

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, September 4, 2003 at 3:00 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

Members Present: Chairman Bostic, Members Selzer, Dean, Ahart, Moss

Members Absent: Member Owens

Staff Present: Mr. John M. Zeunik, County Administrator;
Mr. Terry Lindberg, Assistant County Administrator;
Ms. Lucretia Wherry, County Administrator's Office

Department Heads/
Elected Officials

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

Chairman Bostic called the meeting to order at 3:07 p.m. Chairman Bostic called the roll and declared that a quorum was present.

Chairman Bostic presented the Minutes of the August 7, 2003 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Bill Wasson, Director, Parks and Recreation, presented the General Report for the Department of Parks and Recreation for the month of August. Park usage to date is in line with Park usage in past years. An update on the White Oak Volunteer project was included in the packet as well. Chairman Bostic complemented Mr. Wasson on the Bass Tournament held at the COMLARA Park. Mr. Wasson stated that the weather for the Tournament was wet. The Tournament had to be held in the alcove of the Beach House to avoid the bad weather.

Mr. Moody presented an update on the Law and Justice Center Electrical Vault Explosion and Fire. Repairs are going well. However, the list of tasks to complete is still long. The IP transformers are up and running. The diesel large generator is gone. By law, a diesel small generator is required for running backup systems until the permanent one is installed. Work is going well in the electrical vault. The smoke residue and smell is gone. Work on the 3rd and 4th Floors should be completed in September. Carpet and lighting is complete on the third floor.

Mr. Moody reported that the exterior of the building would be power washed, the windows cleaned and the soffets light will be replaced. As part of the planning that has

been done after to the explosion, a long-range plan for the expansion of the County parking lot outside the Health and Sheriff's Department is complete.

Mr. Moody updated the Committee on the work under way on the 200 West Front Street Building. P.J. Hoerr and the Farnsworth Group are working on replacing the dryvits panels with metal panels. Work will circle the building starting on the east, moving to the north, west, and finishing on the south side. The roofing on the Atrium has begun. The Health Department Employees have already noticed a difference in temperature in the building.

Mr. Selzer recommended that once all invoices are received, the Committee could receive a comparison of the actual costs versus the estimated costs for the Committee's review. Mr. Moody agreed to prepare this analysis for the Committee.

Mr. Moody updated the Committee on the Dome and Roof project at the McLean County Museum of History. Mr. Moody and Mr. Greg Koos, Director, McLean County Museum of History, are meeting with Wiss, Janey and Elstner every two weeks. The drawings will be completed by September 12, 2003. Once completed, the final drawings must be sent to Springfield for review by the State. The State is promising immediate turn-around on the review of the drawings. The City of Bloomington will need to review the drawings as well to insure that all City codes are met. Once the review is complete, the project can be bid.

Although not a County project, the City Street Scape project will enhance the McLean County Museum of History. Work on the sidewalks, lighting, planters and benches will be ongoing from May to September, 2004.

Mr. Moody updated the Committee on the World War II Memorial Plaque. The plaque has been restored to its original 1923 luster. The restoration is complete. Each section will be wrapped in butcher's paper and bubble wrapped, then stored in an environmentally controlled room in the basement of the McLean County Museum of History. Mr. Moody showed the Committee pictures of the restored plaque. The hanging of the plaque is included in the 2004 Fiscal Year Recommend Budget.

Mr. Selzer asked if a Memorial Day Ceremony could be scheduled at the McLean County Museum of History to rededicate the plaque. The Committee agreed. Mr. Selzer suggested that the Veteran's Groups be included in the Ceremony. Mr. Selzer suggested that the Committee take an active roll in planning the rededication ceremony. Ms. Ahart suggested that Mr. Koos be contacted.

Mr. Moody stated that the non-mandatory pre-bid tour of the McBarnes Building is scheduled for September 5, 2003 at 9:00 a.m. Several interested parties have picked up pre-bid packets. The bid opening will be October 30, 2003.

Mr. Moody updated the Committee on the construction on the Lincoln Parking Deck owned by the City of Bloomington. The City expects that work will remain on schedule so that the parking can reopen on the amended completion date. By October 1, 2003, the Lincoln Parking Deck will be able to have 918 parking places. This is an increase from 600 spaces. Once construction is finished, the lot will be re-asphalted due to the damage caused by the crane.

Mr. John Zeunik, County Administrator, presented a letter from Mr. Jeff Koerber, Wiss, Janney and Elstner Associates, Inc. (WJE), to Mr. Michael Sweeney, Chairman, McLean County Board. The letter requested that the County considered additional projects that could be added and completed while WJE is planning work on the roof and dome of the McLean County Museum of History. An additional \$548,000.00 would be needed for these projects.

Also included in the packet is a letter from Mr. David Wochner, Counsel, Public Building Commission (PBC) written in responds to the WJE letter. It is unlikely that the PBC could include these additional projects as part of the loan on the Government Center. The PBC is reluctant to fund this additional work from its own reserves for the following reasons:

- 1) The PBC is funding the work being done on the roof and dome. The PBC will pay out \$250,000.00 before invoices can be sent to the State of Illinois for reimbursement.
- 2) The PBC is paying one half of the costs for the 200 W. Front Street Building project, likely to be \$350,000.00.

The option remaining is to budget the work in the Fiscal Year 2004 Capital Improvement budget for the Courthouse. Doing so would increase the tax rate by 2 cents. Any increase now would impact the 2004 budget to be presented September 16, 2003.

Mr. Selzer stated that he does not agree with doing additional work at this time. Ms. Ahart asked if any additional damage would be done to the building if the suggested work were not done soon. Mr. Selzer replied that no more damage would be done if the suggested work were not done right away. Mr. Moody stated that the building is 100 years old. The work on the roof and dome is the first major work to be done. The State is wise to suggest the work on the roof and dome. The rest can be done down the road. Mr. Dean asked if other grants would be available. Mr. Moody replied that there would be other grants. Mr. Zeunik added that the State of Illinois is familiar with the project

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here in McLean County. It is likely that when other grants are available, McLean County may receive funding. Mr. Selzer recommended looking for private grants, as well as public grants.

Motion by Selzer/Moss to recommend against the proposed additional repairs to the McLean County Museum of History, as suggested in the letter received from Wiss, Janey, Elstner.

Mr. Selzer asked if there is a motive behind the request for the proposed additional repairs. Mr. Moody replied that Mr. Koerber is neutral as to whether or not the repairs should be made. Mr. Koerber has been asked to keep the Committee apprised of additional work that could be done.

Motion carried.

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

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Motion by Dean/Selzer to recommend approval of the bills as of August 31, 2003, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. Motion carried.

Mr. Dean asked for an update on the requested safety precautions at the Boat Ramp. Mr. Zeunik explained that the Transportation Committee asked for alternative plans that would be more in keeping with the aesthetics of the Park. Transportation Committee meets on Tuesday, September 9, 2003. Mr. Selzer suggested that temporary measures may be needed.

Mr. Selzer suggested that the Committee look at improving the parking lot for the Health Department and Sheriff's Department. Parking is going to be an increasing need in Downtown Bloomington once the proposed arena is complete. Mr. Zeunik stated that information would be available for the Committee to review at the October Committee Meeting.

There being nothing further to come before the Committee at this time, Chairman Bostic adjourned the meeting at 4:04 p.m.

Respectfully submitted,

Lucretia Wherry
Recording Secretary

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