

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, September 7, 2006 at 3:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

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

Members Absent: Members Ahart and Harding

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

Department Heads/
Elected Officials

Present: Mr. Bill Wasson, Director, Parks and Recreation; Mr. Jack Moody, Director, Facilities Management Department; Ms. Jennifer Ho, Risk Manager

Others Present: None

Chairman Bostic called the meeting to order at 3:29 p.m.

Chairman Bostic presented the Minutes of the August 3, 2006 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Chairman Bostic presented a request for approval to host the "Silent Witness Exhibit" on the grounds of the McLean County Law and Justice Center on October 10, 2006 to promote awareness of domestic violence and in observation of October as National Domestic Violence Awareness Month as submitted by Ms. Jennifer Ho, Risk Manager.

Mr. Selzer stated that he believes this should only go before the Committee the first time, which was last year, and thereafter would only require approval of Mr. Jack Moody. Mr. Moody noted that CASA does an exhibit every April upon the approval of Facilities Management.

Motion by Selzer/Dean to recommend Approval to host the "Silent Witness Exhibit" on the Grounds of the McLean County Law and Justice Center on October 10, 2006 to Promote Awareness of Domestic Violence and in Observation of October as National Domestic Violence Awareness Month.

Motion carried.

Mr. Bill Wasson, Director, Parks and Recreation, presented his General Report. He reported that usage of COMLARA Park is very high, with record numbers of users in several areas.

Mr. Wasson announced that the Triathlon was a very successful event with over 350 persons registered for a first year event. He reported on the very positive cooperation and assistance received from County's Emergency Management Agency (EMA) and the Sheriff's Department. Mr. Wasson indicated that he expects the 2007 Triathlon will also be held at COMLARA Park. He noted that the event will be monitored on a year by year basis to see how it impacts the facilities and residents surrounding the Park.

Mr. Wasson reported that Parks and Recreation is sponsoring a mountain bike race this weekend. He indicated that there will be approximately 100 mountain bikers racing on trails in the Park. Mr. Wasson stated that a Bible Church has reserved an area for approximately 800 people for an activity to be held at the Park on Sunday.

Mr. Wasson reported on the Historic Route 66 IDOT Enhancement Grant Application, noting that Governor Rod Blagojevich recently announced more than \$60 million in projects for the Illinois Transportation Enhancement Program (ITEP). Mr. Wasson indicated that, statewide, 107 projects have been chosen to receive funding. He advised that the Historical Route 66 grant application by the McLean County Highway Department on behalf of this Historic Route 66 Trail was not funded in this grant round. Mr. Wasson stated that IDOT has not provided information on when the next ITEP grant round will take place.

Mr. Wasson reviewed the cost for construction of Phase 1 and 2 of the Historic Route 66 Trail project and indicated that it is not anticipated that sufficient local funds will be available at this time to complete Phase 1 without federal grant assistance.

Mr. Wasson reported on the renovation of the Campground electrical systems. He noted that Department Staff completed installation of Phase 2 of the electrical renovations at COMLARA County Park campgrounds during early spring, 2006. Mr. Wasson stated that, due to efficiencies realized by completing all but final electrical connections in-house, the Department was able to complete all of phases 1 and 2 in 2005 and 2006. There is currently only one section of the campground with 35 campsites with 1970's era electrical systems which do not meet current NEC code nor meet current user demand. Mr. Wasson indicated that the Department's capital plan called for replacing the remaining sites' electrical systems beginning in the spring of 2007.

Mr. Wasson requested approval to move forward with renovation of the final electrical renovation phase and the replacement of the campground park playground in the fall of 2006, instead of spring 2007, since the Parks and Recreation Department capital construction funds budgeted for the 2006 Route 66 Trail construction will not be used this fiscal year. This will allow the Department more flexibility in scheduling of work and time to complete landscaping and grounds rehabilitation prior to the 2007 camping season. Mr. Wasson stated that all permits required for installation of the electrical systems remain in effect and sufficient funds are available to complete both projects.

Mr. Wasson advised that completion of the final phase of the electrical renovation is estimated at \$40,000.00 and the playground installation is budgeted at \$15,000.00. He asked the Committee's approval to go ahead with these projects. The Committee approved his recommendation to complete these projects.

