

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, May 1, 2008 at 3:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Bostic, Members Dean (arrived 3:50 p.m.), Harding, Moss and Ahart

Members Absent: Member Sweeney

Other Members
Present: None

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

Department Heads/
Elected Officials
Present: Mr. Jack Moody, Director, Facilities Management and Mr. Bill Wasson, Director, Parks and Recreation; Ms. Roxanne Castleman, Director, Court Services and Mr. Dave Goldberg, Director, Juvenile Detention Center

Others Present: Mr. Edward A. Gerns, RA, Principal, Wiss, Janney, Elstner Associates, Inc. and Ms. Elizabeth Ordner, Architect, Wiss, Janney, Elstner Associates, Inc.

Chairman Bostic called the meeting to order at 3:48 p.m.

Chairman Bostic presented the Minutes of the Thursday, April 3, 2008 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Jack Moody, Director, Facilities Management, presented a request for approval of a Change Order Allowance for Phase 2 Restoration Project of the McLean County Museum of History. He introduced Mr. Ed Gerns, RA, Principal, Wiss, Janney, Elstner Associates, Inc. ("WJE") and Ms. Elizabeth Ordner, Architect, WJE. Mr. Moody noted that, in February, 2008, the McLean County Board awarded Otto Baum's contract for the Phase 2 Restoration work of \$1,015,854.00. He indicated that the work began a few weeks ago and no change orders have been requested to date.

Mr. Moody advised that, at the regular project meeting held on April 14, 2008, Mr. Gerns and Mr. Dan Bagley of Otto Baum pointed out a few concealed areas that need attention and will require change order approval. He stated that these areas have been concealed and were not subject to inspection during bid document development by WJE.

Mr. Moody indicated that Mr. Gerns is requesting that the County authorize \$70,000.00 to be set aside for covering the repairs outlined in his letter. He stated that he and Mr. Greg Koos are in agreement with the change orders.

Mr. Moody recommended that \$70,000.00 from the total capital budget of \$1,750,000.00 be approved for these change order requests and that he be authorized to work with Mr. John Zeunik, County Administrator, as each one is presented by WJE for our consideration and approval. He noted that WJE does not anticipate needing to use this entire amount. In order for this project to proceed and not be delayed, these change orders need to be authorized as soon as the WJE and Otto Baum documents are presented.

Mr. Moody reported that Otto Baum announced that they will be able to complete the project a month ahead of schedule. The new completion date is September 12th.

Mr. Dean asked if each of the change orders will come before the Committee for approval. Mr. Moody replied that approval of the \$70,000.00 will ensure that the changes can be made as soon as they are identified. He noted that he will report each change order to the Committee.

Mr. Moss asked what are the three concealed areas of concern at this time. Mr. Moody reviewed the three concealed areas, as follows:

- Serpentine stone was concealed in the east and west vestibule and need to be re-anchored.
- Exterior limestone clad wing walls, which flank the stairs on the north, east, west and south facades on the outside of the building need to be replaced.
- Exterior light fixtures that have deteriorated need to be removed.

Mr. Gerns explained that the lights on the Courthouse have a bronze decorative shield to them. The steel pipe inside is corroded. Mr. Gerns indicated that the stairs have deteriorated due to water and salt damage, so they need to be rebuilt. He stated that the serpentine panels, the green marble on the inside of the vestibules, need minor modifications.

Motion by Harding/Ahart to recommend approval of Change Order Allowance for Phase 2 Restoration Project of the McLean County Museum of History.
Motion carried.

Mr. Moody presented a request for approval of a Coffee Depot Lease for 2008-2010. He noted that the rent increased 3% each of the two years of the lease for a total increase of 6%. Mr. Moody indicated that the Coffee Depot has been an excellent and successful tenant.

Motion by Dean/Ahart to recommend Approval of a Coffee Depot Lease for the Law and Justice Center for 2008-2010.
Motion carried.

Mr. Moody presented a request for approval of a Lease Agreement between the County of McLean and the Child Support Enforcement Division of the McLean County State's Attorneys Office. He advised that the amount of this lease is a 3% increase. Mr. Moody indicated that the Child Support Enforcement Division is a good tenant.

Motion by Moss/Ahart to recommend approval of a Lease Agreement between the County of McLean and the Child Support Enforcement Division of the McLean County State's Attorneys Office.
Motion carried.

Mr. Moody reviewed the damage done to the Juvenile Detention Center by the earthquake on April 18, 2008. He noted that Ms. Roxanne Castleman, Director, Court Services, and Mr. Dave Goldberg, Director, Juvenile Detention Center, are available to discuss the damage at the Juvenile Detention Center.

Mr. Moody stated that the damage includes:

- Several of the concrete floor square panels in the outside recreation yard were damaged and/or buckled.
- A crack in the outside brick wall in the same section of the building.
- Several small cracks in the halls and in a stairway inside the building, which can be repaired with spackle and paint.

Mr. Moody indicated that Risk Management was notified of the damage. Risk Management then notified the insurance carrier. The insurance carrier contacted their structural engineering firm, SEA, Inc., St. Louis, Missouri. Mr. Moody stated that, after

examining the damage, Facilities Management staff and the insurance engineer determined that the building is in no danger. He added that the recreation area will be closed until repairs are made.

Mr. Moody indicated that the County's property insurance has a \$100,000.00 deductible for earthquake coverage, which means that the first \$100,000.00 will have to be absorbed by the County. He stated that the damage is still under investigation. Mr. Moody advised that the engineer's professional opinion, based on the drawings on the original construction of the building, is that the building is not in any danger and he does not feel the wall will move anymore.

Mr. Moody indicated that the engineer questioned whether or not these were pre-existing conditions to the building. Mr. Moody advised that he assured the engineer the damage to the structure was not evident before the earthquake. He noted that the engineer will send a letter with his evaluation and recommendation to the insurance agent and then to the County. Mr. Moody stated that the engineer recommended that the crack on the wall be immediately repaired to avoid water damage.

Mr. Moody advised that he is meeting with a contractor to discuss repairing the outside recreation area floor. He added that materials for demolition and reconstruction will involve using cranes at the back side of the building.

Ms. Castleman expressed concern that the outdoor recreation area will need to be closed until repairs can be made. She noted that the Juvenile Detention Center mandates that space be available to its residents for outdoor recreation.

Mr. Goldberg indicated that the building is still a wonderful building and one of the best maintained buildings the County owns.

Mr. Moss asked how big are the concrete panels that make up the floor. Mr. Goldberg responded that the panels are approximately 20 feet by 20 feet. He estimated that three of the panels were damaged. Mr. Moss asked how many panels make up the floor. Mr. Goldberg replied that there are approximately eight panels.

Chairman Bostic asked how vulnerable is the building should another 5.5 earthquake occur. Mr. Moody replied that the building is structurally sound. He added that this was the only County building that experienced any damage from the earthquake.

Mr. Moss asked if the need to close the outdoor recreation area will cause problems for the Juvenile Detention Center. Ms. Castleman replied that the Illinois Department of Corrections will likely give the Juvenile Detention Center a waiver as long as they know the area will be repaired.

Mr. Moss asked if there are alternative spaces to use as a recreation area. Mr. Goldberg replied that there is an indoor recreation area and an outdoor courtyard where the residents can go for fresh air.

Mr. Moody reviewed the progress of the Law and Justice Center Renovation, noting the following:

- Law and Justice Center estimated completion date is July 9, 2008.
- First Floor to complete:
 - First Floor Jail Booking area,
 - Weekend jail area;
 - Holding cells.
- The three outside concrete stairwell handrails have been installed;
- Brick barricade around dumpsters has been completed.

Mr. Moody suggested that the Committee members ask Sheriff Emery to give them a tour when the work is completed.

Mr. Moody reviewed the Illinois Clean Energy Foundation grant for lighting upgrades in historic courthouses. He reminded the Committee that the County asked for a grant of \$18,550.00 to do the lighting conversions at the Old Courthouse, which would result in an 8.3% reduction in kilowatt usage. Mr. Moody advised that the Illinois Clean Energy Foundation awarded the County \$5,866.00, with the stipulation that the County achieve the 8.3% reduction. He stated that the County cannot meet the mandated reduction in kilowatt usage with only \$5,866.00.

After a brief discussion, the Committee concurred to reject the grant and make the necessary lighting upgrades as County funds become available.

Mr. Moody indicated that the Eagle Scout project is progressing well. He stated that Jeremy Fahling is an eighth grade student who is working towards getting approval to do a landscaping project to earn his Eagle Scout badge. Mr. Moody noted that Jeremy will landscape an area in front of the Fairview Building.

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

Mr. Bill Wasson, Director, Parks and Recreation, presented a request for approval of an Ordinance Adopting and Enacting Rules and Regulations pertaining to the Public Use of all County Parks and Recreational Areas, and providing for the Enforcement of said Ordinance and the Fixing of Penalties for its Violation. He explained that the Department of Parks and Recreation staff has worked through website and in-person

surveys to identify community desires for watercraft and fishing elements at Evergreen Lake over the past 12 months.

Mr. Wasson advised that the most requested items on community surveys relating to watercraft use were:

- No-wake limit for motors larger than 10 HP
 - The Department recommends no action at this time and will continue monitoring trends within the State of Illinois
- Reduction in fees for multiple household watercraft
 - The Department recommends implementation of a reduced fee (50%) for ADDITIONAL watercraft owned by the same person.
 - The Department would require proof of ownership through Illinois Watercraft Registration cards.
 - The Department believes that this fee adjustment, in combination with provision of kayak/canoe rack licensing will increase the overall number of kayaks registered and off-set any loss from current multiple registration households.
- Kayak/Canoe Rack Space Rental
 - The Department recommends the addition of canoe/kayak rack licenses at the Evergreen Lake Marina.
 - The Department has received requests for this service and can provide such from materials on hand.
 - The fee is based upon a review of canoe/kayak rack fees regionally
- Sailboats
 - Sailboats leased from Illinois State University are no longer serviceable and usage does not justify the capital investment to purchase new watercraft.

Mr. Wasson reported that the changes to the Ordinance are as follows:

- Amend subsection 35-21-2, as follows:

35.21-2 Watercraft registration fees. The fee for the registration of each watercraft that is operated or anchored on Evergreen Lake shall be as follows:

	McLean County Residents	Non-Residents of McLean Co.
Calendar Year, 1/1-112/31	\$35.00	\$45.00
One Day only	\$12.00	\$16.00

Fees for 2nd additional Calendar year watercraft registrations by the same owner shall be discounted by 50%.

- Amend Subsection 35-21-4 to read as follows:

35-21-4 Boat Concession Fees. The fees for rental of watercraft and related equipment shall be:

Canoes	\$6.00 per hour or \$18.00 for operating day or overnight
Rowboats	\$8.00 per hour or \$23.00 for operating day or overnight
Paddleboat	\$5.00 per hour
Sailboat	\$8.00 per hour
Seasonal Canoe/Kayak Rack	<u>\$45.00 McLean County Resident/ \$65.00 Non-Resident of McLean Co.</u>

Ms. Harding expressed her appreciation that Mr. Wasson is consulting the public on their wishes and thoughts. Mr. Wasson responded that the County's Department of Information Technologies has been very effective in their ability to put a survey on the County's website for feedback from the public.

Motion by Moss/Harding to recommend approval of an Ordinance Adopting and Enacting Rules and Regulations pertaining to the Public use of all County Parks and Recreational Areas, and providing for the Enforcement of said Ordinance and the Fixing of Penalties for its Violation.

Mr. Moss asked how was the \$45.00 kayak fee determined. Mr. Wasson replied that the \$45.00 fee is comparable to many County agency watercraft registration fees across the State. He noted that some entities have higher horse power limits. In those cases, there is often a scaled fee system, where lower horse power boats pay less and higher power boats pay more. Mr. Wasson advised that since the Parks and Recreation department set a 10 horsepower limit, a single price is charged. He added that the discount for the second watercraft is an attempt to find a balance and equity for watercraft users.

Mr. Moss asked if the County is playing catch-up on creating kayak fees or is it something a lot of agencies are just getting around to implementing. Mr. Wasson responded that all watercraft must be registered with the State, including kayaks and inflatable boats. He noted that all kayaks, to date, have had to be registered with the County.

Chairman Bostic called for a vote on the motion.

Motion carried.

Mr. Wasson reported that on the first day of reservations, over 2,000 site night reservations were made in approximately six hours. He indicated that they continue to monitor the recreational usage considering the economy.

Mr. Wasson advised that an adventure race was held last weekend at COMLARA Park with 22 four-person teams, where individuals canoed, swam and biked. He noted that the race was a cooperative activity between Illinois State University and the Department of Parks and Recreation.

Mr. Wasson informed the Committee that next month there will be a water-based search and rescue exercise at Evergreen Lake that will include EMS and the Sheriff's Department, as well as other State and local agencies.

Mr. Wasson indicated that the Department of Parks and Recreation is working with the Illinois Natural History Survey and local bass clubs on a bass mortality study at Evergreen Lake that will take place all summer.

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

Chairman Bostic presented the April 30, 2008 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 Fund Total of \$317,554.17 and a Prepaid Total that is the same.

Motion by Dean/Harding to recommend approval of the bills as of April 30, 2008, which have been reviewed and recommend 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 4:43 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary