

Minutes of the Property Committee

The Property Committee of the McLean County Board met on Thursday, May 3, 2001 at 4:30 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

Members Present: Chairman Salch, Members Bostic, Hoselton, Selzer, Owens, Nuckolls

Members Absent: 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. Jack Moody, Director, Facilities Management;
Mr. Greg Koos, Executive Director, McLean County
Museum of History; Mr. Jack Mitchell, County Engineer,
McLean County Highway Department

Chairman Salch called the meeting to order at 4:34 p.m. Chairman Salch presented the minutes of the April 5, 2001 meeting for approval.

Motion by Owens/Selzer to approve and place on file the minutes of the April 5, 2001 meeting of the Property Committee.
Motion carried.

Chairman Salch introduced Mr. Greg Koos, Executive Director, McLean County Museum of History, who presented three (3) action items. Mr. Koos stated that the requests are for improvements for the Museum of History Building and grounds, (affectionately known as the "Old Courthouse"), which are meant to enhance the Museum. He noted that all three requested improvements could be accomplished at no cost to the County. He noted that suggestions from the citizens who work with the Museum are the catalysts for the requested improvements.

Mr. Koos stated that the first requested improvement is to install lighting fixtures to illuminate the mural at the top of the rotunda. It is proposed that two (2) 100-watt halogen fixtures be installed, one as a spotlight and one as a flood light.

Mr. Koos stated that evening activities are regularly scheduled at the Old Courthouse, as well as many special evening events. During these evening events, the rotunda area is

obscured, due to a lack of sufficient lighting. The area could benefit greatly from the requested illumination. The fixtures would be located at the railing level of the 4th level of the building, which is beyond public access areas. He noted that a preliminary test of the fixtures shows that the requested configuration would be sufficient to adequately illuminate the rotunda.

Motion by Hoselton/Owens to approve the Request for Installation of Lighting Fixtures to Illuminate the Mural at the Top of the Rotunda in the Museum of History Building (Old Courthouse).

Chairman Salch asked whether there is a problem with the rotunda that should be addressed in conjunction with the request for lighting. Mr. Koos responded that there is water leakage through the copper dome, the pointing of the rotunda drum needs to be addressed, and that moisture has been an ongoing problem. In 1992, the conservation architect firm of John Vinci, Inc., in conjunction with Wiss, Janney, Elstner Associates, Inc., Chicago, Illinois, was brought in to study the entire building. He noted that the rotunda area is one of particular concern.

Mr. Koos noted that, as a result of the conservation study, the rotunda drum and dome are both suffering from deterioration and that the stone is significantly deteriorated. Water pressure is pushing pieces of stone off the walls, which is most probably linked to failed pointing and leakage problems of the copper dome.

Chairman Salch asked whether the conservation firm has made any subsequent visits since the 1992 inspection. Mr. Koos responded that the Museum of History has not requested any further inspection, but that the team of conservationists could be assembled again, if necessary.

Mr. Owens asked whether the proposed lighting project would interfere with any subsequent work that may need to be done on the building itself. Mr. Koos responded that the proposed lighting fixtures would not be bothersome in the event that work to the structure would need to be done. In fact, the lighting fixtures could even be removed temporarily, if necessary.

Chairman Salch asked whether any requests for further conservation efforts would come from Mr. Koos. He stated that eight (8) years since the last inspection and evaluation of the property is a lengthy lapse of time. Mr. Koos stated that the maintenance of the physical property itself is the responsibility of the County.

Mr. Zeunik stated that the overriding issue with regard to the repair and conservation of the Old Courthouse is one of cost. Chairman Salch responded that the conservation issue would, at some time, need to be addressed. Chairman Salch stated that he would like to explore the issue of the conservation of the Old Courthouse in greater detail at a later time in the meeting. Mr. Owens concurred.

Mr. Koos stated that, with regard to the proposed addition of the light fixtures in the rotunda of the Old Courthouse, there are no prohibitive weight issues to be considered.

Motion carried.

Mr. Koos presented the second requested improvement as being one to illuminate the Lincoln Bench on the northeast lawn of the Museum of History. He noted that the Lincoln Bench was a gift to the community from City of Bloomington Mayor Judy Markowitz. The purpose for the illumination is two-fold: general after-hours beautification of the piece and deterring of vandalism. There have been only a few very minor instances of vandalism to the piece, and it is felt that lighting would deter such activity.

Mr. Koos noted that the wiring for the lighting would be underground and would be metered separately, with the City of Bloomington paying for the use of electrical power. The two (2) fixtures, which will be metered separately, are small enough that there should be no impact on the war monument, which is in close proximity to the Lincoln Bench.

Mr. Selzer asked who pays for the power at this time. Mr. Koos responded that the bulk of the power is paid by the County pursuant to the lease. The lighting that illuminates the dome of the Old Courthouse is separately metered and is paid by Uniquely Bloomington.

Mr. Selzer asked Mr. Koos to estimate the monthly charge for the two (2) lights for the Lincoln Bench. Mr. Koos stated that two 100 watt bulbs, illuminated between 8-12 hours per night may incur a charge of \$6.00 to \$8.00 per month. He explained that whenever the Historical Museum adds to the electric load on the Museum, they have been encouraged to locate other sources of funding for those costs, rather than expect the County to pay for the charges.

Motion by Hoselton/Bostic to Approve the Request to Illuminate the Lincoln Bench, Northeast Lawn of the Museum of History Building (Old Courthouse). Motion carried.

Mr. Koos presented the third requested improvement as being a request to install a steamboat bell at the Clock Tower Works Level of the Museum of History Building. He stated that a group of volunteers succeeded in getting the face clocks of the dome working again. This action required the acquisition of a new master clock, which was subsequently purchased by a donor. New drives for the clock hands were also acquired, as a result of the generosity of donors.

Mr. Koos noted that a feature of the clocks in the past has been a bell. However, the bell cannot be put back into use at this time, due to the structural issues surrounding the dome. However, the Museum would like to ring a bell on the inside of the museum. There are presently two (2) ways to address this situation: 1) utilize a brass bell that is a part of the current collection, which weighs about 40-50 pounds; 2) utilize a piece of brass pipe and ring it as a chime. In either case, it would be a rather lightweight installation. The control devices to chime the bell or chime can be created easily. It would add to the enjoyment of the Museum.

Motion by Selzer/Nuckolls to Approve the Installation of a Steamboat Bell, or Brass Chime, at the Clock Tower Works Level of the Museum of History Building. Motion carried.

Chairman Salch stated, that in response to Member Selzer's request for further discussion on the condition of the Museum structure, could Mr. Koos elaborate on the that condition. Mr. Koos stated that he had not had an opportunity to review the 1992 conservation report prior to the Committee meeting. However, he stated that there are some structural issues that the building faces that do need to be addressed.

Generally, the invasion of water into the structure is the most immediate issue to be considered. Mr. Koos stated that there are areas of the building that need to be tuck pointed, with the most serious need being with the window sills and the window headers. These areas are comprised of a flat area with a stone joint, which becomes eroded. He noted that there are approximately 96 windows in the Museum, with most of them needing work.

Mr. Koos remarked that there has been some stone deterioration as a result of moisture penetration into the walls. The Museum is a brick building with a stone face. The stone is held onto the brick with iron devices, which allow for water seepage. The iron then rusts and creates pressure on the face of the stone, to the point where the stone may be popped out. Mr. Koos noted that there are currently 22-23 stones on the face of the building which have either popped out, or are cracking.

Mr. Koos noted that this is not a situation where every joint needs to be repaired at this time, but all of the areas to be repointed will need to be identified conclusively.

Mr. Koos remarked that, at this time, the Museum operators are uncertain as to all of the issues that have to do with the drum and the dome itself. He stated that runoff water from the copper dome is visible on the stone.

Mr. Koos noted that the past maintenance on the building to address the water seepage has been done in good faith, but there has been some error in technique. He further noted that most of the corrective work that needs to be done is pointing.

Chairman Salch asked about the portion of the ceiling that fell a few years ago.

Mr. Moody responded that the damage was due to inappropriate installation about 100 years ago. The mosaic material was improperly installed over a piece of metal. He noted that the lowest quote to repair a piece of ceiling that is 2.5 by 2.5 feet was \$8,000.00, and that quote was obtained a few years ago.

Mr. Koos asked Mr. Moody what the price estimate was for just a simple piece of stone. Mr. Moody responded that the price for the stone alone was \$5,000.00.

Mr. Owens asked whether the repair had ever been accomplished. Mr. Koos stated that the portion of the wall with the missing mosaic is now covered by a piece of plywood. Neither the mosaic nor the stone had been replaced.

Mr. Nuckolls asked whether any of the water seepage problems had been addressed within the past two (2) years. Mr. Koos responded that nothing further had been done since the conservation assessment in 1992.

Ms. Bostic asked when the Property Committee's tour of the Old Courthouse is due.

Mr. Moody responded that the tour is scheduled for Thursday, July 26, 2001 at 2:00 p.m. and will include a tour of COMLARA Park and the MetCom Communication Center as well.

Chairman Salch remarked that the Committee should look into repairs for the Old Courthouse, with particular attention to the missing mosaic. Mr. Owens stated that after the tour of the facility takes place, the Committee should have a much better idea of what needs to be done. He stated that it might well be expensive, but that the Museum building is a part of local history that should be preserved.

Mr. Hoselton asked where the missing portion of ceiling is located. Mr. Koos stated that the section in question is on the west porch of the building, just inside the doors. He noted that the entrance is not used, as the public enters on the east side of the building.

Mr. Selzer remarked that the County has multiple buildings to look after. He stated that the County should have all of its buildings inspected regularly and there should be a long-term plan in place for the necessary repairs that come up from time to time.

Mr. Hoselton stated that his nephew owns Preservation Roofing in Chicago. The company's current project is to reroof the Shedd Aquarium. He stated that there are similarities between the dome on the Shedd Aquarium and the dome on the Museum of History. He noted that he might be able to get a copy of the plans for the reroofing of the aquarium and use them to compare the trouble spots on the dome of the Museum of History. Mr. Koos noted that the County has architects drawings from 1901, although the actual structure does not mirror the drawings precisely.

Mr. Owens asked whether the Committee could ask for a list of repairs that are needed for future planning. Ms. Bostic noted that the listing of needed repairs in the conservation report from 1992 is very comprehensive.

Chairman Salch asked if the Committee could be furnished with a copy of the 1992 conservation assessment for inspection. Mr. Zeunik responded that copies of the report would be furnished to the Committee.

Chairman Salch asked when the next Property Committee tour of County facilities would take place. Mr. Moody responded that Thursday, May 24, 2001 is the tour of the Fairview Campus, Thursday, June 21, 2001 is the tour of the Highway Department and Animal Control Center, and Thursday, July 26, 2001 is the scheduled tour of the old Courthouse, COMLARA Park, and the MetCom Communication Center. All tours are scheduled for 2:00 p.m.

Mr. Koos explained that the Old Courthouse has received a new roof and a new boiler in the recent past.

Chairman Salch asked whether Mr. Hoselton would follow up on photographing the interior dome of the Museum of History. Mr. Hoselton stated that he would.

Mr. Hoselton asked what the construction material is in the Old Courthouse. He noted that in an attempt to fireproof the building as much as possible, much of the building is constructed of cinder block. Mr. Koos noted that the material is actually hollow terra cotta.

Mr. Koos thanked the Committee for their time and consideration. He noted that, due to the fact that the Old Courthouse serves as a museum facility, there is potential for grant writing activity to help provide dollars for the needed repairs. The museum would be happy to work with Mr. Moody or whomever could assist in identifying those opportunities and move forward with them. He remarked that any grant writing would have to take place as a partnership, due to the fact that the County, and not the Historical Society, owns the building.

Mr. Jack Moody, Director, Facilities Management, presented a Request for Approval of the National Day of Prayer Rally. Mr. Owens noted that the rally actually took place earlier in the day and that the request to use the courtyard of the Law and Justice Center was submitted on April 13, 2001. He asked why the Committee is considering approval after the fact. Mr. Moody explained that the request was submitted after the Property Committee meeting in April, and therefore, it could not be considered at the April meeting.

Mr. Owens asked why the issue could not be considered at a Stand Up meeting immediately prior to the April County Board meeting. Mr. Zeunik remarked that on April 13, 2001, the County Board's agenda packet for the April Board meeting was already printed and distributed, thereby making additions to the agenda impossible.

Mr. Owens asked whether this situation has happened before. In the past, Mr. Moody stated that he exercised discretion as a department head in granting certain requests to use County Facilities without first submitting them to the Property Committee.

Mr. Hoselton asked why Mr. Moody now must bring routine annual items such as this to the Committee. Mr. Zeunik stated that each time the Committee membership and Chairmanship changes, all items are brought to the Committee for approval. He noted that at last month's Committee meeting, the Committee asked to be informed of any requests to use County property or facilities. The request at hand is certainly not highly controversial and has taken place in the same location for a number of years.

Mr. Nuckolls stated that he would like to have Mr. Moody handle future requests for the National Day of Prayer Rally on County Grounds.

Mr. Selzer asked whether all group rallies would be at the discretion of the Facilities Management Department. Mr. Nuckolls responded that for the potentially controversial groups who request to use County facilities, the Property Committee should be consulted for their consideration of the submitted request.

Mr. Hoselton asked Mr. Moody what his opinion is of the situation. Mr. Moody stated that he has two views: 1) the Law and Justice Center is a public building and can be utilized by the public; 2) however, the issue of safeguarding the employees who work in and around County buildings is the responsibility of the County, and therefore, may require some restrictions to be imposed on the use of County facilities by public groups.

Mr. Moody noted that there have not been many major controversial requests. Most requests are from political groups that want to utilize the setting for campaign events, announcements of candidacy, and the like. Those requests usually come in the form of telephone calls just a day or so prior to the event and could not be brought before the Committee in such a short time.

Mr. Hoselton stated that rather than presenting numerous requests to the Board for approval, the State's Attorney's Office should be consulted as to whether there are any apparent objections. If the State's Attorney's Office is satisfied, there should be no need for further Committee involvement.

Mr. Selzer suggested that the Committee grant, by motion, a blanket approval of requests by any group that has previously been approved in the past, and that any first-time event request should be approved by the Property Committee and Board.

Motion by Selzer/Hoselton to grant the Director of Facilities Management authority to approve requests to utilize County facilities from groups or organizations that have been previously approved and that occur on an annual or regular basis. All new requests and first year events shall first be approved by the Property Committee.

Mr. Moody asked how political telephone requests for use of facilities that come with very little advance notice should be handled. Mr. Hoselton stated that the Law and Justice Center is a public building and to refuse such a request would be improper unless there is a threat to health or safety.

Motion carried.

Mr. Moody advised the Committee that the Old Courthouse is a beautiful building and he is committed to its upkeep and historical preservation. He noted that his staff is often on site seven (7) days per week, removing snow, checking boilers and alarm systems, and other maintenance. He noted that he and his staff are at the disposal of the Property Committee in any fashion with regard to repair and maintenance of the Old Courthouse.

Mr. Zeunik related that he would present two (2) items for action, both of which are housekeeping matters. The first is a Request for Approval of an Emergency Appropriation Ordinance Amending Fiscal Year 2001 Combined Annual Appropriation and Budget Ordinance, with regard to the purchase of the 115 East Washington Street Building. He stated that the actual closing date for the purchase may be May 15th or May 16th, 2001. The financing will be through the Public Building Commission (PBC), but the PBC cannot put together a capital markets debt financing and be to market by the closing date. Additionally, there is no current information on how the space in the building will be allocated within the building. All of those considerations will return to the Property Committee for its review and approval.

Mr. Zeunik noted that the current proposal is that the City of Bloomington and the County of McLean proceed to closing on the 115 East Washington Street Building. When all of the details are finalized for the financing, the PBC will reimburse the City and the County for the purchase price plus any interest that may be lost in the interim period on the money that is being used.

Mr. Zeunik explained that the Emergency Appropriation Ordinance is utilized to appropriate money which is not currently appropriated in the Fiscal Year 2001 budget. This comes out of the General Funds unencumbered fund balance and requires action by the Property Committee, the Executive Committee and the County Board.

The second item before the Committee is a Resolution transferring monies from the Working Cash Fund to the General Corporate Fund. Downstate Working Cash law permitted McLean County to levy a property tax in the late 1980s for four (4) consecutive years. The tax levy was to raise money for Working Cash Fund. The maximum allowed was raised, which was \$742,423.00. Mr. Zeunik explained that the law does not allow a levy to be extended beyond four (4) years and the Working Cash Fund can only be used for borrowing. No monies from the Working Cash Fund can be appropriated for any purpose.

The Resolution instructs the Treasurer to borrow money from the Working Cash Fund for the purpose of making up the amount needed for the building purchase. When the PBC

financing is completed, the Working Cash Fund will be made whole again.

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Chairman Salch asked whether two (2) separate motions would be required for approval, since the issues are interrelated. Mr. Zeunik responded that two separate motions would be necessary.

Motion by Bostic/Selzer to Approve the Emergency Appropriation Ordinance Amending the Fiscal Year 2001 Combined Annual Appropriation and Budget Ordinance for the Purchase of the 115 East Washington Street Building. Motion carried.

Motion by Bostic/Selzer to Approve a Resolution Authorizing the Transfer of Monies from the Working Cash Fund 0002 to the General Corporate Fund 0001. Motion carried.

Chairman Salch presented the April, 2001 bills which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor.

Motion by Nuckolls/Owens to recommend payment of the April, 2001 bills as presented by the County Auditor. Motion carried.

Motion by Selzer/Owens to move into Executive Session to discuss the acquisition of real property. In addition to the Committee members present, the following staff are asked to remain:

Mr. Mitchell, Mr. Moody, Mr. Zeunik and Ms. Ross. Motion carried.

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The Committee went into Executive Session at 5:20 p.m. to discuss the acquisition of real property.

The Committee came out of Executive Session at 5:50 p.m. and returned to regular session.

Motion by Hoselton/Owens to proceed with negotiations with the Deneen Trust with regard to the acquisition of 10 acres of property located directly East of the current Highway Department facility on Towanda-Barnes Road. Motion carried.

Mr. Selzer noted that the Property Committee should recommend names for the various County buildings located in downtown Bloomington. Mr. Selzer recommended that the Law and Justice Center continue as the name for the County facility at 104 West Front and the 200 West Front Street building be named the McLean County Health Department Building.

Mr. Selzer further recommended that the 115 East Washington Street Building be named the Government Center subject to the review and approval of the Bloomington City Council.

Motion by Selzer/Bostic to officially name County buildings as: Law and Justice Center, McLean County Health Department Building, and Government Center Building. Motion carried.

Motion by Selzer/Owens to support the name of the 115 East Washington Street Building as Government Center Building for consideration by the Bloomington City Council.

There being nothing further to come before the Committee at this time, Chairman Salch adjourned the meeting at 5:55 p.m.

Respectfully submitted,

Martha B. Ross
Recording Secretary

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