

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Monday, January 5, 2015 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Segobiano; Members Schafer, Owens, Buchanan, Martin and Johnson

Members Absent: Member Cavallini

Other Members

Present: None

Staff Present: Mr. Bill Wasson, County Administrator; Ms. Hannah Eisner, Assistant County Administrator; and Ms. Judith A. LaCasse, Recording Secretary

Department Heads/
Elected Officials

Present: Mr. Jack Moody, Director, Facilities Management

Others Present: Mr. Glen Ludwig, Community Member

Chairman Segobiano called the meeting to order at 4:47 p.m.

Chairman Segobiano presented the Minutes of the Thursday, December 4, 2014 Property Committee meeting for approval.

Motion by Buchanan/Owens to recommend approval of the Minutes of the Thursday, December 4, 2014 Property Committee meeting.
Motion carried.

Mr. Glen Ludwig, Community Member, addressed the Committee regarding the Jail project. He noted that he is a member of the League of Women Voters, but has no authority to speak for that organization. Mr. Ludwig stated that his intent is to share some thoughts and ideas related to the communication about the County's consideration for improvements to the County Jail.

Mr. Ludwig indicated that, in October, he participated in an informative tour of the Jail and observed the overcrowding and areas in need of renovation. He noted that he supports the need for investment of tax dollars, particularly for the care of the mentally ill population.

Mr. Ludwig stated that he was present at the December Property Committee meeting and appreciated the presentation on design alternatives. However, following the presentation, he expected to hear a discussion by the committee related to the project, but little occurred. Mr. Ludwig expressed concern and frustration that he expected to learn more from Committee comments. He noted that he prepared copies of a list of questions that Mr. Wasson agreed to distribute in Members' mailboxes, which he hoped may be answered in future deliberation.

Mr. Ludwig stated that he believes that 2014 was a year of continuing erosion of trust in government. He expressed concerned that many citizens seem to be frustrated, and are dropping out of active participation in our democracy, citing the decrease in voter turnout and lack of candidates for elected positions. Mr. Ludwig noted that the lack of ability or commitment by Illinois and our US government to address many real and often critical issues contributed to this trust erosion, which then contributes to trust erosion for all governing bodies at all levels. He indicated that McLean County government appears to function better than many, but there remain opportunities for improvement.

Mr. Ludwig advised that he has closely followed local government action in several counties and believes that the erosion of trust starts within a government body when long-serving elected officials begin to assume the best governance can be delivered in an environment where there is limited need or obligation to actively engage constituents. He feels that when that occurs, citizens get discouraged as they feel no one is listening, and some drop out as voters. Mr. Ludwig added that sustainable trust is earned and needs to be continually polished and nurtured by both performance and transparency.

Mr. Ludwig urged this Committee to include in its recommendation to the full County Board, that prior to making a commitment for a Jail investment that a broad based citizen outreach be launched to inform and engage constituents. He recommended that several modes of communication be used, including citizen outreach meetings across the entire County. Mr. Ludwig asked that the Board not go into this decision with the expectation that the consultant, the Sheriff, and the County staff can do all of the necessary communication that needs to be done. He added that each and every County Board Member needs to be on the front line of an effective communication process. Mr. Ludwig stated that he believes this process will deepen the trust of McLean County government, noting that engaged citizens will support their decisions. He stated that this will help ensure that the project under consideration will be positively viewed this year, in 2025, and beyond.

Mr. Ludwig advised that informed citizens will feel ownership of the project and have pride in what was accomplished. He indicated that not fostering this grass roots support creates a risk to the trust and reputation of the County Board.

Mr. Ludwig thanked the Committee for the opportunity to speak and noted that he looks forward to learning more as the process moves forward.

Chairman Segobiano stated that the County Administrator will provide information later in the meeting on what we have been doing.

Mr. Bill Wasson, County Administrator, advised that the next three items are housekeeping matters related to the PBC operational leases relating to the Government Center (City/County Office Building), the Law and Justice Center and the Courthouse Building. These items will be acted upon together. The first is a request for approval of Lease and Contract Extension Agreement No. 12 extending the Lease of the Courthouse Building and the Contract for Operation and Maintenance all dated December 3, 2002. The second request is for approval of Attachment Number 24 to Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center. The final item is a request for approval of Attachment Number 13 to Amendment to Lease and Operation and Maintenance Agreement for the City/County Office Building.

Mr. Buchanan asked why some of the wording is different in the three Agreements. Mr. Moody replied that the Public Building Commission is a financing arm for the County Board, and the language is different depending upon when the Agreement was written for each facility. Mr. Wasson added that with the O & M Budgets, the County levies and pays the PBC and then they pay the County back for maintenance of the facilities. He noted that there are differences in the language for each of the Lease Agreements.

Motion by Owens/Johnson to Recommend Approval of Lease and Contract Extension Agreement No. 12 extending the Lease of the Courthouse Building and the Contract for Operation and Maintenance all dated December 3, 2002; to Recommend Approval of Attachment Number 24 to Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center; and to Recommend Approval of Attachment Number 13 to Amendment to Lease and Operation and Maintenance Agreement for the City/County Office Building.

Motion carried.

Chairman Segobiano advised that numerous meetings have been held between Mr. Wasson, County Board Chairman Sorensen, the Sheriff and he regarding the Jail project, including an almost five hour meeting following the County Board meeting

regarding the Dewberry report. Mr. Wasson noted that he received a draft report on operation impacts from Dewberry today. Chairman Segobiano stated that it is important to make sure that the mental health situation, which is driving this proposal, is adequately addressed. He pointed out that the Finance Committee and Justice Committee will get involved in the process of determining the needs of the Jail. Once a determination of needs is made, the Property Committee will see that this project is carried forward.

Chairman Segobiano stated that every effort is being made to find local, state and federal financial assistance to help with the mental health situation in the community. He noted that meetings have been held with both local political leaders, with Senator Durbin's Chief of Staff in Springfield; and plans are being made to meet with Congressmen Shock, Davis, and Senator Kirk. He referred to the Memorandum of Understanding the County entered into with Chestnut Health Systems at the Fairview Building, which may address some community mental health issues. Chairman Segobiano stated that every effort is being made to find revenues so that not all of the responsibility falls to local taxpayers.

Chairman Segobiano indicated that when the final report from Dewberry has been analyzed, funding sources have been identified, and the Justice and Finance Committees have had an opportunity to make an assessment of needs, a presentation will be provided to the Committee within the next couple of months.

Mr. Wasson noted that there is a strong possibility of a capital bill coming out of Springfield. He stated that state legislators will also be approached for support. Mr. Wasson indicated that we will continue to work with congressional and state representatives and senators to identify funding and to ensure that McLean County receives its appropriate share of those federal and state dollars. This is a priority for the County Board and, based upon that priority, efforts will continue to be made to identify opportunities to address the mental health projects that the County Board believes are necessary for the community.

Chairman Segobiano expressed his appreciation to Board Chairman Sorensen for his efforts to try to bring this issue to a conclusion that will benefit the needs of the mental health situation and their efforts to relieve some of the burden on the taxpayers.

Mr. Buchanan indicated that he believes that County Board members, including Vice Chairman McIntyre, are working on a report germane to this mental health issue. Mr. Wasson concurred, noting that the two advisory groups of the Executive Committee, namely the Needs Assessment Group and the Best Practices Group, worked through the spring, summer and early fall to look at both needs assessment and best practices. Since that time, the Chairman and Vice Chairman of those two groups, as well as the Chairman of the County Board have been working to consolidate those reports and to bring a total program forward. Mr. Wasson noted that some of that process is far along and some is

not quite as far along, but they are all components of the projects that are needed to ensure treatment and to maintain a continuum of care for those individuals who do end up incarcerated in the County Jail so that those individuals do not return on a regular basis. He stated that ultimately that is the goal, along with providing a safe and appropriate environment for those individuals when it is necessary to incarcerate them.

Mr. Buchanan indicated that while the focus of the Needs Assessment Group and the Best Practices Group began with the Jail situation, it expanded its focus to include the community. He asked if the results of their studies will be refined into an action plan. Mr. Wasson replied that that is the challenge that Ms. Schafer and others are working on at this time, namely taking the needs identified in the community and the best practices that were identified and apply them to meet the needs of the community, which will include much more than just the Jail.

Chairman Segobiano indicated that the Needs Assessment Group and the Best Practices Group consisted of 15 individuals each from different organizations and companies who came together to collaborate on the wants and needs of the community. Mr. Wasson noted that the current smaller groups that are working on an action plan include members from the original Needs Assessment and Best Practices Groups.

Ms. Schafer stated that she is working with the Collaboration and Coordination group, which is the "umbrella section" of the project. She noted that her group has broken up into smaller groups to determine needs, best practices and cost. Ms. Schafer pointed out that the Jail need was the impetus to this project. She recommended that the new members of the Committee go to the County Website to read minutes from the Needs Assessment Group and the Best Practices Group. Mr. Wasson added that the NIC Report is on the County website as well.

Mr. Buchanan acknowledged the significant progress that has been made by these groups. Mr. Wasson added his appreciation to the efforts of the County Board members involved in this project.

Mr. Johnson asked if there is a timeframe for the completion of this report. Mr. Wasson replied that he expects that portions of an action plan may be completed in 30 to 60 days. He noted that this is going to be an on-going planning process that will involve community participation over the next several years.

Mr. Owens commented that this is the largest single issue that he can remember since becoming a County Board member where both political parties have come together to be involved in the planning of a community need.

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Chairman Segobiano presented the December 31, 2014 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 Prepaid Total of \$137,792.44 and the Fund Total that is the same.

Motion by Owens/Schafer to recommend approval of the bills as of December 31, 2014, which have been reviewed and recommended for transmittal by the County Auditor.
Motion carried.

Chairman Segobiano adjourned the meeting at 5:19 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary