wasson reviewed his general report, noting that he provided a breakdown of annual resident to non-resident and daily resident to non-resident watercraft registrations as requested by the Property Committee. Mr. Wasson pointed out that there has been a dramatic increase in watercraft registrations this year over last year. He indicated that non-resident registrations are up significantly, which he bases on the positive status of the fishery at this time. The fishing is excellent and attracts users from a much larger region.

Mr. Wasson reported that there has been no significant change in camping nights over past years. He stated that the Park has been full most weekends over the past few years, leaving little opportunity for a change in the number of campers. Mr. Wasson indicated that they are watching the numbers to see if fuel costs might have an effect on the number of campers, but there does not appear to be a change in camp ground usage. Ms. Ahart indicated that more people may be staying in the area and using the park instead of traveling.

Mr. Wasson advised that the Parks and Recreation Department conducted a fish rescue by constructing a permanent fish containment structure across the bottom of the spillway. This was done in cooperation with the City of Bloomington Water Department. With the assistance of the Illinois Department of Natural Resources Fishery Division, a successful fish recovery was completed on Wednesday.

Mr. Wasson informed the Committee that a report was received from a citizen that they sighted an exotic species snake at the lake on Sunday. He indicated that a description of the snake was provided to a number of snake experts and they believe it is either a Burmese Python or a Boa Constrictor, which was likely a pet that was released into the wild. Mr. Wasson advised that the only thing the snake would threaten is wildlife, such as rabbits, rodents and squirrels. He indicated that they are trying to find the snake and determining ways to remove the snake. Mr. Wasson stated that the snake would not survive a winter in the park.

Acting Chairman Dean asked if there were any further questions. Hearing none, he thanked Mr. Wasson.

Mr. Moody presented four action items for Committee approval. The first is a request for approval of a Coffee Depot Lease for the Law and Justice Center. He indicated that the Coffee Depot has been an excellent and successful tenant.

Motion by Harding/Moss to recommend Approval of a Coffee
Depot Lease for the Law and Justice Center.
Motion carried.

Mr. Moody presented a request for approval of an Antenna Site License Agreement between McLean County and SkyTel Corporation for the McLean County Health Department. He explained that this is rental space for an antenna on top of the Health Department building. Mr. Moody stated that Mr. Eric Ruud, First Assistant Civil State's Attorney made four changes to the lease, which was approved by SkyTel.

Ms. Ahart asked what is SkyTel. Mr. Moody replied that it is a communications company. Mr. Lindberg added that it is a company that sells private radio-based paging systems.

Motion by Moss/Harding to recommend Approval of an Antenna Site License Agreement between McLean County and SkyTel Corporation for the McLean County Health Department.

Motion carried.

Mr. Moody presented a request for approval of a Resolution of the McLean County Board Requesting the Public Building Commission of McLean County to award the Contract for the Remodeling of the Third Floor of the Government Center, 115 East Washington Street, for Occupancy by the City of Bloomington Engineering Department. Mr. Moody announced that the bidding process was very successful.

Mr. Moody reminded the Committee that the third floor was previously occupied by National City Bank as a tenant. National City moved out of the building in October, 2005. He indicated that the floor will be remodeled for the Engineering Department of the City of Bloomington.

Mr. Moody announced that the low bidder for the project was Bishop Brothers from Peoria, Illinois. He stated that the entire project will cost \$1,083,749.00. Mr. Moody advised that he has worked with the Bishop Brothers in the past and is very confident in their abilities.

Mr. Moss asked what is the window repair work. Mr. Moody replied that, when the Government Center was remodeled two years ago, windows were added on the west side of the building except for the third floor since it was occupied by National City. A Window will now be added to that floor. Mr. Asbury added that there will be some repairs done on a few other windows around the building that are leaking air.

Mr. Lindberg stated that this project was originally funded at \$1.6 million, half from the City and half from the County. Each entity has put in a little over \$400,000.00 as the first half payments. Instead of needing to add another \$400,000.00, each entity will need to add only \$135,000.00, since the bid amount was less than the anticipated price.

Motion by Ahart/Harding to recommend Approval of a Resolution of the McLean County Board Requesting the Public Building Commission of McLean County to award the Contract for the Remodeling of the Third Floor of the Government Center, 115 E. Washington Street, for Occupancy by the City of Bloomington Engineering Department.

Motion carried.

Mr. Moody presented a request for approval of an Emergency Appropriation Ordinance amending the McLean County Fiscal Year 2006 Combined Annual Appropriation and Budget Ordinance – General Fund 0001, Facilities Management Department 0041, Government Center Program 0115. He explained that this is the Appropriation for the funds to complete the renovation of the third floor.

Motion by Moss/Ahart to recommend Approval of an Emergency Appropriation Amending the McLean County Fiscal Year 2006 Combined Annual Appropriation and Budget Ordinance – General Fund 0001, Facilities Management 0041, Government Center Program 0115.

Motion carried.

Mr. Moody commended Mr. Gene Asbury and Mr. Paul Young of Young Architects for the work they have done on the County's two renovation projects.

Acting Chairman Dean asked if there were any further questions or comments for Mr. Moody. Hearing none, he thanked him.

Mr. Terry Lindberg, Assistant County Administrator, presented a request for approval of the McLean County Board requesting the Public Building Commission of McLean County to issue Tax-Exempt General Obligation Bonds and to award a Contract for the Remodeling of the Law and Justice Center, 104 West Front Street, for Occupancy and used by County Offices and Departments. Mr. Lindberg reported that this project also came in substantially under bid. He stated that the goal on this project was to come in under \$10 million, which would give the County additional options on bond financing. The actual bids, with the recommended alternates, came out to \$9,249,000.00. Mr. Lindberg requested that the Committee authorize issuance of \$9.5 million because these are usually done in whole number amounts.

Mr. Lindberg reminded the Committee that next year is the last year the County has a debt service payment under the current debt on the Law and Justice Center. He stated that this bond issue will be structured to be either zero coupons during dependency of that issue or to have the first coupon due after that issue is paid off. The new debt can be added on the end of the old debt as it extinguishes.

Mr. Lindberg announced that Felmley Dickerson Company, a local company, was the successful bidder.

Mr. Moody reported that Felmley Dickerson Company was the original contractor for the four-story Law and Justice Center building, which opened Monday, December 27, 1976. He reminded the Committee that Sunday, June 15, 2003 was the day of the massive electrical explosion. Felmley Dickerson was the company that did the necessary repairs and renovations on the building at that time. Mr. Moody stated that he is very happy to work with this Company again.

Mr. Dean asked how this affects the taxpayers. Mr. Lindberg replied that tax dollars will be used to pay for the debt service, but there will be no increase to the taxpayer from what is being paid for the current debt service.

Mr. Moody noted that a correction needs to be made on Mr. Young and Mr. Asbury's Recommendation Letter (found on Page 34 of the Packet). The summation of the grand total on the alternate bid amounts should be \$471,000.00 and not \$451,000.00. All other totals are correct.

Mr. Moss asked about the project involving the stairs in the courtyard of the Law and Justice Center. Mr. Moody responded that the stairs on the west side have shifted causing damage and the stairs need to be replaced. Mr. Asbury added that the stairs on the northeast side will also be replaced. He also stated that all of the lighting will be replaced in the courtyard.

Ms. Ahart asked if the new lighting will be solar powered. Mr. Moody replied that the new lighting will be high energy efficient lights.

Motion by Harding/Ahart to recommend Approval of the McLean County Board requesting the Public Building Commission of McLean County to issue Tax-Exempt General Obligation Bonds and to award a Contract for the Remodeling of the Law and Justice Center, 104 West Front Street, for Occupancy and use by County Offices and Departments.

Motion carried.

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Acting Chairman Dean presented the May 31, 2006 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee Pending Total is \$266,940.88 with a pending total the same.

Motion by Moss/Ahart to recommend approval of the bills as of May 31, 2006, which have been reviewed and recommend for transmittal by the County Auditor.
Motion carried.

Acting Chairman Dean asked if there was any other business or communication for the Property Committee. Hearing none, Acting Chairman Dean adjourned the meeting at 3:46 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary