

MINUTES OF THE RESCHEDULED REGULAR MEETING

OF THE

PUBLIC BUILDING COMMISSION OF McLEAN COUNTY, ILLINOIS

Tuesday, August 9, 2016, 3:30 p.m. CDT

The Regular Rescheduled Meeting of the Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Chairman Novosad on August 9, 2016 in Room 404 of the Government Center, 115 East Washington Street, Bloomington, McLean County, Illinois.

Assistant Secretary Zimmerman called the roll, with the following Members answering "present": Messrs. Novosad, Zeunik, Zimmerman, Funk, Harris, and Schultz. Chairman Novosad noted the presence of a quorum. Messrs. Morel, Farnsworth, and Good were absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; McLean County Administrator Bill Wasson; Assistant McLean County Administrator Hannah Eisner; McLean County Director of Facilities Management Jack Moody; McLean County Director of Administrative Services Eric Schmitt; and Tim Kiefer of the Farnsworth Group, Inc.

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

Chairman Novosad presented the Minutes of the July 5, 2016 Regular Meeting of the Commission for approval. Chairman Novosad asked if there were any corrections, additions, and/or revisions to the Minutes. Hearing none, Chairman Novosad asked for a Motion to approve the Regular Meeting Minutes. It was moved by Mr. Zeunik and seconded by Mr. Harris that the Minutes of the July 5, 2016 Regular Meeting be approved as submitted. Chairman Novosad called for a vote on the Motion to approve the Minutes and the Motion was unanimously approved by voice vote.

Chairman Novosad then asked Commission Treasurer James Mulligan to present the Treasurer's Report for the fiscal year. Mr. Mulligan initially noted that the Commission's six (6)-month internal CD at Bloomington-Normal Community Bank matured on July 30, 2016. Mr. Mulligan stated that Commission Attorney Robert Porter advised him that he had the ability to re-invest these matured funds pursuant to the Commission's "Project Fund" investment vote

taken at its January 5, 2016 meeting. As a result, Mr. Mulligan indicated that the matured funds would roll over into another six (6)-month internal CD at Bloomington-Normal Community Bank internal CD and mature in January 2017. Mr. Mulligan further relayed that the Commission's twelve (12)-month internal CD at Bloomington-Normal Community Bank would similarly mature in January 2017.

Chairman Novosad then asked Mr. Mulligan the approximate dollar amount of the Commission's internal CDs at Bloomington-Normal Community Bank that would be maturing in January 2017. Mr. Mulligan responded that \$20,000,000.00, plus interest earnings, would mature by January 2017.

Mr. Mulligan next noted that there had been no activity in the Commission's other bank accounts. Mr. Mulligan indicated that Mr. Porter was still working with Heartland Bank & Trust Co., Busey Bank, and Bloomington-Normal Community Bank to obtain investment proposals for the funds currently contained in the Commission's Heartland Bank & Trust Co. "Money Market Fund" and its Heartland Bank & Trust Co. "Law & Justice Center Debt Service Fund." Mr. Mulligan noted that the Commission's Heartland Bank & Trust Co. "Money Market Fund" is currently yielding an annual return of twenty-four (24) basis points.

Mr. Mulligan further stated that the Commission had received operation and maintenance checks from the City of Bloomington and McLean County during the month of July. The Commission received \$1,286,779.00 from the County and \$167,947.50 from the City. However, Mr. Mulligan noted that the Commission had not received an operation and maintenance invoice from McLean County since December 2015.

Mr. Mulligan also noted that the Commission was being asked to approve the payment of two (2) months' worth of legal and accounting fees. Mr. Mulligan further stated that the Treasurer's Report now identified the "Jail Expansion Project" as the "Law & Justice Center Expansion Project."

Mr. Funk asked Mr. Mulligan whether the Commission's operation and maintenance payments were reflected as a liability on the Treasurer's Report and Mr. Mulligan responded in the affirmative.

Chairman Novosad then asked if there were any additional questions for Mr. Mulligan on the Treasurer's Report. Hearing none, Chairman Novosad asked for a Motion to approve the Treasurer's Report and proposed payments as submitted. It was moved by Mr. Harris and seconded by Mr. Zeunik that the Treasurer's Report and proposed payments be approved as submitted. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then turned to a discussion of the Commission's "Old Business" and asked Mr. Porter to address the status of the investment of the Public Building Commission's Heartland Bank & Trust Co. "Law & Justice Center Debt Service Account" and Heartland Bank & Trust Co. "Money Market Fund." Mr. Porter indicated that he was awaiting receipt of revised proposals from Heartland Bank & Trust Co., Busey Bank, and Bloomington-Normal Community Bank that take into account the "Law & Justice Center Debt Service Account." Mr. Porter noted that previous proposals only reflected the "Money Market Fund." Mr. Porter indicated that the Commission would likely be in a position to make an investment decision in the near future.

Chairman Novosad then asked if there were any questions for Mr. Porter regarding the investment of the Public Building Commission's Heartland Bank & Trust Co. "Law & Justice Center Debt Service Account" and Heartland Bank & Trust Co. "Money Market Fund." Hearing none, Chairman Novosad turned to the Commission's "New Business" and asked County Administrator Bill Wasson and County Director of Facilities Management Jack Moody to discuss the Law & Justice Center Expansion Project, the HOK jail site visits in Georgia, and the Farnsworth Group, Inc.'s July invoice.

Mr. Moody initially noted that personnel from the Sheriff's Department, Farnsworth Group, Inc., HOK, and McLean County performed a page turn review of the Law & Justice Center Expansion Project's final schematic design during the trip to Georgia to view several HOK-designed jails.

Tim Kiefer of the Farnsworth Group, Inc. stated that several items needed to be addressed before final schematic design approval would occur. Mr. Kiefer indicated that the schematic design was ninety-eight percent (98%) complete.

Chairman Novosad asked Mr. Kiefer whether the Law & Justice Center Expansion Project was on schedule and Mr. Kiefer indicated that the Project's design development would be completed by October 3, 2016.

Regarding the Georgia jail site visits, Mr. Moody noted that the review team visited three (3) jails located in Forsythe County, Gwinnet County, and Douglas County, Georgia. Mr. Moody noted that each jail was designed utilizing a different technique – trusses, cinder block, and metal. Mr. Moody further indicated that the review team was able to ask the jail staff in each of the visited facilities useful questions about the practical workings and functionality of their HOK-designed jails.

Chairman Novosad asked whether a design technique had been selected for the Law & Justice Center Expansion Project and Mr. Kiefer indicated that traditional, concrete cinder block construction would be employed.

Mr. Wasson stated that the Georgia jail site visits were useful in that the review team was able to observe a wide range of direct supervision environments that allowed for different categorizations of inmates. Mr. Wasson noted that the review team specifically saw several different examples of interior construction of day rooms that both reduced noise and maximized daylight. Mr. Wasson stated that the jail tours were productive and necessary for the County's correction staff to visualize how the design techniques that HOK has been working on would be operationalized.

Chairman Novosad then asked whether the Georgia jail site tours refined the Law & Justice Center Expansion Project's schematic design and Mr. Moody indicated that the tours reinforced much of the schematic design.

Mr. Wasson then indicated that much of the design techniques that the review team saw in Georgia reduced the need to transport inmates. Mr. Wasson also noted that the review team observed group treatment settings and learned a great deal about the importance of lighting.

Chairman Novosad next asked Mr. Zeunik whether he had any observations or reflections to share with the Commission regarding the Georgia jail site visits.

Mr. Zeunik noted that it was surprising to see how much direct supervision had changed since the McLean County Jail was last expanded in 1989. Mr. Zeunik further indicated that new jail facilities have greatly lessened the need to transport inmates.

Mr. Funk then asked whether the Georgia jail site visits offered any lessons from a community acceptance standpoint.

Mr. Moody indicated that the communities in Forsythe County, Gwinnet County, and Douglas County, Georgia all seemed to view their new jail facilities from a positive standpoint.

Mr. Wasson stated that strategies employed to allow community members to interact with jail staff and detainees have helped facilitate community acceptance of the HOK-designed jails in Georgia. Mr. Wasson noted that the need to provide appropriate space and treatment for individuals with mental health needs has driven the Law & Justice Center Expansion Project.

Mr. Zeunik noted that the jail in Forsythe County, Georgia offered the most lessons for the review team as Forsythe County constructed their jail in a downtown, urban environment. Mr. Zeunik noted that the exterior of the Forsythe County Jail was not intrusive and resembled an office building.

Mr. Wasson noted that the expansion to the McLean County Jail would ultimately be

designed in keeping with the County's commitment to being a good steward of downtown Bloomington.

Chairman Novosad then noted that the Commission had been presented with an invoice from the Farnsworth Group, Inc. in the amount of \$177,867.24. This amount represented the fee incurred by the Farnsworth Group, Inc./HOK during the month of July.

Chairman Novosad asked Mr. Moody whether the invoice was in order. Mr. Moody indicated that the invoice was in order and that it represented costs associated with the completion of approximately sixty-five percent (65%) of the schematic design phase.

Chairman Novosad then asked if there were any additional questions for Messrs. Wasson, Moody, or Kiefer regarding the status of the architectural design, engineering services, and construction administration of the Law & Justice Center Expansion Project. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of \$177,867.24 from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for services rendered on the Law & Justice Center Expansion Project during the month of July 2016. It was moved by Mr. Funk and seconded by Mr. Harris to approve payment to the Farnsworth Group, Inc. in the amount of \$177,867.24 from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for services rendered on the Law & Justice Center Expansion Project during the month of July 2016. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then turned to McLean County's request for reimbursement in the amount the County expended to fund the HOK jail site visits in Douglas County, Gwinnet County, and Forsythe County, Georgia. Chairman Novosad noted that the County had provided the Commission with trip receipts in the amount of \$6,821.89, but that this figure did not include HOK's travel, lodging, and food expenses. As a result, Chairman Novosad recommended that the Commission approve reimbursing the County up to \$8,000.00.

Chairman Novosad asked if there were any questions or comments concerning McLean County's request for reimbursement in the amount the County expended to fund the HOK jail site visits in Douglas County, Gwinnet County, and Forsythe County, Georgia. Hearing none, Chairman Novosad asked for a Motion authorizing the Commission to reimburse the County up to \$8,000.00 from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for the costs the County expended in funding the HOK jail site visit in Douglas County, Gwinnet County, and Forsythe County, Georgia. It was moved by Mr. Zimmerman and seconded by Mr. Funk to reimburse the County up to \$8,000.00 from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for the costs the County expended in funding the HOK jail site visits in Douglas County, Gwinnet County, and Forsythe County, Georgia. Upon a roll call vote,

all Commissioners voted in favor of the Motion.

Chairman Novosad next asked Mr. Porter to address approval of the schematic design of the McLean County Law & Justice Center Expansion Project. Mr. Porter noted that, based on Messrs. Wasson, Moody, and Kiefer's earlier comments, the Commission would vote to approve the schematic design at its September meeting as the schematic design had not yet been finalized.

Mr. Kiefer indicated that all that remained in terms of finalizing the schematic design was a discussion of floor grading, doors in the kitchen, egress doors, and other de minimus issues and that there was no reason to withhold approval of the final schematic design.

Chairman Novosad inquired as to whether the Sheriff had approved the schematic design and Mr. Wasson indicated that the Sheriff had in fact approved the schematic design. Mr. Wasson stated that the schematic design was ninety-five percent (95%) complete.

Chairman Novosad then stated his opinion that the Commission should not approve the schematic design until it receives a formal presentation and has an opportunity to ask questions. Chairman Novosad also indicated that the County Board's Property Committee should approve the schematic design prior to the Commission taking any action.

Mr. Zeunik agreed with Chairman Novosad's assessment, indicating that the Commission should receive a floor-by-floor "walk-through" of the schematic design from Project Manager John Bishop of the Farnsworth Group, Inc.

The Commission consequently took no action on the approval of the schematic design of the McLean County Law & Justice Center Expansion Project.

Chairman Novosad then asked Mr. Porter to address the vote to authorize the Chairman of the Commission to apply for a variance, site re-platting, and vacation of right-of-way from the City of Bloomington Zoning Board of Appeals and the City of Bloomington City Council. Mr. Porter noted that the Law & Justice Center Expansion Project will require the Commission to seek a variance for the floor/area ratio from the Zoning Board of Appeals. Mr. Porter noted that the site's current zoning allows for a floor/area ratio of "2," but that the floor/area ratio of the site with the expansion will be "2.17."

County Director of Administrative Services Eric Schmitt noted that site's current zoning actually just allows for a floor/area ratio of "1."

Mr. Porter also indicated that the Law & Justice Center Expansion Project will require the Commission to have the Law & Justice Center site, the south portion of the Main Street right-

of-way, and the surface parking lot south of the Lincoln Deck re-platted into two plats – a Law & Justice Center plat and a Lincoln Deck plat. Mr. Porter indicated that the re-platting would clear up boundary issues between the Commission and the City and would allow for just a single utility easement as opposed to multiple easements. Mr. Porter noted that the Commission would have to apply for a re-platting from the Bloomington City Council.

Mr. Porter further noted that the Law & Justice Center Expansion Project will require the vacation of the Main Street right-of-way, which the Commission will need to seek approval of from the Bloomington City Council. Mr. Porter noted that the section of Main Street between Olive Street and Front Street is still active, albeit blocked off.

Mr. Porter noted that Mr. Schmitt and Don Adams of the Farnsworth Group, Inc. are working to get these issues before the Zoning Board of Appeals and the City Council, but that the Commission needs to vote to authorize its Chairman to sign off on any and all variances, re-platting, and vacation applications.

Mr. Schmitt noted that the right-of-way vacation needs to occur before the site can be re-platted and then re-zoned.

Chairman Novosad asked Mr. Schmitt whether the City of Bloomington was agreeable to the proposed changes and Mr. Schmitt indicated that the City of Bloomington was agreeable.

Chairman Novosad then asked if there were any additional questions or comments concerning the Commission's need to apply for a variance, site re-platting, and vacation of right-of-way from the City of Bloomington Zoning Board of Appeals and the City of Bloomington City Council. Hearing none, Chairman Novosad asked for a Motion to authorize the Chairman of the Public Building Commission to apply for a zoning variance for the Law & Justice Center/Abraham Lincoln Memorial Parking Deck/Main Street sites from the City of Bloomington Zoning Board of Appeals, the re-platting of the Law & Justice Center/Abraham Lincoln Memorial Parking Deck/Main Street sites from the City of Bloomington City Council, and the vacation of the Main Street right-of-way from the City of Bloomington City Council. It was moved by Mr. Zeunik and seconded by Mr. Harris to authorize the Chairman of the Public Building Commission to apply for a zoning variance for the Law & Justice Center/Abraham Lincoln Memorial Parking Deck/Main Street sites from the City of Bloomington Zoning Board of Appeals, the re-platting of the Law & Justice Center/Abraham Lincoln Memorial Parking Deck/Main Street sites from the City of Bloomington City Council, and the vacation of the Main Street right-of-way from the City of Bloomington City Council. Chairman Novosad called for a vote on the Motion to authorize the Chairman of the Public Building Commission to apply for a zoning variance for the Law & Justice Center/Abraham Lincoln Memorial Parking Deck/Main Street sites from the City of Bloomington Zoning Board of Appeals, the re-platting of the Law &

Justice Center/Abraham Lincoln Memorial Parking Deck/Main Street sites from the City of Bloomington City Council, and the vacation of the Main Street right-of-way from the City of Bloomington City Council and the Motion was unanimously approved by voice vote.

Chairman Novosad next asked Mr. Moody to address the City of Bloomington's request to install a video feed cable in the basement of the Government Center. Mr. Moody indicated that the City of Bloomington wished to install a camera on the exterior of the building located at 121 North Main Street, Bloomington. In order to facilitate the camera's installation, Mr. Moody stated that the City of Bloomington will need to install a cable in the basement of the Government Center and the building located at 121 North Main Street, Bloomington. Mr. Moody indicated that this project would be entirely funded by the City of Bloomington and that the County Board's Property Committee and Mr. Robert Varney, the owner of the building located at 121 North Main Street, Bloomington, had already approved the installation of the video feed cable. Mr. Moody noted that the City of Bloomington was requesting that the Public Building Commission similarly approve the installation of the cable.

Chairman Novosad asked whether there were any questions or comments concerning the City of Bloomington's request to install a video feed cable in the basement of the Government Center. Hearing none, Chairman Novosad asked for a Motion to approve the City of Bloomington's request to install a video feed cable in the basement of the Government Center. It was moved by Mr. Zeunik and seconded by Mr. Zimmerman to approve the City of Bloomington's request to install a video feed cable in the basement of the Government Center. Chairman Novosad called for a vote on the Motion to approve the City of Bloomington's request to install a video feed cable in the basement of the Government Center and the Motion was unanimously approved by voice vote.

Chairman Novosad next inquired as to the status of the roof replacements on the Government Center and Juvenile Detention Center. Mr. Moody responded by indicating that he was still working on the bid documents for the project. Mr. Porter noted that the Capital Improvement Agreement had recently been approved by the City of Bloomington City Council and, as a result, the Commission would be tendering a \$600,000.00 loan to the County in the near future. Mr. Porter reminded the Commission that the \$600,000.00 would fund the roof replacements and be re-paid to the Commission by the County and the City, at no interest, over ten (10) years, beginning in 2017. Mr. Porter noted that the County would make annual payments to the Commission in the amount of \$45,000.00 and the City would make annual payments to the Commission in the amount of \$15,000.00. These payments will be included in both entities' respective rental payments to the Commission.

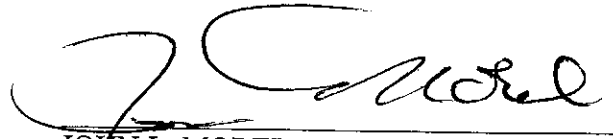
Mr. Wasson lastly noted that the County would be closing the surface lot at the end of the week so that the Farnsworth Group, Inc. could begin soil borings.



Chairman Novosad then asked whether any of the Commissioners had any additional questions or comments. Hearing none, Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Harris and seconded by Mr. Funk that the meeting adjourn and the Motion was unanimously approved by voice vote. The meeting was adjourned at 4:18 p.m. The next regular meeting of the Commission will be Tuesday, September 5, 2016, at 3:30 p.m.

APPROVED:

September 6, 2016



JOHN L. MOREL,  
Secretary, Public Building Commission