



Property Committee Agenda

Room 400, Government Center
Thursday, September 2, 2004
3:00 PM

1. Roll Call
2. Chairman's Approval of Minutes – August 5, 2004
3. Departmental Matters:
 - A. Don Lee, Administrator, Nursing Home
 - 1) Items to be Presented for Action:
 - a) Request Approval to Recommend Award of Bid for paving the Nursing Home Parking Lot to McLean County Asphalt 1
 - 2) Items to be Presented for Information:
 - a) General Report
 - b) Other
 - B. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Information:
 - a) Status Report on Government Center
 - b) Status Report on Old Courthouse Dome And Roof Restoration and Repair
 - C. John Zeunik, County Administrator
 - 1) Items to be Presented for Action:
 - a) Request Approval of an Emergency Appropriation Ordinance Amending the Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance – McBarnes Building Capital Lease Fund 0350 – Intergovernmental Agreement with PBC 2-6
 - b) Request Approval of an Emergency Appropriation Ordinance Amending the Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance – McBarnes Building Capital Lease Fund 0350 – Outstanding Receivable Due to General Fund 0001. 7-8

2) Items to be Presented for Information:

- a) General Report
- b) Other

4. Other Business and Communications

5. Recommend Payment of Bills and Transfers, if any, to County Board

6. Adjournment

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NURSING HOME
(309) 888-5380
901 N. Main Normal, Illinois 61761

Date: August 24, 2004

To: Diane Bostic, Chairman, Property Committee
Members of the Property Committee

From: Don Lee, Adm.
McLean County Nursing Home

Re: Recommend Parking Lot Bid to McLean County Asphalt

Prior to preparation of the 2004 budget, the front parking lot of the McLean County Nursing Home was identified as a priority capital project and funding for this project was included in the budget.

The outer drive area and the section of the drive between the nursing home and the Fairview building have suffered serious deterioration. These are the areas which are subjected to the heavy traffic of the city bus and semi traffic as they make deliveries to the dock at the rear of the nursing home.

We asked Jack Mitchell, Highway Department, for help in writing the specifications for the bid document and Jack Moody's help in providing the basic language for the bid document. I would like to acknowledge and thank them for their willing assistance in this project.

The project was put out for bid on July 24th. There was a mandatory pre-bid conference and tour on July 30th. The bids were due back, opened and read on August 23rd at 2:00 p.m. at the nursing Home. Those in attendance were: Ernie Partlow, Rowe Construction; Tim Warrick, McLean County Asphalt; Chad Emmett, Maintenance Supervisor, Nursing Home; and Don Lee, Adm, Nursing Home.

Two bids were received:	Rowe Construction	\$76,445
	McLean County Asphalt	\$64,698

Therefore I would ask the Property Committee favorably recommend that McLean County Asphalt be awarded the bid for the Nursing Home parking lot.



OFFICE OF THE ADMINISTRATOR


(309) 888-5110 FAX (309) 888-5111

104 W. Front, Room 701

P.O. Box 2400

Bloomington, Illinois 61702-2400

August 30, 2004

Memo to: The Honorable Chairman and Members of the Property Committee
From: John M. Zeunik 
Re: Emergency Appropriation Ordinances – McBarnes Building Capital Lease Fund 0350

For your review and approval, I have prepared the following two Emergency Appropriation Ordinances concerning payments due from the proceeds of the sale of the McBarnes Building.

(1) Intergovernmental Agreement with the Public Building Commission

At the regular meeting of the County Board on April 20th, the Board approved a Resolution Approving and Authorizing Financing to Complete the Repair and Restoration of the Old McLean County Courthouse. This Resolution authorized the use of the net proceeds from the sale of the McBarnes Building as one source for financing the Repair and Restoration of the Old McLean County Courthouse.

At the regular meeting of the County Board on June 15th, the Board approved an Amendment to an Intergovernmental Agreement with the Public Building Commission which provided financing for the Repair and Restoration of the Old McLean County Courthouse. This Amendment specified that the County would pay to the Public Building Commission \$226,000.00 from the net proceeds of the sale of the McBarnes Building.

The first Emergency Appropriation Ordinance (item 3 C 1) a)) provides for the appropriation of \$226,000.00 from the sale of the McBarnes Building (\$198,663.00) and from the unencumbered fund balance of the General Fund 0001 (\$27,337.00) and directs that this amount be paid to the Public Building Commission.

The Honorable Chairman and Members of the Property Committee
August 30, 2004
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(2) Outstanding Receivable due to the General Fund 0001

After the 1972 fire destroyed much of the McBarnes Building, the County Board agreed to accept title to the Building from the veterans' organizations and to finance the renovation and repair of the Building. At that time, the Board approved 30 year lease agreements with three tenants who agreed to pay the County rent for the space occupied and a capital lease payment that would over the term of the lease repay the General Fund the amount appropriated to renovate and repair the Building.

The second Emergency Appropriation Ordinance (item 3 C 1) b)) provides for the appropriation of \$100,009.63 from the sale of the McBarnes Building and directs that this amount be used to pay the outstanding receivable due to the General Fund 0001.

Should you have any questions about these two items, please do not hesitate to call me at 888-5110.

Thank you.

McBARNES MEMORIAL BUILDING

Proceeds from Sale:	\$398,741.50
Receivable due to General Fund:	(\$100,009.63)
FY'2003 Budget Amendment - Year-End Close Out of Expenses: (Appropriation from Fund Balance)	(\$1,174.63)
Deficit in Fund per Outside Auditor's Report as of 12/31/2003:	(\$98,893.52)
TOTAL:	\$198,663.72
Amount due to PBC for Dome/Roof Project at Old Courthouse:	\$226,000.00
Deficit = Total Available - Amount Due	(\$27,336.28)

An EMERGENCY APPROPRIATION Ordinance
 Amending the McLean County Fiscal Year 2004
 Combined Annual Appropriation and Budget Ordinance
 McBarnes Building Capital Lease Fund 0350, McBarnes Building Department 0085

WHEREAS, the McLean County Board, on November 18, 2003, adopted the Combined Annual Appropriation and Budget Ordinance, which sets forth the revenues and expenditures deemed necessary to meet and defray all legal liabilities and expenditures to be incurred by and against the County of McLean for the 2004 Fiscal Year beginning January 1, 2004 and ending December 31, 2004; and,

WHEREAS, pursuant to the approval of the McLean County Board, the McBarnes Building was declared surplus property and sold on October 30, 2003 by sealed bid/auction sale to the highest bidder for \$400,000.00; and,

WHEREAS, the sale of the McBarnes Building to the highest bidder was closed on March 1, 2004; and,

WHEREAS, the McLean County Board, at its regular meeting on April 20, 2004, approved a Resolution Approving and Authorizing Financing to complete the Repair and Renovation of the Dome and Roof Areas of the Old McLean County Courthouse (the "Resolution"); and,

WHEREAS, the Resolution stipulates in paragraph 2 that the net proceeds of the sale of the McBarnes Memorial Building be used to complete the repair and renovation of the Dome and Roof areas of the Old McLean County Courthouse; and,

WHEREAS, the McLean County Board, at its regular meeting on June 15, 2004, approved an Amendment to an Intergovernmental Agreement (the "Agreement") between the Public Building Commission of McLean County, Illinois (the "PBC") and the County; and,

WHEREAS, the Agreement stipulates in paragraph 2 that the County agrees to pay to the PBC the sum of \$226,000.00 and the PBC agrees to apply all of said funds toward the dome and roof repair project at the Old County Courthouse; and,

WHEREAS, the Property Committee, at its regular meeting on Thursday, September 2, 2004 recommended approval of an Emergency Appropriation Ordinance amending the McLean County Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance to appropriate the sum of \$226,000.00 now due and payable to the PBC; now, therefore,

BE IT ORDAINED by the McLean County Board as follows:

- (1) That the County Treasurer is hereby directed to add the following revenue line-item account appropriations to the Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance as follows:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0400.0000 Unappropriated Fund Balance	\$0.00	\$198,663.00	\$198,663.00
General Corporate Fund 0001 0001-0001-0001-0400.00 Unappropriated Fund Balance	\$0.00	\$ 27,337.00	\$ 27,337.00
TOTAL:	\$0.00	<u>\$226,000.00</u>	<u>\$226,000.00</u>

(2)

- (2) That the County Auditor is hereby directed to add the following expenditure line-item account appropriations to the Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance as follows:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0768.0001 PBC Reimbursement	\$0.00	\$226,000.00	\$226,000.00
TOTAL:	\$0.00	<u>\$226,000.00</u>	<u>\$226,000.00</u>

- (3) That the County Auditor is hereby further directed, upon receipt of this approved and executed Emergency Appropriation Ordinance, to make the necessary Fiscal Year 2004 budget amendment and to prepare a check in the amount of \$226,000.00 payable to the Public Building Commission of McLean County.

- (4) That the County Clerk shall provide a certified copy of this ordinance to the County Administrator, County Auditor, County Treasurer, and the Director of Facilities Management.

ADOPTED by the County Board of McLean County this 21st day of September, 2004.

ATTEST:

APPROVED:

Peggy Ann Milton, Clerk of the County Board,
McLean County, Illinois

Michael F. Sweeney, Chairman
McLean County Board

An EMERGENCY APPROPRIATION Ordinance
 Amending the McLean County Fiscal Year 2004
 Combined Annual Appropriation and Budget Ordinance
 McBarnes Building Capital Lease Fund 0350, McBarnes Building Department 0085

WHEREAS, the McLean County Board, on November 18, 2003, adopted the Combined Annual Appropriation and Budget Ordinance, which sets forth the revenues and expenditures deemed necessary to meet and defray all legal liabilities and expenditures to be incurred by and against the County of McLean for the 2004 Fiscal Year beginning January 1, 2004 and ending December 31, 2004; and,

WHEREAS, pursuant to the approval of the McLean County Board, the McBarnes Building was declared surplus property and sold on October 30, 2003 by sealed bid/auction sale to the highest bidder for \$400,000.00; and,

WHEREAS, the sale of the McBarnes Building to the highest bidder was closed on March 1, 2004; and,

WHEREAS, the County's General Corporate Fund 0001 carries an outstanding receivable due from the McBarnes Building in the amount of \$100,009.63, said amount being the balance due to the General Corporate Fund 0001 for the repair and renovations of the McBarnes Building that were financed and completed by the County in 1976; and,

WHEREAS, the net proceeds from the sale of the McBarnes Building are sufficient to retire this outstanding receivable in the amount of \$100,009.63 due to the County's General Corporate Fund 0001; and,

WHEREAS, the Property Committee, at its regular meeting on Thursday, September 2, 2004 recommended approval of an Emergency Appropriation Ordinance amending the McLean County Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance to appropriate the sum of \$100,009.63 and retire the outstanding receivable due to the County's General Corporate Fund 0001; now, therefore,

BE IT ORDAINED by the McLean County Board as follows:

- (1) That the County Treasurer is hereby directed to add the following revenue line-item account appropriations to the Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance as follows:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0400.0000 Unappropriated Fund Balance	\$0.00	\$100,009.63	\$100,009.63
General Corporate Fund 0001 0001-0001-0001-0450.0011 Transfer from Other Funds	\$0.00	\$100,009.63	\$100,009.63
TOTAL:	\$0.00	<u>\$100,009.63</u>	<u>\$100,009.63</u>

- (2) That the County Auditor is hereby directed to add the following expenditure line-item account appropriations to the Fiscal Year 2004 Combined Annual Appropriation and Budget Ordinance as follows:

	<u>ADOPTED</u>	<u>ADD</u>	<u>AMENDED</u>
McBarnes Building Capital Lease Fund 0350 0350-0085-0091-0999.0001 Interfund Transfer	\$0.00	\$100,009.63	\$100,009.63

(2)

TOTAL:	\$0.00	<u>\$100,009.63</u>	<u>\$100,009.63</u>
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(3) That the County Auditor and County Treasurer are hereby further directed, upon receipt of this approved and executed Emergency Appropriation Ordinance, to make the necessary Fiscal Year 2004 general ledger journal entries to retire the outstanding receivable in the amount of \$100,009.63 due to the County's General Corporate Fund 0001.

(4) That the County Clerk shall provide a certified copy of this ordinance to the County Administrator, County Auditor, County Treasurer, and the Director of Facilities Management.

ADOPTED by the County Board of McLean County this 21st day of September, 2004.

ATTEST:

APPROVED:

Peggy Ann Milton, Clerk of the County Board,
McLean County, Illinois

Michael F. Sweeney, Chairman
McLean County Board