



**Property Committee Agenda**  
**Room 400, Government Center**  
**Thursday, December 4, 2008**  
**3:45 p.m.**

1. Roll Call
2. Chairman's Approval of Minutes – November 6, 2008
3. Departmental Matters:
  - A. Eric Schmitt, McLean County Engineer
    - 1) Items to be Presented for Action:
      - a) Request Approval of Change Order #2 for the County Highway Department Vehicle Storage Building 1-2
    - 2) Items to be Presented for Information:
      - a) General Report
      - b) Other
  - B. Mike Steffa, Director, Parks and Recreation Department
    - 1) Items to be Presented for Action:
      - a) Request Approval of an Ordinance Amending 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 3-4
    - 2) Items to be Presented for Information:
      - a) General Report 5
      - b) Other
  - C. Jack Moody, Director, Facilities Management
    - 1) Items to be Presented for Action:
      - a) Request Approval of Amendment to Lease Agreement between County of McLean and Collaborative Solutions Institute, Inc. 6-7
    - 2) Items to be Presented for Information:
      - a) General Report
      - b) Other

- D. John Zeunik, County Administrator
  - 1) Items to be Presented for Action:
    - a) Request Approval of Lease and Contract Extension Agreement No. 6 Extending the Lease of the Courthouse Building and the Contract for Operation and Maintenance all Dated December 3, 2002 8
    - b) Request Approval of Attachment Number Seven to Amendment to Lease and Operation and Maintenance Agreement for the City/County Office Building 9
    - c) Request Approval of Attachment Number 18 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center 10
  - 2) Items to be Presented for Information:
    - a) General Report
    - b) Other
  
- 4. Other Business and Communications
  - A. Set Meeting Day and Time for Property Committee
  
- 5. Recommend Payment of Bills and Transfers, if any, to County Board
  
- 6. Adjournment



HIGHWAY DEPARTMENT  
Eric S Schmitt, County Engineer  
Jerry Stokes, Assistant County Engineer  
102 S Towanda Barnes Road, Bloomington, IL 61705  
(309) 663-9445 FAX (309) 662-8038

DATE: November 20, 2008

TO: Mrs Diane Bostic, Chairwoman and Members of the McLean County Property  
Committee  
Mr Stan Hoselton, Chairman and Members of the McLean County Transportation  
Committee

FROM: Eric S. Schmitt, McLean County Engineer *E S S*

RE: Change Order #2 – McLean County Highway Department Vehicle Storage Building

Attached, for you information and approval, is a copy of Change Order #2 for the McLean County Highway Department Vehicle Storage Building. This change order is for installing a ground wire from the new building panel to the service disconnect by the transformer. The ground wire was required to make the system comply with the code because of the Automatic Transfer Switch and Generator. This change order includes labor, materials and supervision. The final cost of this change order is \$1,166.00.

I recommend the approval of this change order.

TARTER CONSTRUCTION, LLC

2931 E. Empire St.  
BLOOMINGTON, IL 61704  
Phone: (309) 261-9049  
Fax: (309) 661-2033

CHANGE ORDER

Number: # 2

To: McLean County Highway Dept.

Job: New Storage Building

We hereby agree to make the change(s) specified below:

This change order is for:

Extra work required for the new Truck Storage Building to install ground wire from new panel to service disconnect, install ground wire from service wire disconnect to transfer switch per McLean County Highway Engineer doing transfer switch and generator installation.

Time & Material	\$ 985.00
Supervision	\$ <u>75.00</u>
Sub-Total this change order	\$1,060.00
Contractor's fee @ 10%	\$ <u>106.00</u>
Total this Change Order	\$1,166.00

Additional work to caulk shrinkage cracks in concrete slab – material and labor N/C

NOTE: This Change Order becomes part of and is in conformance with the existing contract.

WE AGREE hereby to make the change(s) specified above at this price	\$	1,166.00
ORIGINAL CONTRACT AMOUNT	\$	500,300.00
PREVIOUS CHANGE ORDERS (totaled)	\$	846.50
REVISED CONTRACT TOTAL	\$	502,312.50

ACCEPTED - The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date 10/29/08

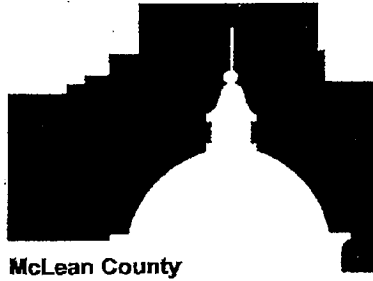
Date of Acceptance \_\_\_\_\_

Authorized Signature \_\_\_\_\_

Signature \_\_\_\_\_

(contractor)

(owner)



DEPARTMENT OF PARKS AND RECREATION  
(309)726-2022 FAX (309)726-2025  
www.mcleancountvil.gov

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DATE: November 24, 2008  
TO: Honorable Chairman and Members, Property Committee  
FROM: Michael J. Steffa, Director of Parks & Recreation  
RE: Request Authorization to Amend Camping Fees, McLean County Ordinance  
35.21-1 (A).

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The Department of Parks and Recreation recommends the adoption of the following fee changes consistent with the budget, recommended and approved for Fiscal Year 2009 Budget by the McLean County Board:

<u>Campsite Type</u>	<u>McLean County Residents</u>	<u>Non-McLean County Residents</u>
Non-Electric/Primitive Campsite	<del>\$12.00</del> \$14.00	<del>\$14.00</del> \$16.00
Electric Campsite – 30 amp	<del>\$15.00</del> \$17.00	<del>\$17.00</del> \$19.00
Electric Campsite – 50 amp	<del>\$18.00</del> \$20.00	<del>\$20.00</del> \$22.00

These fee changes are reflective of the Department's recommended budget and are based upon fee surveys of similar facilities, especially our closest competitor, state parks and increases in operating costs.

Ordinance Amendment Attached

AN ORDINANCE AMENDING 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

AMENDING CHAPTER 35 OF THE McLEAN COUNTY CODE  
PARKS

BE IT ORDAINED by the County Board of McLean County now in regular session that the aforesaid Ordinance be and hereby is amended as follows:

Amend subsection 35.21-1 to read as follows:

35.21-1 Campsite fees. The fees for the use of campsites are hereby established as follows:

(A) For campsites, daily fees for parties of a maximum eight individuals shall be ~~\$12.00~~ \$14.00 for Residents of McLean County and ~~\$14.00~~ \$16.00 for non-residents of McLean County on primitive sites and ~~\$15.00~~ \$17.00 for residents of McLean County and ~~\$17.00~~ \$19.00 for non-residents of McLean County on 30 amp electrified campsites and ~~\$18.00~~ \$20.00 for residents of McLean County and ~~\$20.00~~ \$22.00 for non-residents of McLean County on 50 amp electrified campsites. The aforementioned campsite fees shall be discounted by twenty percent (20 %) when levied for terms exceeding 6 consecutive days. There shall be an additional daily fee of \$1.00 for every adult over two in the party.

(B) The fee for campsite reservations shall be \$6.00 per campsite in addition to the deposit of one daily fee for such campsite. The reservation fees shall not be refunded, however, an alternative reservation may be made if the reservation is cancelled at least one day in advance of the date for which the reservation is made.

This amendment shall become effective and in full force upon adoption.

Adopted by the County Board of the County of McLean, Illinois, this 16th day of December, 2008.

ATTEST:

APPROVED:

\_\_\_\_\_  
Peggy Ann Milton, Clerk of the McLean County  
Board of McLean County

\_\_\_\_\_  
Matt Sorensen, Chairman of the  
McLean County Board



McLean County

DEPARTMENT OF PARKS AND RECREATION  
 (309)726-2022 FAX (309)726-2025 www.mcleancountyil.gov  
 13001 Recreation Area Dr. Hudson, IL 61748-7594

**TO: Honorable Chairman and Members, Property Committee**

**FROM: Mike Steffa, Director of Parks and Recreation**

**DATE: 11/25/08**

**RE: General Report – YTD Recreational Usage**

	2008	2007	2006*	2005	2004	2003	2002	2001	2000
<b>Campground Night</b>	9731	10407	9300	8583	8742	8982	8480	9006	8007
<b>Shelter Reservations</b>	123	128	99	110	99	99	98	94	90
<b>Annual Boat Reg.</b>	1203	1518	1490	1190	1039	1046	1411	1454	1179
<b><u>Boat Rental</u></b>									
½ hour Paddleboat	615	605	556	541	600	574	623	620	610
Hourly Canoe	397	440	439	379	419	401	468	485	546
Rowboat	226	264	223	257	238	244	228	310	240
Daily Canoe	45	84	98	65	114	102	89	121	88
Rowboat	199	185	200	168	163	158	169	173	114
<b><u>Equine Registrations</u></b>									
Daily	5	7	45	74	9	10	67	60	90
Family	1	1	0	1	1	1	1	1	0
Individual-annual	8	4	8	5	2	5	2	0	6
<b>Beach Usage</b>	8093	7350	8599	8676	6710	7320	7868	7325	6225

**\*2006-2000 are year-end totals**

**Additional Park Activities**

1. Parks Department is working with the Illinois State University Buildings Construction class for planning & design phase and cost estimates for new park visitor center building. This will be part of a major class project for the students. Students will present their projects December 1<sup>st</sup> and 3<sup>rd</sup>.
2. Antlerless Archery Deer Management Program concluded. Twenty-one antlerless deer were harvested from COMLARA County Park. This is the second highest total ever taken.
3. The first Antlerless Firearm (Shotgun Only) Deer Management Season has concluded. Thirteen antlerless deer were harvested. The second season will be December 4-7, and the third or Late Firearm (Shotgun) season will be January 16-18.
4. The Deer Run, Run 8K Trail Race will be Saturday, December 13, 2008.

**AMENDMENT TO LEASE AGREEMENT BETWEEN  
COUNTY OF McLEAN AND  
COLLABORATIVE SOLUTIONS INSTITUTE, INC.**

**WHEREAS**, the County of McLean and Collaborative Solutions, Inc., entered into a lease agreement on October 21, 2008; and

**WHEREAS**, the term of said lease is for three (3) years commencing on January 1, 2009 and terminating on December 31, 2011; and

**WHEREAS**, the parties mutually desire to amend Paragraph 9(a) of the lease which addresses the "Covenants to Hold Harmless" provision; now, therefore,

**IT IS AGREED BY THE PARTIES** as follows:

1. That the following language from Paragraph 9(a) of the lease be deleted:

"whether or not arising out of the partial or sole negligence of COUNTY or its officials, agents, or employees,"

2. That the following language from Paragraph 9(a) shall remain in full force and effect:

**"9. Insurance and Indemnity.**

**a. Covenants to Hold Harmless.** CSI agrees to save and hold harmless COUNTY (including its officials, agents, and employees) free and harmless from all liability, public or private, penalties, contractual or otherwise, losses, damages, costs, attorney's fees, court costs, expenses, causes of action, claims or judgements, resulting from claimed natural persons and any other legal entity, or property of any kind (including, but not limited to choses in action) arising out of or in any way connected with this undertaking, and shall indemnify COUNTY from any costs, expenses, judgements, and attorney's fees paid or incurred by or on behalf of COUNTY and/or its agents and employees."



3. That said lease agreement, as amended herein, and entered into by the parties on October 21, 2008 shall continue in full force and effect through the December 31, 2011.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement by their respective officers, there unto duly authorized at Bloomington, Illinois, this \_\_\_\_ day of January, 2009.

**APPROVED:**

**Collaborative Solutions Institute**

**County of McLean**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Chairman, McLean County Board

**ATTEST:**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Clerk of the County Board of  
McLean County, Illinois

**LEASE AND CONTRACT EXTENSION AGREEMENT NO. 6 EXTENDING  
THE LEASE OF THE COURTHOUSE BUILDING AND THE CONTRACT  
FOR OPERATION AND MAINTENANCE ALL  
DATED DECEMBER 3, 2002**

The undersigned as parties to that certain lease between them dated December 3<sup>rd</sup>, 2002, being a one year lease to the County commencing January 1<sup>st</sup>, 2004 for the Courthouse Building, and as parties to that certain Contract for Operation and Maintenance dated December 3<sup>rd</sup>, 2002, do hereby agree to extend said lease and contract terms for one additional year beginning January 1<sup>st</sup>, 2009 at an annual rent and payment of \$217,261.00 by each party to the other. All of the other terms of the lease and the contract shall remain in full force and effect and the County agrees to take such action as is required of it under the lease as is necessary to levy the necessary taxes to pay the rent of \$217,261.00.

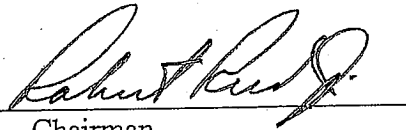
This Extension Agreement No. 6 is executed this 4<sup>th</sup> day of November, 2008 by the Officers of the Public Building Commission of McLean County, Illinois and on November \_\_\_\_, 2008 by the Officers of the County of McLean, Illinois.

(AFFIX CORPORATE SEAL)

PUBLIC BUILDING COMMISSION  
OF MCLEAN COUNTY, ILLINOIS

ATTEST:

  
Secretary

By:   
Chairman

(AFFIX CORPORATE SEAL)

ATTEST:

County of McLean, Illinois

\_\_\_\_\_  
County Clerk of McLean  
County, Illinois

By: \_\_\_\_\_  
Chairman, County Board  
of McLean County, Illinois

(AFFIX CORPORATE SEAL)

**ATTACHMENT NO. SEVEN TO AMENDMENT TO LEASE AND OPERATION AND MAINTENANCE AGREEMENT FOR THE CITY/COUNTY OFFICE BUILDING**

Pursuant to the provisions of that certain AMENDMENT TO LEASE AND OPERATION AND MAINTENANCE AGREEMENT for the City/County Office Building at 115 E. Washington Street, Bloomington, Illinois dated November 20<sup>th</sup>, 2001, between the undersigned parties, the City and County agree to pay to the PBC for the period beginning January 1<sup>st</sup>, 2009 and ending December 31<sup>st</sup>, 2009 the sum of \$898,240.00. Of this total, the City agrees to pay \$449,120.00 and the County agrees to pay \$449,120.00.

The PBC agrees to perform the operation, maintenance, upkeep and safekeeping functions for the City/County Office Building for the one-year period beginning January 1, 2009 said functions being all pursuant to the provisions of Section III of the Lease, dated November 20<sup>th</sup>, 2001.

The City and County agree to cause the necessary tax levies to be made to provide for the collection of the funds needed to pay the amounts hereinabove set forth.

This Attachment is executed by the officers of the Public Building Commission, by the Officers of the County of McLean and by the Officers of the City of Bloomington as of the dates set forth below.

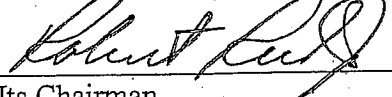
COUNTY OF MCLEAN

By: \_\_\_\_\_  
Chairman, County Board  
Executed November 18<sup>th</sup>, 2008

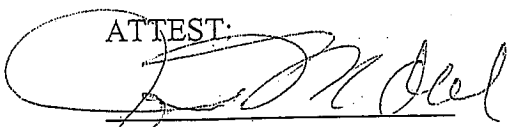
ATTEST:

\_\_\_\_\_  
COUNTY CLERK

PUBLIC BUILDING COMMISSION OF  
MCLEAN COUNTY, ILLINOIS

By:  \_\_\_\_\_  
Its Chairman  
Executed November 4, 2008

ATTEST:

  
\_\_\_\_\_  
Its Secretary

CITY OF BLOOMINGTON

By: \_\_\_\_\_  
Its Mayor  
Executed \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk

**ATTACHMENT NUMBER 18 TO THE AMENDMENT TO THE LEASE AND  
OPERATION AND MAINTENANCE AGREEMENT FOR THE  
LAW AND JUSTICE CENTER**

Pursuant to the provisions of that certain AMENDMENT TO THE LEASE AND OPERATION AND MAINTENANCE AGREEMENT for the Law and Justice Center, dated December 18, 1990 between the undersigned parties, the parties hereby declare that the provisions of said agreement are hereby extended to the period beginning on January 1, 2009 and ending December 31, 2009, and the County agrees to pay the Public Building Commission for operation and maintenance for such period the sum of \$2,129,077.00.

This ATTACHMENT NUMBER 18 is executed this 4<sup>th</sup> day of November, 2008, by the officers of the Public Building Commission and on November \_\_\_\_, 2008 by the officers of the County of McLean.

ATTEST:

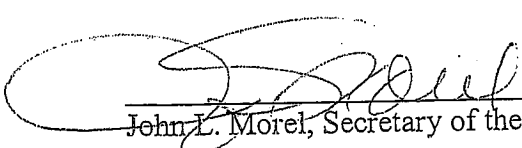
APPROVED:

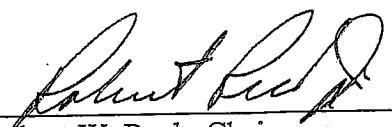
\_\_\_\_\_  
Peggy Ann Milton, Clerk of the County  
Board, McLean County, Illinois

\_\_\_\_\_  
Chairman of the County Board  
Matt Sorensen, Chairman

ATTEST:

APPROVED:

  
\_\_\_\_\_  
John L. Morel, Secretary of the PBC

By:   
\_\_\_\_\_  
Robert W. Rush, Chairman