Mr. Wasson reviewed the Evergreen Lake Total Maximum Daily Load (TMDL) Project. He stated that Section 303(d) of the Federal Clean Water Act (CWA) and the Water Quality Planning and Management regulation at 40 CFR Part 130 f states, in part, to:

- Identify waters which will not attain applicable water quality standards with technology based controls alone (i.e., water quality limited);
- Identify waters for which controls on thermal discharges are not stringent enough to assure protection and propagation of a balanced indigenous population of shellfish, fish and wildlife sufficient to achieve water quality standards;
- Establish a priority ranking for such waters, taking into account the severity of pollution and the uses to be made of such waters;
- Target waters for development of Total Maximum Daily Loads (TMDLs) that would be initiated before the next reporting period.

Mr. Wasson stated that the Illinois EPA created its first 303(d) List in 1992, which was based on the screening categories from the EPA 1992 listing guidance (U.S. EPA 1991). A similar methodology was used for the 1994 and 1996 lists. The 1998 listing criteria were based on the EPA 1998 listing guidance (U.S. EPA 1997a) and included waters impaired by both point and non-point sources. On previous lists, impaired waters were only listed if their sources were point sources such as wastewater treatment plants or industrial discharges. Impairment by non-point sources includes many impacts of urban run-off, agriculture and rural septic disposal.

Mr. Wasson reported that, primarily for this reason, the 1998 list contained many more waters. Lake Bloomington was initially listed in 1994. Evergreen Lake and Dawson Lake were designated as impaired under the 303(d) list in 1998. Additions since that time include the Mackinaw River in 2002, Sugar Creek and Kickapoo Creek are additions included in 2006 draft documents.

Mr. Wasson explained that the Illinois EPA Section 303(d) List was prioritized based on use designations, establishing a High, Medium and Low Priority for specific uses.

- High Priority – watersheds containing one or more water bodies that are less than full support for public water supply use;
- Medium Priority – watersheds containing one or more water bodies that are less than full support for aquatic life use, fishing use, or primary contact (swimming) use;
- Low Priority – watersheds containing one or more water bodies that are less than full support for secondary contact (recreation) use.

Mr. Wasson stated that both Evergreen Lake (Six Mile Creek) and Lake Bloomington (Money Creek) watersheds support public water supply and were, therefore, given high priority in the development of Total Daily Maximum Loads (TMDL). Both the Evergreen Lake and Lake Bloomington TMDL processes are currently underway.

Mr. Wasson reported that the McLean County Department of Parks and Recreation is actively working with staff from the County Planning and Zoning Department, City of Bloomington Water Department, Town of Normal Engineering, BNWRD, NRCS, Soil and Water Conservation District, IDNR, IEPA, agricultural landowners/operators with the watershed and concerned citizens to identify opportunities and associated funding sources to reduce impairment levels that have been designated as exceeding appropriate levels at the two lakes by IEPA.

Mr. Wasson indicated that the IEPA anticipates doing approximately 20 TMDL projects per year for the next ten years. He stated that it is likely that such TMDL projects will include many portions of, if not all, watersheds of McLean County over this period. Implementation and planning of these various TMDL projects may become an on-going watershed quality/storm water management process for the foreseeable future.

Mr. Wasson advised that the biggest impact this process can have is that once a TMDL is assigned to any body of water, stream or lake, there can be no additional point source discharge additions. This means that they cannot increase the size of a treatment plant or add a new treatment plant. Mr. Wasson said this could have impact upon the development within those watersheds until the watersheds are taken off the TMDL lists.

For instance, if Hudson should want to build a sewer treatment plant, under TMDL Federal regulations, it is not clear that it would be permissible to build a treatment plant.

Mr. Moss asked how long does the process take. Mr. Wasson replied that the process of generating a report and recommendations for the TMDL list last between one and two years. He stated that Evergreen Lake is about six-eight months into the process and Lake Bloomington is about two months into the process. Mr. Wasson advised that the initial reports developed by the EPA indicate the possibility of a minimum of a 20-year implementation strategy. He indicated that it may not be possible to meet the current limits provided by the EPA based on the geology in Illinois.

Mr. Wasson indicated that other County agencies, including Regional Planning, are involved in the processes to do this work. He stated that it is a narrow project, since Evergreen Lake is actively being worked on, but it is a project that is going to be in different locations in the County for a number of years unless the EPA changes their regulations.

Mr. Wasson indicated that he will keep the Committee apprised of the situation.

Chairman Bostic asked if there were any further questions or comments. Hearing none, she thanked Mr. Wasson for his report.

Mr. Jack Moody, Director, Facilities Management, presented a request for approval to replace the Fairview Campus Exterior Sign. He reviewed the proposals, noting that Super Sign Company, which is a union shop, had the lowest bid, with a bid of \$6,500.00. The other two bids were \$11,200.00 and \$13,959.00.

Mr. Moody noted the following:

- The Town of Normal agreed to waive size restrictions;
- The Town of Normal agreed to waive the fee;
- The sign is "double-faced" and will face both directions on Main Street;
- The sign is lit internally with light bar strips;
- A light source on top of the sign will light the existing flagpole.

Mr. Moody asked that the Property Committee accept the proposal submitted by Super Sign Company to replace the Fairview Campus sign.

Motion by Selzer/Dean to recommend Approval of the proposal submitted by Super Sign Company to replace the Fairview Campus Sign.
Motion carried.

Mr. Moody presented a status report on the renovation of the third floor of the Government Center. He stated that Bishop Brothers has begun the renovation, noting that demolition is almost complete, including demolition of the walls, ceiling tile, carpeting, lights, etc. He reported that a project meeting is held every two weeks to review the progress.

Mr. Moody reported that Bishop Brothers expects to be completed in January, 2007.

Mr. Moody reviewed the status report on the multiple-phase renovation of the Law and Justice Center. He noted some of the following aspects of the renovation:

- Demolition is complete on the 7th Floor;
- The roof material arrives next week;
- Following completion of the 7th Floor, the Court Services Department will move to the 7th Floor;
- Contractors will do an asbestos abatement project on the first floor prior to demolition of the walls;
- Phase 1 and 2 will be done simultaneously and will begin in January;
- The outside parking lot will be completed in three phases

Mr. Selzer asked if the Coliseum will assist the County with parking during the renovation. Mr. Moody replied that he has not talked with them, but it is a possibility.

Mr. Selzer asked if the Sheriff-elect has had input in the renovation. Mr. Moody replied that Mike Emery met with him and the architects this morning to review, in detail, the plans for the first floor.

Chairman Bostic asked if there were any questions regarding the projects. There were none.

Ms. Jennifer Ho, Risk Manager, joined the meeting at 4:05 p.m. She asked that the date for the "Silent Witness Exhibit" on the grounds of the McLean County Law and Justice Center be changed from October 10, 2006 to October 3, 2006.

Chairman Bostic asked Mr. Moody if the change was agreeable for the Facilities Management area. He indicated that it was fine.

Motion by Selzer/Dean to recommend Approval to host the "Silent Witness Exhibit" on the Grounds of the McLean County Law and Justice Center on October 3, 2006 to Promote Awareness of Domestic Violence and in Observation of October as National Domestic Violence Awareness Month.
Motion carried.

Mr. Moss suggested members of the Committee go to the Emerson Street Bridge to see the propellers that have arrived for the Wind Farm. He indicated that the propellers will give you an idea of the immense size of the turbines.

Mr. Zeunik advised that the County Building and Zoning Department has issued 77 permits for 77 individual sites for the Horizon Wind Farm. He noted that the first phase is expected to be 120 sites. Mr. Zeunik indicated that they have not yet begun to erect the turbines, but are making the ground preparations. He informed the Committee that there is a second wind farm that has filed an application with Building and Zoning for a farm half the size of Horizon. This farm will be in White Oak Township and NW Normal, extending into Woodford County.

Chairman Bostic presented the August 31, 2006 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee Prepaid Total is \$321,720.38 with a Fund Total that is the same.

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Motion by Selzer/Moss to recommend approval of the bills as of August 31, 2006, which have been reviewed and recommended 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 4:15 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary