




Property Committee Agenda
Room 400, Government Center
Thursday, July 7, 2011
3:45 p.m.

1. Roll Call
2. Chairman's Approval of Minutes – June 2, 2011
May 17, 2011 Stand-up
3. Departmental Matters:
 - A. Jack Moody, Director, Facilities Management
 - 1) Items to be Presented for Action:
 - a) Request Approval of ATM Agreement for the Government Center 1-3
 - b) Request Approval of Natural Gas Contract with Vanguard Energy 4-7
 - 2) Items to be Presented for Information:
 - a) General Report
 - b) Other
 - B. Mike Steffa, Director, Parks and Recreation
 - 2) Items to be Presented for Information:
 - a) General Report 8
 - b) Other
4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment



McLean County

Facilities Management

104 W. Front Street, P.O. Box 2400

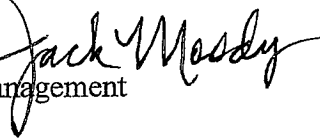
Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-4120 FAX jack.moody@mcleancountyil.gov

To: The Honorable Chairman and Members of the Property Committee
Mr. Bill Wasson, County Administrator

From: Jack E. Moody, CFM
Director, Facilities Management



Date: June 9, 2011

Subj: ATM Machines Agreement at Government Center

The current agreement between the County and the Bloomington Municipal Credit Union for the ATM machine located at the north end of the first floor of Government Center is due to expire. Attached is the new agreement provided to us by BMCU to continue this ATM machine beginning August 1, 2011 and expiring July 31, 2013. We have reviewed the agreement and it is the same agreement previously reviewed and approved by County staff attorneys. This ATM machine provides a great benefit for members of the public who need to transact business which requires payment of fees. This agreement continues to be at no cost or obligation to the County.

Therefore, we request and recommend this matter be approved at your convenience.

Thank you.

JEM: (enclosure)

ATM Machine Agreement

WHEREAS, the County of McLean, P.O. Box 2400, Bloomington, Illinois 61702-2400, a body corporate and politic, (hereinafter referred to as "COUNTY"), and the Bloomington Municipal Credit Union, 602 South Gridley, Bloomington, Illinois 61701, (hereinafter referred to as "BMCU") desire to continue an agreement for BMCU to provide an ATM machine to be located on the north end of the first floor of Government Center, 115 E Washington Street, Bloomington, Illinois,

Now, therefore, it is expressly agreed by the parties as follows:

1. This agreement shall commence on **August 1, 2011**, and shall terminate on **July 31, 2013**.
2. BMCU retains the ownership of the ATM machine, and shall be financially responsible for the maintenance and all security of the ATM machine.
3. BMCU shall provide the onsite service and maintenance of the ATM machine and shall replenish and provide the necessary cash on an as needed basis.
4. BMCU shall maintain the cleanliness of the ATM machine.
5. BMCU shall operate the ATM machine for customer usage only during normal business hours and days the building is open to the public.
6. BMCU shall provide usage of the ATM machine to any customer who uses the correct ATM card and service this machine is equipped to accept.
7. COUNTY shall be financially responsible for the POTTS telephone line.
8. COUNTY shall maintain in-house marketing signage at various locations in the building at COUNTY's discretion.
9. COUNTY assumes no responsibility for the ATM machine specifically, but not limited to, theft, damage, usage delays regarding phone or data lines, lost cash, incorrect withdrawals, power outages, any ATM malfunctions, customer complaints, lost or stolen ATM cards or ATM supplies, or compliance with any ATM regulatory body or banking institution requirements.

Surcharge/Transaction Fee: All transactions being made with the use of a BMCU ATM/debit card will not be assessed a surcharge fee. BMCU will assess a surcharge fee of \$3.00 per transaction for all foreign transactions. All surcharge fees will be retained by BMCU.

BMCU's insurance and bond will cover the ATM machine, cash within, and the transporting of said cash, and shall list COUNTY, the McLean County Public Building

Commission (PBC), the City of Bloomington, and all their officers, officials, agents, and employees as an additional insured and hold COUNTY harmless from all liability, public or private.

The parties hereto agree that either party may cancel this agreement by giving 30 days written notice to the other party. BMCU shall be responsible for removal of the ATM machine within sixty (60) days of the date of the cancellation notice.

Amendments to this agreement may be made from time to time in writing by mutual consent by the parties.

The parties hereto mutually agree that the foregoing constitutes all of the agreements between the parties and in witness whereof the parties have affixed their respective signatures on the dates indicated below.

IN WITNESS WHEREOF, the parties hereto have executed this agreement by their respective officers, thereunto duly authorized at Bloomington, Illinois, this 19th day of July, 2011.

APPROVED:
Bloomington Municipal Credit Union

By: _____
Chief Executive Officer

ATTEST:

By: _____

APPROVED:
County of McLean

BY: _____
Matt Sorensen, Chairman
McLean County Board

ATTEST:

By: _____
Kathy Michael, Clerk of the
McLean County Board



Facilities Management

104 W. Front Street, P.O. Box 2400

Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-4120 FAX jack.moody@mcleancountyil.gov

To: The Honorable Chairman and Members of the Property Committee
Mr. Bill Wasson, County Administrator

From: Jack E. Moody, CFM
Director, Facilities Management

Date: June 22, 2011

Subj: Natural Gas Contract for County Facilities

The current natural supply gas contract expires on August 31, 2011. For the past two years we have used Vanguard Energy Services for purchasing our natural gas supply which has provided costs per therm less than NICOR Energy, the local gas utility. For this past contract term, Vanguard has provided contract pricing which has saved McLean County \$45,300.00, compared to what we would have paid if we had purchased our gas supply from NICOR. This represents an 8% savings in the cost per therm.

Attached please find the new gas contract for the contract period September 1, 2011, to August 31, 2014. This contract proposal from Vanguard reduces the VMI index (the cost for providing this gas supply service) from \$0.01 per therm, to \$0.0085 per therm. This means that we will save additional money each month, besides the lower cost per therm.

The natural gas market, due to bulk storage and a more stable commodities market, has not seen the radical shifts in pricing as have the cost for oil and the cost for unleaded gasoline. This more stable market has made budgeting and expense control more favorable. We have reduced the cost of operating many HVAC systems over the past few years by replacing boilers and hot water tanks with more energy efficient units. This has also helped greatly to keep costs low. We use energy management in all our facilities.

Vanguard Energy has provided excellent service to us throughout the contract period. They are a very stable company and given the low market for natural gas, our savings in this contract will continue in the next contract period. We therefore request and recommend the enclosed natural gas proposal be approved.

Thank you.

June 21, 2011

Mr. Jack Moody
Facilities Manager
McLean County Government
104 West Front Street
PO Box 2400
Bloomington, IL 61702-2400

Dear Jack:

Vanguard Energy can reduce the price McLean County Government has been paying since 2003, from VMI Index plus \$0.01 per therm down to VMI Index plus \$0.0085 per therm, for the term of September 2011 through August 2014. The service fee will remain at \$0.00 per month.

As usual, we assessed and processed the volumes through a "weather normalizing" model to reflect updated usage for the existing facilities, which insures greater accuracy in our service.

McLean County Government has continued to save money with Vanguard Energy's program versus the commodity costs of Nicor Gas, as displayed in the "Cost Comparison Spreadsheet" (*Attachment #1*). The savings over the term of the current agreement has been \$45,300. The reduced adder will increase this savings in the future.

Vanguard Energy continues with its strong presence in the Illinois natural gas market, serving other county governments; all corporate and many franchise locations of YUM! Brands, Inc.; a Fortune 100 retailer and other "big box" chains; Baxter Healthcare on a national basis; and Vanguard Energy is the largest independent provider to school districts in the state of Illinois. We also provide to the other cornerstones of our state, from small churches to small business to manufacturing. Overall, we supply approximately 200 million therms of gas annually to our diverse and loyal customer base.

As always, please call me with any questions or comments on this information, or if there is anything else I can provide.

Sincerely,



Joe Cooper
Senior Account Executive

Attachment #1



850 East Diehl Rd, Suite 142
 Naperville, IL 60563
 Phone: (630) 955-1500
 Fax: (630) 955-0989

McLean County Government

Nicor Gas (GSC) versus Vanguard Market Index (VMI)

Month	Monthly Usage	Nicor Gas (GSC)		Vanguard Market Index (VMI)	
		Cost Per Therm	Total Cost of Gas	Cost Per Therm	Total Cost of Gas
Sep-09	33,275	\$ 0.33000	\$ 10,981	\$ 0.28700	\$ 9,550
Oct-09	51,739	\$ 0.39000	\$ 20,178	\$ 0.39400	\$ 20,385
Nov-09	55,343	\$ 0.47000	\$ 26,011	\$ 0.49000	\$ 27,118
Dec-09	84,292	\$ 0.50000	\$ 42,146	\$ 0.48500	\$ 40,881
Jan-10	92,825	\$ 0.68000	\$ 63,121	\$ 0.62650	\$ 58,155
Feb-10	72,332	\$ 0.66000	\$ 47,739	\$ 0.59500	\$ 43,038
Mar-10	56,908	\$ 0.62000	\$ 35,283	\$ 0.50900	\$ 28,966
Apr-10	37,355	\$ 0.49000	\$ 18,304	\$ 0.40900	\$ 15,278
May-10	33,672	\$ 0.41000	\$ 13,805	\$ 0.43850	\$ 14,765
Jun-10	21,253	\$ 0.44000	\$ 9,351	\$ 0.42200	\$ 8,969
Jul-10	27,355	\$ 0.51000	\$ 13,951	\$ 0.48150	\$ 13,171
Aug-10	24,927	\$ 0.50000	\$ 12,464	\$ 0.47250	\$ 11,778
Sep-10	29,198	\$ 0.41000	\$ 11,971	\$ 0.38650	\$ 11,285
Oct-10	38,147	\$ 0.44000	\$ 16,785	\$ 0.40050	\$ 15,278
Nov-10	57,732	\$ 0.43000	\$ 24,825	\$ 0.35450	\$ 20,466
Dec-10	88,535	\$ 0.46000	\$ 40,726	\$ 0.45950	\$ 40,682
Jan-11	91,285	\$ 0.48000	\$ 43,817	\$ 0.44650	\$ 40,759
Feb-11	73,476	\$ 0.53000	\$ 38,942	\$ 0.46850	\$ 34,424
Mar-11	64,267	\$ 0.51000	\$ 32,776	\$ 0.40450	\$ 25,996
Apr-11	49,815	\$ 0.48000	\$ 23,911	\$ 0.45200	\$ 22,517
May-11	40,308	\$ 0.50000	\$ 20,154	\$ 0.45850	\$ 18,481
Total	1,124,038		\$ 567,241		\$ 521,941

Difference:

\$ (45,300)
(8%)

Note:

- 1) All costs are estimated and are for illustrative purposes only.
- 2) Utility distribution charges are excluded.
- 3) Applicable taxes, riders, and other non-standard charges are excluded.

This Exhibit "A" is made and entered into by and between Vanguard Energy Services, L.L.C. ("Vanguard Energy Services") and **McLean County** ("Customer"), establishes legally binding terms and conditions to govern the sale and purchase of natural gas ("gas") and services delivered by Vanguard Energy Services to Customer. This Exhibit shall become effective on the first day of **September, 2011** and extend through the last day of **August, 2014**, or for each Facility listed on Exhibit B, upon that Facilities first utility billing cycle immediately thereafter. This Exhibit A shall automatically renew for subsequent one (1) year periods unless either Party provides the other Party with written notice of its intention to terminate this Exhibit A, no less than sixty (60) days prior to the end of the then effective term, including any Renewal Term unless superseded by a new Exhibit A. This Exhibit A will supersede any previous Exhibit A with respect to all Facilities listed on Exhibit B.

In addition to the terms and conditions contained herein, this document is governed by the terms and conditions contained in the executed Master Energy Services Agreement (Vanguard Energy Services Agreement # 2028 dated July 22, 2003 by and between Vanguard Energy Services and Customer, which is incorporated herein and made a part hereof.

Customer will receive one total bill for service which includes items (1), (2), (3), (4) as shown below. If a billing period spans more than one calendar month, commodity costs will be prorated based on the applicable forecasted volumes and the applicable monthly Vanguard Energy Services weighted average cost of gas (WACOG).

Vanguard Energy Services agrees to sell and deliver, and Customer agrees to purchase and receive 100% of contracted volumes listed below and delivered by Vanguard Energy Services to Customer's LDC for Customer's facilities as listed within Exhibit B, attached hereto.

1. COMMODITY PRICING: Monthly commodity price during the Term of this Agreement shall be priced at **\$0.0085** per therm above the Vanguard Market Index for the applicable contracted volumes listed below, notwithstanding customer's actual metered gas consumption, and adjusted for unaccounted gas as determined by Customer's local distribution company. In the event that Customer's monthly metered gas consumption is greater than the contracted volumes stated below, Vanguard Energy Services will charge Customer for those additional volumes, for the applicable month, at a price equal to **\$0.0085** per therm above the higher of the NGI Bidweek Survey, Spot Gas Prices, Midwest, Chicago Citygate or Gas Daily Price Guide, Daily Midpoint Average, Chicago City-gates. In the event Customer's monthly metered gas consumption is less than the contracted volumes stated below, Vanguard Energy Services will credit back those deficient volumes, for the applicable month, to customer at **\$0.01** per therm below the lower of the NGI Bidweek Survey, Spot Gas Prices, Midwest, Chicago Citygate or Gas Daily Price Guide, Daily Midpoint Average, Chicago City-gates.

Any natural gas delivered after the VMI pricing period without execution of a new Exhibit A will be priced per the terms of the Master Energy Services Agreement.

2. LOCAL GAS DISTRIBUTION UTILITY CHARGES: Customer will be responsible for payment of monthly LDC charges as issued by the utility. If applicable, Vanguard Energy Services will include any charges not billed directly to customer by utility for facilities specified in Exhibit B.

3. VANGUARD ENERGY SERVICES SERVICE FEE: \$0.00 monthly.

4. TAXES: All applicable taxes.

5. LDC: Nicor

6. VOLUMES: The Customer's contracted (indexed) volumes as well as the applicable unit of measure associated with this transaction shall be as follows:

MONTHLY VOLUME COMMITMENTS - UNIT OF MEASURE (THERMS)							
JAN	81,200	FEB	68,630	MAR	59,860	APR	43,190
MAY	36,990	JUN	25,150	JUL	29,090	AUG	28,050
SEP	31,240	OCT	40,740	NOV	56,370	DEC	76,790

7. MISCELLANEOUS: In the event Vanguard Energy Services is directed by Customer's LDC to either increase or decrease gas deliveries as a result of a 'Critical Day', whether for Customer's actual or historically potential gas consumption as determined by Customer's LDC, Customer agrees that it shall be responsible for any and all incremental costs, expenses, charges, damages or liabilities incurred by Vanguard Energy Services as a result of Vanguard Energy Services' compliance with said Customer's LDC directive as applied to Customer's account. In the event that the index above is not available, the parties will mutually agree upon an alternate index.

In Witness whereof, the Parties acknowledge that they have heretofore executed this Exhibit A to the Master Energy Services Agreement, as well as any necessary and applicable Exhibit(s) and Rider(s), which are hereby incorporated herein by reference and made a part hereto.

VANGUARD ENERGY SERVICES, L.L.C.

CUSTOMER: McLean County

Signed: _____

Signed: _____

By: _____

By: _____

Title: Managing Partner

Title: _____

Date: _____

Date: _____



McLean County

TO: Honorable Chairman and Members, Property Committee

FROM: Michael J. Steffa, Director of Parks and Recreation

DATE: June 30, 2011

RE: General Report

Parks Usage – YTD as of 06/30/11

	2011	2010	2009	2008	2007	2006	2005	2004	2003
<u>Camping Nights</u>	3985	3751	3503	3477	3506	3379	3113	3119	3374
<u>Watercraft Registration</u>									
Annual	1375	1245	1057	991	1238	1206	967	794	813
Daily	266	183	169	148	186	289	161	142	159
<u>Boat Rental</u>									
½ hour Paddleboat	146	253	201	208	190	159	194	251	293
Hourly Canoe	240	152	159	103	128	145	127	117	181
Hourly Rowboat	85	113	74	54	96	83	85	50	89
Daily Canoe	23	63	38	14	32	36	31	33	43
Daily Rowboat	122	119	99	79	83	77	58	86	98
<u>Shelter Reservations</u>	70	71	65	68	56	52	66	51	45
<u>Equine Registrations</u>									
Daily	2	4	0	0	5	41	74	7	5
Family	0	0	1	1	0	3	1	1	1
Individual -Annual	4	6	8	6	4	8	3	2	5

Additional County Parks Activities

June 4	Hosted Tri-Shark Triathlon	Participants – 718
June 11	Beach Blow-Out Activity	Attendance – 250
June 11	Hosted McLean County Wheelers (Bicycling)	NA
June 14-26	Hosted Cub Scout Day Camp	Participants – 275 (Est.)
June 18	Hosted Youth Conservation Day-Prairieland Preservation Foundation	Participants - 200
June 22	Hosted Bloomington P/R Day Camp	Participants – 92 Kids
June 25	U Otter Run 5K Tail Race	Participants - 62
June 27-30	Hosted Normal P/R Day Camp/Ecology Action Center	Participants – 18/Day
	Hosted 3 Fishing Tournaments at Evergreen Lake during June	