

MINUTES OF THE REGULAR MEETING
OF THE
PUBLIC BUILDING COMMISSION OF McLEAN COUNTY, ILLINOIS
Tuesday, October 7, 2014, 3:30 p.m. CDT

The Regular Meeting, at October 7, 2014, 3:30 p.m. at the Government Center, with Chairman Novosad presiding. Secretary Morel called the roll with the following members answering "present": Messrs. Novosad, Farnsworth, Morel, Zeunik, Funk, Harris, Zimmerman and Good.

Also present were Commission Attorney, Robert Porter; Commission Treasurer, Jim Mulligan; McLean County Administrator, Bill Wasson; McLean County Facilities Manager, Jack Moody; and former Public Building Commission Chairman Robert Rush.

Edith Brady-Lunny of *The Pantagraph* was present. No other representatives of radio or press were present.

The minutes of the April 1, 2014 Regular Meeting were discussed. Following a general discussion, it was moved by Mr. Zimmerman and seconded by Mr. Harris that the Minutes of the Regular Meeting be approved as submitted. Voted on and carried unanimously.

Chairman Novosad then called upon Commission Treasurer, Jim Mulligan, for the Treasurer's Report of October 2013 through September 2014, and statements/bills were submitted for approval. Following a general discussion, the report and request for approval of payments, Mr. Zeunik moved and Mr. Good seconded that the Treasurer's Report and the proposed payments be approved as submitted. Upon roll call, all Commissioners voted in favor of the motion; motion carried unanimously.

Commission Treasurer, Jim Milligan, then discussed the final Fiscal Year 2013 audit as prepared by Sulaski & Webb, CPAs. Following a general discussion, Mr. Zeunik moved and Mr. Good seconded that the Fiscal Year 2013 audit be approved as submitted. Upon roll call, all Commissioners voted in favor of the motion; motion carried unanimously.

Chairman Novosad then presented former Chairman Rush with a Resolution commemorating Mr. Rush's many years of faithful service as a Commissioner and Officer of the Public Building Commission.

Attorney Porter then discussed the training requirements under the *Open Meetings Act* and the need for the Commission to designate an individual to receive annual training provided by the Public Access Counselor. Following a general discussion, Mr. Harris moved and Mr. Farnsworth seconded to designate Attorney Porter to receive annual training under the *Open Meetings Act*. Upon roll call, all Commissioners voted in favor of the motion; motion carried unanimously.

Attorney Porter then discussed insurance coverages and requirements. A general discussion occurred.

Attorney Porter then discussed updating the Commission's signature card on file with PNC Bank. A general discussion occurred.

Attorney Porter then discussed filling the vacant seat on the Board of Commissioners of the Public Building Commission. Attorney Porter indicated that David A. Schultz of Normal expressed interest in serving. Chairman Novosad asked the Commissioners whether they were aware of others interested in serving. A general discussion occurred.

McLean County Facilities Manager Jack Moody spoke about the status of the renovations being made to the Old Courthouse. Mr. Moody indicated that exterior and basement construction

was ongoing pursuant to a State grant. Mr. Moody also discussed an awarded grant from the Illinois Department of Natural Resources, which grant will fund restroom remodeling and lighting upgrades at the Old Courthouse.

McLean County Administrator Bill Wasson next spoke about the status of the joint County-Chestnut Health Services, Inc. Federally Qualified Health Center project. The facility will be constructed on the site of the old County Sanitarium, which is located at the County's Normal Fairview Campus. The County intends to ask the Commission to issue bonds to fund the construction of the Federally Qualified Health Center and expects that demolition on the Sanitarium could occur as early as next spring.

Mr. Wasson then spoke about the status of the expansion to the McLean County Jail, which will be designed to mitigate overcrowding and better accommodate incarcerated individuals with mental health conditions. Mr. Wasson indicated that a Needs Assessment Study will be completed in January 2015. The County intends to ask the Commission to issue bonds to fund the Jail expansion.

Mr. Moody next spoke on the Operation & Maintenance projections for 2015 for the Government Center and Abraham Lincoln Memorial Parking Deck, Law and Justice Center, and Old Courthouse. Mr. Moody indicated that Operation and Maintenance costs for the Government Center and Parking Deck are expected to be \$765,314.00, Operation and Maintenance costs for the Law and Justice Center are expected to be \$2,150,438.00, and Operation and Maintenance costs for the Old Courthouse are expected to be \$167,976.00. Attorney Porter indicated that the Commission would need to authorize its Chairman to execute amendments to the original Leases and Operation and Maintenance Agreements for the Government Center and Parking Deck, Law and Justice Center, and Old Courthouse to reflect the foregoing costs. Mr. Zeunik moved and

Mr. Zimmerman seconded to so authorize the Chairman. The motion passed unanimously.

Attorney Porter then discussed the new requirement that the Public Building Commission file an Annual Financial Report with the Illinois State Comptroller's Office. Attorney Porter noted that the Commission would need to complete its audit earlier than it has in the past several years. A general discussion occurred.

Attorney Porter next discussed the Commission's Investment Policy as well as the *Municipalities Continuing Disclosure Cooperation Initiative*. General discussions occurred.

It was then moved by Mr. Zeunik and seconded by Mr. Harris to adjourn and reconvene *sine die* to reorganize. Voted on and carried unanimously. The next meeting of the Public Building Commission will be Tuesday, April 7, 2015, at 3:30 p.m.

APPROVED:

4/7/2015

John M. Zeunik, ASSISTANT SECRETARY
for JOHN L. MOREL,
Secretary, Public Building Commission