



Property Committee Agenda
Room 400, Government Center
Thursday, January 7, 2016
4:45 p.m.

1. Roll Call
2. Chairman's Approval of Minutes –November 17, 2015 special meeting
3. Appearance by Members of the Public
4. Departmental Matters:
 - A. Mr. Mike Steffa, Director, Parks and Recreation
 - 1) Items to be presented for action:
 - a) Request approval of Amendment to McLean County Code adding a fee for a new picnic shelter 1-4
 - 2) Items to be presented for information:
 - a) General Report
 - b) Other
 - B. Mr. Jack Moody, Director, Facilities
 - 1) Items to be presented for information:
 - a) General Report
 - b) Other
 - C. Mr. Walt Howe, Health Department
 - 1) Items to be presented for information:
 - a) Window Graphics used at the 200 West Front Street Building 5-6
 - D. Bill Wasson, County Administrator
 - 1) Items to be presented for action:
 - a) Request approval of an Amendment to the Amended and Restated Lease Agreement 7-18
 - 2) Items to be presented for Information:
 - a) Report on Recent Employment Activities 19
 - b) General Report
 - c) Other

5. Other Business and Communications
6. Recommend Payment of Bills and Transfers, if any, to County Board
7. Adjournment

**AN ORDINANCE BY THE McLEAN COUNTY BOARD
AMENDING THE PARK FEES
IN THE McLEAN COUNTY CODE**

WHEREAS, the McLean County Board has certain ordinances which promulgate certain rules and regulations pertaining to the regulation of Park Fees; and

WHEREAS, the Parks and Recreation Department has recommended the addition of a new fee for the new Sam Leman Picnic Shelter; and

WHEREAS, the Property Committee at their January 7, 2016 meeting has concurred with such recommendation, now, therefore

BE IT ORDAINED by the County Board of McLean County, now in regular session, that the aforesaid Chapter 205-92 is hereby amended to read as follows:

(Additions are indicated by text and stricken material by ~~text~~)

§205-92. Chapter 282, Parks.

Park Fees shall be as follows:

Section	Fee for	Amount
282-12A	Campsite fees (Note: Campsite fees will be discounted by 20% when levied for terms exceeding 6 consecutive days.)	
	Parties of 8 people or fewer on primitive sites:	
	County residents	\$17/day
	Non-County residents	\$19/day
	Parties of 8 people or fewer on 30-amp electrified sites:	
	County residents	\$20/day
	Non-County residents	\$22/day
	Parties of 8 people or fewer on 50-amp electrified sites:	
	County residents	\$23/day
	Non-County residents	\$25/day
	Additional campsite fee for every adult over 2 in a party	\$1/day
	Reservations, in person	\$7/campsite plus deposit of one daily fee for the campsite

Section	Fee for	Amount
	Reservations taken by phone	\$10/campsite plus deposit of one daily fee for campsite
	Firewood	\$2/bundle
282-12B	Watercraft registration fees (operation on Evergreen Lake): Calendar year, 1/1 to 12/31:	
	Residents	\$38
	Nonresidents	\$48
	Second and additional years	Fee discounted by 50%
	One day only:	
	Residents	\$15
	Nonresidents	\$30
282-12C	Beach fees:	
	Daily fees:	
	Children under age 6	\$0.50
	Children ages 6 – 12	\$3.50
	Over age 12	\$5
	Reserved use of F.R. Glasener Beach	\$35/hour
	Security deposit	\$10
	Lockers at Glasener Beach	\$0.25/use
282-12D	Boat concessions:	
	Canoes	\$10/hour; \$25/day or overnight
	Rowboats	\$12/hour; \$25/day or overnight
	Rowboats with gas motor	\$27/hour; \$70/day
	Paddleboats	\$5/hour
	Seasonal dock mooring:	
	Residents	\$300
	Nonresidents	\$400
	Seasonal canoe/kayak rack:	
	Residents	\$50
	Nonresidents	\$70

Section	Fee for	Amount	
		Residents	Nonresidents
282-12E	Picnic shelter reservations: Maple, White Oak, West Park Shelters only		
	1 shelter for use by 25 or fewer persons	\$35	\$40
	All shelters:		
	1 shelter for use by 0 through 50 persons	\$45	\$55
	1 shelter for use by 51 through 100 persons	\$60	\$75
	2 shelters for use by 201 through 300 persons	\$150	\$175
	2 shelters for use by more than 300 persons	\$175	\$200
	Special use picnic area permit	\$25	\$35
	<u>Sam Leman Picnic Shelter (1-75 people)</u>	<u>\$75</u>	<u>\$85</u>
Service charge for reservations taken by phone	\$1		
282-12F	Park entrance fees	Per County Board resolution	
282-12G	Equine participant fees:	Residents	Nonresidents
	Per person calendar year, 1-1 to 12-31	\$6	\$8
	Per person, one day only	\$2	\$3
	Per immediate residing family, calendar year	\$15	\$20
282-12J	Friends of McLean County Parks membership fees:		
	Individual	\$10/year	
	Family/Household	\$15/year	
282-13A	Food vendor permits (County parks and recreational areas)	\$25/vendor/location	
282-13B	Non-food vendor permits (County parks and recreational areas)	\$10/vendor/location	

This amendment shall become effective and in full force upon adoption of this Ordinance. Adopted by the County Board of McLean County, Illinois, this 19th day of January, 2016.

ATTEST:

APPROVED:

Kathy Michael, Clerk of the Board of
McLean County

Matt Sorensen, Chairman of the McLean
County Board

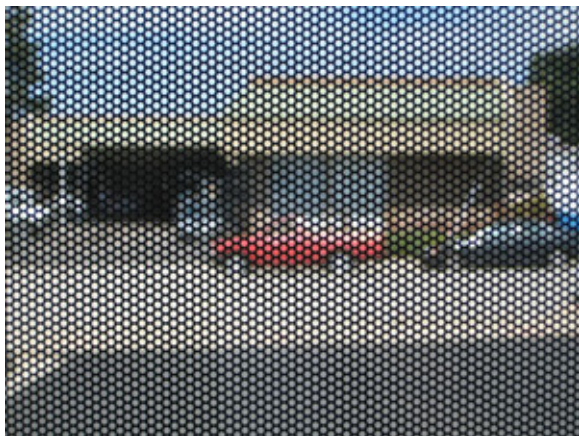
The challenge to find ways to stretch dollars that were once more plentiful to educate the community about, and promote the use of, local public health services and programs has never been greater. Earlier this year, staff from the WIC program took an innovative approach to communicating about their service, while also satisfying an immediate need for client privacy in the clinic exam rooms. They made a small investment in custom perforated vinyl window graphics to provide their clients with privacy inside the exams rooms, while at the same time raising awareness of WIC services from the outside of the building windows. The external window graphics are on the east side of the building and have directly resulted in at least one new user of WIC services.



Building on the success of the existing window graphics, WIC wants to continue using this cost-effective approach to increase public awareness of their services on the Northeast corner of the building so that they are visible from the street, sidewalk, and bus stop. The graphic, though different, would still center on the *WIC to 5* message and be complimentary in design and color. They may either be presented as single messages per window or one overarching message, as in the example below. Those design issues have yet to be discussed. There are approximately eight windows that they are hoping to be able to use.



Perforated vinyl window graphics look professional from the outside, but is also almost invisible from the inside. WIC's use of this cost-effective approach to promotion/public awareness affords them constant exposure at the best location strategically.



An example of the view from the inside looking out.



December 30, 2015

Memo

To: The Honorable Members of the Property Committee
From: Hannah Eisner, Assistant County Administrator

Re: Amendment to Amended and Restated Lease between the County of McLean and the Public Building Commission

The County Board entered into an Amended and Restated Lease with the Public Building Commission on July 30, 2105. This lease replaced three existing leases for the Law and Justice Center, the Government Center and the Old Courthouse and added the following additional County facilities: Nursing Home, Juvenile Detention Center, Highway Department and Animal Control. The lease has a twenty year term and provides for payment of a maximum rent each year in an amount sufficient to pay the estimated cost of operation and maintenance of the buildings and the debt service on bonds issued by the PBC for construction of the Law and Justice Center and the acquisition and renovation of the Government Center. This lease was amended on October 6, 2015 to increase the maximum rent to reflect the new debt service related to the bonds issued for the jail expansion.

The established maximum yearly rental amount in the lease must be amended each year after the County budget process is complete to revise the rent for that year to reflect actual costs. Staff has determined that the rental amount for 2016 should be \$4,483,889.00 and prepared an amendment to the lease to adjust the rent accordingly.

AMENDMENT TO AMENDED AND RESTATED LEASE AGREEMENT

Between the Public Building Commission of McLean County,
McLean County, Illinois, as lessor

and

The County of McLean, Illinois, and the
City of Bloomington, McLean County, Illinois, as lessees

AMENDMENT TO AMENDED AND RESTATED LEASE AGREEMENT

THIS AMENDMENT TO AMENDED AND RESTATED LEASE AGREEMENT dated _____, 2016 (the “*Amendment*”), between the PUBLIC BUILDING COMMISSION OF MCLEAN COUNTY, MCLEAN COUNTY, ILLINOIS, a municipal corporation of the State of Illinois (the “*Commission*”), as Lessor, and THE COUNTY OF MCLEAN, ILLINOIS, a municipal corporation of the State of Illinois (the “*County*”) and the CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, a municipal corporation of the State of Illinois (the “*City*”), as Lessees,

WITNESSETH:

WHEREAS, the Commission, as Lessor, and the County and the City, as Lessees, have heretofore entered into an Amended and Restated Lease Agreement, made the 30th day of July, 2015 (as previously amended, the “*Original Lease*”), pursuant to which the Commission leases to the County and the City the Facilities and the Sites (each as described and defined in the Original Lease), including the Projects (as described and defined in the Original Lease); and

WHEREAS, the Commission, the County and the City desire to amend the Original Lease in order to reduce rental payments of the County; and

WHEREAS, notwithstanding such reduction, the rental payments of the County shall exceed, on an annual basis, the amount of rental payments for which the County and the City agreed to be joint and severally liable and the principal and interest requirements on the Commission’s Public Building Revenue Bonds, Series 2015 (the “*2015 Bonds*”); and

WHEREAS, in order to provide the necessary revenues for the payment of bonds of the Commission heretofore issued or hereafter issued for the improvement of the Facilities and the Sites, including the Projects (as each term is defined in the Original Lease), including the 2015 Bonds, for all interest that may accrue on said bonds and for the costs of operations,

maintenance and administration, as provided in the Original Lease, it is necessary for the parties hereto to enter into this Amendment, amending the Original Lease as hereinafter set forth:

NOW, THEREFORE, in consideration of the rents reserved hereunder and the promises, and the covenants herein made by each of the parties hereto, and for other good and valuable consideration, it is covenanted and agreed by the said parties hereto as follows:

SECTION I. RENTAL PAYMENTS

Paragraph B of Section II of the Original Lease is amended to read as follows:

B. In addition to the annual rental due in calendar year 2015 pursuant to the Old County Courthouse Lease, the Government Center and Parking Garage Lease and the Law and Justice Center Lease, the County covenants and agrees, on or before November 1 of each of the years designated, to pay to the Commission as rent the following annual rentals:

YEAR	RENTAL PER ORIGINAL LEASE	ADDITIONAL RENTAL PER THIS AMENDMENT	RENTAL PER REVISED LEASE
2016	\$10,000,000	\$ (5,516,111.00)	\$ 4,483,889
2017	10,000,000	0	10,000,000
2018	10,000,000	0	10,000,000
2019	10,000,000	0	10,000,000
2020	10,000,000	0	10,000,000
2021	10,000,000	0	10,000,000
2022	10,000,000	0	10,000,000
2023	10,000,000	0	10,000,000
2024	10,000,000	0	10,000,000
2025	10,000,000	0	10,000,000
2026	10,000,000	0	10,000,000
2027	10,000,000	0	10,000,000
2028	10,000,000	0	10,000,000
2029	10,000,000	0	10,000,000
2030	10,000,000	0	10,000,000
2031	10,000,000	0	10,000,000
2032	10,000,000	0	10,000,000
2033	10,000,000	0	10,000,000
2034	10,000,000	0	10,000,000

SECTION II. MISCELLANEOUS

A. In the event any covenant, phrase, clause, paragraph, section, condition or provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of any such covenant, phrase, clause, paragraph, section, condition or provision shall in no way affect any other covenant, phrase, clause, paragraph, section, condition or provision herein contained.

B. This Amendment has been executed in several counterparts, any of which shall be considered as an original.

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IN WITNESS WHEREOF, the Public Building Commission of McLean County, McLean County, Illinois, by authorizing of its Board of Commissioners, has caused its corporate seal to be affixed hereto and this Amendment to be signed in its name by the Chairman of said Board and attested by the Secretary of said Board; The County of McLean, Illinois, by authority of its County Board, has caused its corporate seal to be affixed hereto and this Amendment to be signed in its name by the Chairman of the County Board of said County and to be attested by the Clerk of said County; and the City of Bloomington, McLean County, Illinois, by authority of its City Council has caused its corporate seal to be affixed hereto and this Amendment to be signed in its name by the Mayor of said City and attested by the Clerk of said City, as of the day and year first written.

PUBLIC BUILDING COMMISSION OF
MCLEAN COUNTY,
MCLEAN COUNTY, ILLINOIS

ATTEST:

Secretary, Board of Commissioners

By: _____
Chairman, Board of Commissioners

(AFFIX CORPORATE SEAL)

THE COUNTY OF MCLEAN, ILLINOIS

ATTEST:

County Clerk

By: _____
Chairman, County Board

(AFFIX CORPORATE SEAL)

CITY OF BLOOMINGTON, MCLEAN
COUNTY, ILLINOIS

ATTEST:

City Clerk

By: _____
Mayor

(AFFIX CORPORATE SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

I, the undersigned, a Notary Public in and for said County and State, Do Hereby Certify that Thomas Novosad and John Morel, personally known to me to be respectively the Chairman of the Board of Commissioners of the Public Building Commission of McLean County, McLean County, Illinois, and the Secretary of said Board, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Chairman of the Board of Commissioners of the Public Building Commission of McLean County, McLean County, Illinois, and the Secretary of said Board, they signed and delivered the said instrument and caused the seal of the Public Building Commission of McLean County, McLean County, Illinois, to be thereto affixed as their free and voluntary act, and as the free and voluntary act of the Public Building Commission of McLean County, McLean County, Illinois, pursuant to the authority and direction of the Board of Commissioners of the Public Building Commission of McLean County, McLean County, Illinois, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 2016.

Illinois Notary Public

(NOTARIAL SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

I, the undersigned, a Notary Public in and for said County and State, Do Hereby Certify that Matt Sorensen and Kathy Michael, personally known to me to be respectively the Chairman of the County Board of The County of McLean, Illinois, and the Clerk of said County, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Chairman of the County Board of The County of McLean, Illinois, and as County Clerk of said County, they signed and delivered the said instrument and caused the seal of The County of McLean, Illinois, to be thereto affixed as their free and voluntary act, and as the free and voluntary act of The County of McLean, Illinois, pursuant to the authority and direction of the County Board of The County of McLean, Illinois, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 2016.

Illinois Notary Public

(NOTARIAL SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

I, the undersigned, a Notary Public in and for said County and State, Do Hereby Certify that Tari Renner and Tracey Covert, personally known to me to be respectively the Mayor and the Clerk of the City of Bloomington, McLean County, Illinois, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Mayor and Clerk of the City of Bloomington, McLean County, Illinois, they signed and delivered the said instrument and caused the seal of the City of Bloomington, McLean County, Illinois, to be thereto affixed as their free and voluntary act, and as the free and voluntary act of the City of Bloomington, McLean County, Illinois, pursuant to the authority and direction of the City Council of the City of Bloomington, McLean County, Illinois, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 2016.

Illinois Notary Public

(NOTARIAL SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

CERTIFICATE OF ABATEMENT

TO THE COUNTY CLERK OF THE COUNTY OF MCLEAN, ILLINOIS:

I, the undersigned, being the duly qualified and acting Chairman of the County Board (the “*Board*”) of The County of McLean, Illinois (the “*County*”), having been directed and authorized by the Board to prepare and file this Certificate, do hereby certify and notify you as follows:

1. That the Board has heretofore authorized an Amendment to Amended and Restated Lease Agreement, dated January 12, 2016 (the “*Amendment*”), amending an Amended and Restated Lease Agreement, made as of July 30, 2015, as previously amended, between the Public Building Commission of McLean County, McLean County, Illinois (the “*Commission*”), as lessor, and the County and the City of Bloomington, McLean County, Illinois (the “*City*”), as lessees, providing for payment by the County and the City to the Commission of rentals for the use and occupancy of the Facilities and the Sites (as described in the hereinafter-defined Ordinance) by the County and the City (as amended by the Amendment, the “*Lease*”), as authorized by the Public Building Commission Act of the State of Illinois, as amended (the “*Act*”).

2. That in accordance with Section 18 of the Act and pursuant to an ordinance adopted by the Board on the 30th day of July, 2015 (the “*Ordinance*”), the County has levied taxes in amounts sufficient to pay the annual rent due under the Lease and has filed such levies in your office.

3. That a portion of the taxes levied for such purpose in the Ordinance have been previously abated by the County.

4. That the lease rental payments to be paid by the County pursuant to the Lease are less than the taxes levied for such purpose in the Ordinance, as abated.

5. That you are hereby notified and directed to make proper reduction of the taxes heretofore levied for the year 2015 (collectible in 2016) in the Ordinance by abating *a portion of* such taxes levied for said year as follows:

LEVY YEAR	AMOUNT LEVIED IN THE ORDINANCE	AMOUNT PREVIOUSLY ABATED	AMOUNT TO BE FURTHER ABATED	REMAINDER OF TAX SUFFICIENT TO BE EXTENDED TO PRODUCE
2015	\$10,000,000	\$4,000,000	5,516,111	\$4,483,889
2016	10,000,000	4,000,000	0	10,000,000
2017	10,000,000	4,000,000	0	10,000,000
2018	10,000,000	4,000,000	0	10,000,000
2019	10,000,000	4,000,000	0	10,000,000
2020	10,000,000	4,000,000	0	10,000,000
2021	10,000,000	4,000,000	0	10,000,000
2022	10,000,000	4,000,000	0	10,000,000
2023	10,000,000	4,000,000	0	10,000,000
2024	10,000,000	4,000,000	0	10,000,000
2025	10,000,000	4,000,000	0	10,000,000
2026	10,000,000	4,000,000	0	10,000,000
2027	10,000,000	4,000,000	0	10,000,000
2028	10,000,000	4,000,000	0	10,000,000
2029	10,000,000	4,000,000	0	10,000,000
2030	10,000,000	4,000,000	0	10,000,000
2031	10,000,000	4,000,000	0	10,000,000
2032	10,000,000	4,000,000	0	10,000,000
2033	10,000,000	4,000,000	0	10,000,000

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the County,
this ____ day of _____, 2016.

Chairman, County Board

RECEIPT IS HEREBY ACKNOWLEDGED this ____ day of _____, 2016, of a duplicate original of this CERTIFICATE OF ABATEMENT, manually executed by the Chairman of the County Board of The County of McLean, Illinois, and it is hereby certified that the same has been deposited in the official files and records of my office, and that the taxes heretofore levied for the year 2015, as described in said Certificate will be reduced and abated as provided in paragraph 5 of said Certificate.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the County,
this ____ day of _____, 2016.

County Clerk of the County of
McLean, Illinois

[SEAL]



OFFICE OF THE ADMINISTRATOR

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

115 E Washington St, Room 401, Bloomington, IL 61701

December 23, 2015

To: Honorable Members of the Executive Committee, Finance Committee, Land Use and Development Committee, Property Committee, Transportation Committee, Justice Committee, and Health Committee

From: Bill Wasson, County Administrator

Re: Positions filled from November 19 – December 22, 2015

Department	Oversight Committee	Position	Number of Hires
Circuit Clerk	Justice	Court Room Clerk	1
Facilities	Property	Building Maint. Worker	2
Health Dept.	Health	Office Support Specialist I	2
Highway	Transportation	Seasonal Snow Plow	2
Information Services	Executive	Network Specialist	1
Nursing Home	Finance	Certified Nursing Asst.	5
Nursing Home	Finance	Registered Nurse	1
Nursing Home	Finance	Building Maint. Worker (NH)	1