

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, May 3, 2005 at 3:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

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

Members Absent: Member Selzer

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

Department Heads/
Elected Officials

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

Members of the

Public Present: None

Chairman Bostic called the meeting to order at 3:00 p.m.

Chairman Bostic presented the Minutes of the April 7, 2005 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Don Lee, Director, Nursing Home, presented a request for approval to recommend award of the bid to resurface the back parking lot of the Nursing Home to McLean County Asphalt. He distributed a map of the parking lot that needs to be resurfaced. Mr. Lee indicated that two bids were received, one from McLean County Asphalt, which came in with the lowest bid, and one from Rowe Construction. Mr. Lee indicated that when the front parking lot was resurfaced in September of 2004, the County Highway Department and the bidders were asked for their input on the condition and repair needs for the rear parking lot. It was determined that resurfacing was needed soon to prevent further deterioration of the parking lot.

Mr. Lee indicated that the cost of the project was placed in the budget, but the actual cost turned out to be larger than anticipated. The budget allowed for \$35,000 and the bid came in at \$57,000. Mr. Lee reported that the difference can be made up through other capital lines.

Mr. Lee reported that he asked for one alternate project to be bid on, namely the ambulance drive going around the building. He noted that it is not in bad condition, except for the area where the truck delivers oxygen. Mr. Lee stated that this project can wait until next year.

Ms. Harding asked if the resurfacing of the parking lot is a higher priority than other capital projects. Mr. Lee replied that it is more important.

Chairman Bostic asked how old is the Nursing Home. Mr. Lee responded that the Nursing Home was opened in 1974. He noted that some work was done on the lot over the years but never a resurfacing.

Mr. Lee reported that, during this time, they would like to make the lot inaccessible. He indicated that it is expected that the different entities can use the parking lot in front of the Nursing Home. Mr. Lee indicated that the Juvenile Detention Center will continue to have access around the building to their parking area.

Motion by Moss/Ahart to recommend approval to award the bid to McLean County Asphalt to resurface the back parking lot of the Nursing Home for \$57,667.00.
Motion carried.

Mr. Bill Wasson, Director, Parks and Recreation, presented a request for approval of a three-year Agreement for Exclusive Beverage Rights for McLean County Parks and Recreation with Central States Coca-Cola Bottling Company of Bartonville, Illinois. He noted that the Department received a total of two responses on the request for proposals, one was from Cadbury-Schweppes and the second was from Coca-Cola. Both proposals were for a three year term. Mr. Wasson noted that there were several reasons for choosing Coca-Cola, including:

- Selection of offerings to the customers;
- Seven day a week service;
- Popular products, including Coke, Diet Coke, Sprite and caffeine-free Diet Coke;
- National market share opportunities and rebates on list pricing;
- Advertising on machines on-site as well as other sites in McLean County.

This Agreement would provide equipment, pricing, rebates, service and marketing programs. He noted that, in return, Coca-Cola Bottling Company will have exclusive beverage rights for all McLean County Parks and Recreation Department facilities, including food service providers, caterers, concessionaires and beverage-related contractors. Coca-Cola will be the official soft drink of the McLean County Department of Parks and Recreation.

Mr. Wasson reported that the contract is being reviewed by the State's Attorneys Office. Therefore, the contract document will need to be presented at a stand-up meeting prior to the May 17th County Board meeting.

Chairman Bostic asked if the County gets a rebate on the profit from the vending machines. Mr. Wasson replied that Parks and Recreation pays a direct cost for the product, stocks the vending machines, sells the product, and receives all revenues from the sale of the product.

Ms. Ahart asked how much revenue was received last year. Mr. Wasson estimated that \$3,000 was received last year.

Mr. Moss asked if Pepsi submitted a bid. Mr. Wasson replied that Pepsi was asked to submit a bid, but they did not provide a proposal.

Mr. Zeunik asked for clarification on Coca-Cola's proposal regarding one marketing campaign per month for the summer months at vending distribution sites. Mr. Wasson replied that it is marketing assistance that is in addition to the advertising on vending machines. Coca-Cola will assist in promoting activities within the park, such as furnishing equipment, banners and merchandise giveaway. Coca-Cola will not provide direct financial assistance.

After reviewing the proposal, members of the Committee supported the proposal to award exclusive beverage rights for McLean County Parks and Recreation to Central States Coca-Cola Bottling Company, pending receipt of the written contract which will be available at a stand-up Committee Meeting on May 17.

Chairman Bostic asked if there were any additional questions or comments. Hearing none, she thanked him.

Mr. Jack Moody, Director, Facilities Management, announced that the McLean County Museum of History was selected by the Historic Preservation Commission of the City of Bloomington, Illinois to receive one of its 2005 Heritage Awards for Achievement in Historic Preservation. The Heritage Award for Preservation Excellence was received for the restoration of the copper dome of the Old Courthouse. Mr. Moody reported that the award will be presented at the Bloomington City Council meeting, Monday, May 9. He indicated that Mr. Greg Koos, Executive Director, McLean County Museum of History; Mr. Ed Gerns, Project Manager, Wiss, Janney, Elstner Associates, Inc. (WJE) who put together the report; Mr. Jim Rhomba, Kajima Construction Services, Inc., general contractor are planning on appearing to receive the award. Wiss, Janney, Elstner is working on an application packet on this project to apply for an American Institute of Architects Award.

Chairman Bostic recognized Mr. Moody's efforts in overseeing the Dome project.

Mr. Moody presented a status report on the fire damage and repairs of the Old Courthouse. He indicated that the insurance company for the sub-contractor, United Fire Group, has agreed to a proposal submitted by Wiss, Janney, Elstner to engage their services to do a complete analysis and review of the aftermath of the smoke damage from the fire and to develop a plan which the insurance company can then use to solicit proposals to have the dome area cleaned. Mr. Moody indicated that as soon as the proposal for the repair work is completed, the restoration work can be approved, awarded and completed very quickly.

Mr. Moody presented an update on the design phase of the remodel project for the Law and Justice Center. He reported that the two architects, Paul Young and Gene Asbury, and several County personnel, have been working over the past seven or eight weeks on the renovation plans for the Law and Justice Center. Mr. Moody explained that the seventh floor is virtually empty and will be the first floor to be renovated. Once it is completed, Court Services will move to the Seventh Floor, thereby freeing space on the sixth and first floors. He noted that offices will move from vacated space to vacated space and renovation will follow.

Mr. Moody stated that the architects plan to continue working throughout the summer developing final drawings, engineering plans, architectural plans, construction manuals and the bid documents. At the end of the summer and into the fall, they will finish that process and go through the remaining steps necessary to put the bids out.

Mr. Moody reviewed a report on the recently donated artwork to McLean County from National City Bank. He stated that he and Chairman Bostic visited National City's distribution center where they store bank furniture, equipment and artwork. He noted that he and Chairman Bostic requested that National City donate some of the artwork to the County for the Government Center building. National City has agreed to donate 15-20 pieces of artwork that was hand-picked by Chairman Bostic and Mr. Moody. Currently, that artwork is in storage in the basement of the Government Center.

Chairman Bostic commended Mr. Moody on his diligence in negotiating with National City for the donation of artwork.

Members of the Committee asked what National City plans to do with the rest of the artwork in storage. Chairman Bostic replied that they may pass it on to other National City bank facilities. Mr. Moody indicated that National City agreed to donate the 15-20

pieces of artwork. However, National City has stated that they will not donate any more artwork. He believes they will have the artwork appraised and put it up for sale.

Mr. Moody reported that the bid for the jail roof project is underway. He stated that he met with the interested contractors and gave a tour of the roof for notes and measurements. Mr. Moody stated that the bid opening is scheduled on May 26, 2005 at 2:00 p.m. He expects to bring the results of the bid opening to the Committee for review and consideration at the June meeting.

Mr. Zeunik updated the Committee on the breakdown of the very expensive sound system during the April County Board meeting. He noted that they have been working with Thompson Electronics to correct the problem. Mr. Zeunik explained that since the sound system is a digital system and since Illinois Power has had problems delivering service to the downtown area, the recent power interruptions caused the problem with the sound system. Mr. Moody reported that the room where the sound system is housed was not originally set up to be included on the emergency generator. He stated that two weeks ago, it was set up to be backed up by the emergency generator. Additionally, the entire panel has been placed on its dedicated UPS system. Mr. Moody indicated that Thompson Electronics also discovered a defect in the sound system software and they are working with the manufacturer of the software to rewrite the software. Mr. Moody is confident that there will not be a sound system problem in the future.

Mr. Moss reported that he will be absent at the June Property Committee meeting.

Chairman Bostic presented the April 30, 2005 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee Fund total is \$355,555.89 and the prepaid total is the same.

Property Committee Minutes
May 3, 2005
Page Five

Motion by Ahart/Harding to recommend approval of the bills as of April 30, 2005, which have been reviewed and recommend for transmittal by the County Auditor.
Motion carried.

Ms. Harding asked if there is an attendance requirement for Committees. Chairman Bostic replied that there is no written policy. Ms. Ahart suggested it would be interesting to create an attendance report for the last year. Mr. Zeunik indicated that, periodically, the newspaper will run a story on this topic.

Mr. Dean brought up the possibility of changing the meeting time of the Property Committee. After significant discussion, the Committee decided to stay at the current day and time, but to consider a change in the future.

Chairman Bostic asked if there was any other business or communication for the Property Committee. There was none. The meeting was adjourned at 4:13 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary