

## **Minutes of the Property Committee Meeting**

The Property Committee of the McLean County Board met on Thursday, November 6, 2008 at 3:45 p.m. in Room 404, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Bostic; Members Dean, Moss and Wendt

Members Absent: Members Ahart and Harding

Other Members

Present: None

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

Department Heads/

Elected Officials

Present: Mr. Don Lee, Director, Nursing Home; Mr. Jack Moody, Director, Facilities Management

Others Present: None

Chairman Bostic called the meeting to order at 3:58 p.m.

Chairman Bostic presented the Minutes of the Thursday, October 2, 2008 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 of the 2009 approved Vendor List for Janitorial and Paper Supplies for the County. He advised that each year the Nursing Home coordinates this recommended vendor list. Mr. Lee stated that these are the companies that have submitted the lowest price meeting the bid specifications that were prepared. He noted that the prices are in line with last year. Mr. Lee recommended that this list be forwarded to the Board for approval.

Motion by Dean/Ahart to recommend approval of the 2009 approved vendor list for Janitorial and Paper Supplies for the County.

Motion carried.

Mr. Lee reported that the replacement of the roof at the Nursing Home should be completed within the next couple of days.

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

Mr. Jack Moody, Director, Facilities Management, announced that the Courthouse Project is completed except for a couple minor issues, including installing glass globes on the outside pole lights, paperwork, final waivers, final billing, etc.

Mr. Moody presented a report on the Capital Improvements at the Law and Justice Center. He stated that, in June 2007, the County Board, in keeping with the Board's Budget Policy Resolution, appropriated \$1,750,000.00 for capital improvement projects relating to needed repairs at the McLean County Museum of History located at the old McLean County Courthouse. This project was completed on October 31, 2008 at a total cost of \$1,193,132.00, which includes the professional fee from Wiss, Janney, Elstner Associates, Inc., the project architect.

Mr. Moody advised that the County Auditor has been asked to encumber portions of the remaining balance in the capital project funds for the below listed projects:

1. Improvements to the Law and Justice Center Third Floor Overhang Heating System:

There has been heating problems with the Third Floor since 1976. The original heating system design did not adequately provide heat to the third floor on the west, north, and east sides of the building. Consequently, during some winters, the perimeter offices are so cold it is difficult to maintain acceptable temperatures even with space heaters. Due to cost factors, it has been impossible to include the dollars to fix this situation in the Law and Justice Center remodel project funded by the Public Building Commission. The proposed estimated budget of \$200,000.00 should be sufficient to bid this project in December 2008 to be completed in the spring of 2009. As much of the work as possible will be done by the Facilities Management personnel.

2. Wiring Upgrades to the Third, Fourth, and Fifth Floors of the Law and Justice Center:

The current wiring for technology equipment is located in janitorial closets next to mop sinks and floor cleaning buckets on these floors. The planned upgrade would relocate these connections to the dedicated and centrally located secure wiring closets on each floor, linked to optical fiber that has been installed as part of the recent renovations project. This would utilize newly installed fiber optic rather than the existing copper wiring. By this method, it will reduce the number of data switches and power supply boxes

that are currently required. This will increase the reliability and reduce maintenance costs. This method will also increase capacity and speed to accommodate future technology needs, such as video arraignments. The estimated cost of this project is \$160,000.00. This project could begin shortly after bids are received and be completed within a two month period.

Mr. Moody stated that the total cost of both projects is \$360,000.00. The remaining dollars in the capital fund are \$556,868.00, which leaves a balance of \$196,868.00.

Mr. Dean asked when will these projects begin. Mr. Lindberg replied that the funds have already been encumbered for these capital improvement projects.

Mr. Moody indicated that, in keeping with past practice, the Committee will be provided with project update reports on a monthly basis.

Mr. Moody advised that the remodel project at the Law and Justice Center has been completed. He noted that there are a few final tasks that must be finished, including installing a doorknob and painting a wall.

Mr. Moody reported on the status of the Phase II renovations at the Old Courthouse. He reminded the Committee that the renovation work was being done by Otto Baum Masonry and Stone Company and Wiss, Janney, Elstner Associates, the project architect. He stated that he has enjoyed working with Otto Baum.

Mr. Moody reiterated his earlier statement that the project has been completed except for a couple minor issues, such as installing glass globes on the outside pole lights, paperwork, final waivers, final billing, etc. He indicated that these repairs will prolong the life of the Old Courthouse for decades.

Chairman Bostic stated that she toured the Old Courthouse with Mr. Greg Koos, Director, McLean County Historical Museum, six weeks ago. She advised that Mr. Koos has a "want list" of projects for the Old Courthouse. Mr. Moody responded that he is aware that the building will need a new roof sometime in the future. He noted that the current roof was installed in 1985. Mr. Moody estimated that it will cost approximately \$200,000.00 to replace the roof.

Chairman Bostic indicated that Mr. Koos expressed concern about the drain pipes and downspouts at the Old Courthouse. Mr. Moody agreed that the copper drain pipes and downspouts are very old, but he noted that they are working.

Mr. Moody reviewed the status of the concrete decking at the Juvenile Detention Center. He reminded the Committee that on Friday, April 18, 2008, Central Illinois experienced a minor earthquake, which caused damage to the outdoor recreation yard at the Juvenile Detention Center.

Mr. Moody estimated that the project should be completed by very soon. He noted that there have been no change-orders on this project and it is on-target on budget. Mr. Moody indicated that Otto Baum is the contractor for this project as well. He added that, because Otto Baum has been able to find some savings, the final bill may be less than the contract amount.

Mr. Moody provided a status report on the County Recorder's office remodeling project in the Government Center. He noted that Associated Constructors, a small general contractor, is doing the work. Mr. Moody reviewed the work that has been done. He advised that the Recorder's Office has been open throughout the remodeling. Mr. Moody reported that the project should be completed in the next couple of days.

Mr. Moody presented a status report on the bulk purchase of electrical energy for 2009. He reminded the Committee that two years ago, for all of the County's Ameren IP accounts, he was able to purchase electrical energy service from a third party vendor. For the past 24 months, the County has been locked in at .05624 cents per kilowatt hour. Mr. Moody stated that the County has saved thousands of dollars by purchasing its electricity from a third party vendor.

Mr. Moody advised that this contract runs out in December. He stated that he will rebid this to every electrical supplier that can sell electricity to Central Illinois. Mr. Moody informed the Committee that the dollar amount on the purchase of electricity on the mercantile and commodities market fluctuates hourly. For that reason, when the bid is made, it is only good for 24 hours. Mr. Moody indicated that he will send out the bid, electronically, on Monday, November 10<sup>th</sup> to all of the bidders eligible per ICC and Ameren IP acceptable. He stated that he will ask the bidders to bid two different options, as follows:

- Prime Bid – Bid a two-year fixed rate to begin December 2008 and end December 2010.
- Alternate Bid for a three-year fixed rate contract.

Mr. Moody indicated that a three-year fixed contract will likely not be as low as a two-year fixed contract, but has the potential of higher savings over a three year fixed rate.

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Mr. Moody advised that the bids will be considered by the Property Committee at a Stand-up meeting prior to the Board Meeting on Tuesday, November 18<sup>th</sup> and, thereafter, considered for approval by the Board.

Mr. Moody stated that, last year, the County saved more than \$141,000.00 on electrical bills.

Mr. Moody indicated that he received an invitation from Anthony McCauley to attend the Boy Scout ceremony where he will receive his Eagle Scout Badge on Sunday, December 21. Mr. Moody reminded the Committee that Anthony completed a landscape project at the Fairview Sign in Normal two years ago, which was his Eagle Scout project.

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

Chairman Bostic indicated that Mr. Mike Steffa, Director, Parks and Recreation, was unable to attend the meeting today due to illness. She asked Mr. Wasson to review Mr. Steffa's report on the City of Bloomington Water Department Well Drilling/Test Boring at COMLARA PARK.

Mr. Wasson stated that the City of Bloomington Water Department has been exploring the idea of drilling wells as a third water source to supplement its current water supply reservoirs, namely Evergreen Lake and Lake Bloomington. This well water would be mixed with the reservoir water at the Water Department building (at Lake Bloomington) to cut down on nitrate levels. Mr. Wasson indicated that, in September, test borings were done at COMLARA Park in the back section of the campground.

Mr. Wasson informed the Committee that the COMLARA Park property is a City of Bloomington property that is leased, under a 100-year lease, to the County for Park purposes.

Mr. Wasson advised that the City has started a second test boring site located near the Mackinaw Pumping Pool located on the north end of the Park. The City is also considering a third test site near the east side (Deer Island Nature Area) of COMLARA Park. Mr. Wasson noted that the Deer Island area is about one-half mile from the distribution point. He stated that a pipeline could be run along the County highway from the current pipeline to this location.

Mr. Wasson referred to the memorandum in the packet, submitted by Mr. Steffa that provided the following information regarding liability issues that were answered by the State's Attorneys Office.

1. Can the City drill without the County's permission? **Yes.** *Under Section 20 of the Lease Agreement, between the City and the County, it states that the City has the right to enter the Park "at any time for any purpose related to its use of the waters of Evergreen Lake as a public water supply, or to the preservation, maintenance, augmentation, or replacement of its water facilities." Therefore, permission has already been given to the City by virtue of the language of the agreement.*
2. Is there any way the County would be liable to the local residents if their wells are affected in any way or if they go dry? **No.** *If the work performed by the City, or its contractors, affects neighboring wells, the City would be potentially liable, not the County.*
3. Is the County liable if anything happens to the persons or property of the well drilling company if any accidents occur while they are out here at the park? **No.** *The City is liable for its own negligent acts, or its contractors, even if they are performed on the County's leasehold.*

Chairman Bostic asked if there were any potential adverse affects of having wells in the park. Mr. Wasson replied that the only concern is what effect the wells may have on the County's on-site wells. He noted that his concern would be for the sustainability of wells for the recreational facilities and activities, and whether or not the City would provide a provision for such sustainability if problems were encountered.

Mr. Dean asked if the City would drill new wells for the Park or service the Park with water. Mr. Wasson replied that they would probably not service the Park with water because the closest potable water line is in Hudson. He stated that Bloomington would need to evaluate adding additional wells and appropriate piping to distribute to alternative locations, if necessary.

Chairman Bostic asked if there is an inventory of the County wells to know how deep they are, their pumping capacity and problems they have had in order to have a base-line with which to determine if they have been adversely affected by Bloomington drilling in that area in the future. Mr. Wasson replied that there is an inventory of the wells. He added that the Parks and Recreation Department has a good working relationship with Bloomington and he doesn't anticipate any problems.

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

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Chairman Bostic presented the October 31, 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 \$499,548.23 and a Prepaid Total that is the same.

Motion by Moss/Dean to recommend approval of the bills as of October 31, 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 4:40 p.m.

Respectfully Submitted,

Judith A. LaCasse  
Recording Secretary