

MINUTES OF THE MONTHLY MEETING  
OF THE  
PUBLIC BUILDING COMMISSION OF McLEAN COUNTY, ILLINOIS

Tuesday, November 6, 2018, at 3:30 p.m. CDT

The Regular Meeting of the Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Chairman Novosad on November 6, 2018, in Room 404 of the Government Center, 115 East Washington Street, Bloomington, McLean County, Illinois.

Secretary Morel called the roll with the following members answering "present": Messrs. Novosad, Zimmerman, Morel, Farnsworth, Schultz, and Harris. Mr. Reid was absent.

Also present were Commission Attorney Robert Porter; McLean County Director of Administrative Services Eric Schmitt; Project Manager John Bishop of the Farnsworth Group, Inc.; and Mr. Jack Moody.

Edith Brady-Lunny of *The Pantagraph* was present. No other members of the media, press, and/or radio were present.

Chairman Novosad began by presenting the Minutes of the October 2, 2018 Regular Meeting of the Commission for approval. Chairman Novosad asked if there were any questions, 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. Farnsworth and seconded by Mr. Zimmerman that the Minutes of the October 2, 2018 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 presented the Minutes of the October 2, 2018 Reorganization Meeting of the Commission for approval. Chairman Novosad asked if there were any questions, additions, and/or revisions to the Minutes. Hearing none, Chairman Novosad asked for a Motion to approve the Reorganization Meeting Minutes. It was moved by Mr. Zimmerman and seconded by Mr. Harris that the Minutes of the October 2, 2018 Reorganization 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 next noted that Commission Treasurer James Mulligan was out-of-town and thus not present to present the Treasurer's Report for the fiscal year. Chairman Novosad instead asked Commission Attorney Robert Porter to present the Treasurer's Report for the fiscal year. Mr. Porter initially noted that Mr. Mulligan was attending a tax conference in Orlando, Florida and was

thus not able to attend the Commission meeting. Mr. Porter stated that Mr. Mulligan had prepared a 1 (one)-page disbursement sheet for approval as opposed to the standard monthly Treasurer's Report.

Mr. Porter stated that the disbursement sheet included the Commission's monthly operation and maintenance payment to McLean County in the amount of two hundred forty-two thousand five hundred fifty-three dollars and 75/100 (\$242,553.75). Mr. Porter noted that this payment covered operations and maintenance expenditures for October 2018. Mr. Porter also indicated that a principal and interest payment in the amount of one million nine hundred seventeen thousand one hundred fifty dollars and 00/100 (\$1,917,150.00) on the Series 2015 Public Building Revenue Bond Issue was due by December 1st. Mr. Porter noted that the disbursement sheet thus reflected a transfer in this amount from the Commission's account at J.P. Morgan Chase Bank to the Commission's Series 2015 Public Building Revenue Bond Issue Debt Service account at Bloomington-Normal Community Bank. Mr. Porter relayed that Mr. Mulligan would pay the Commission's paying agent, Heartland Bank & Trust Co., as soon as the sum posted.

Mr. Porter next stated that the Commission had received its second (2nd) installment from the County and the City under the Capital Improvement Agreement in the combined amount of sixty thousand dollars and 00/100 (\$60,000.00). Mr. Porter reminded the Commission that the Capital Improvement Agreement was a ten (10)-year, six hundred thousand dollar and 00/100 (\$600,000.00) loan set to be repaid in annual installments of forty-five thousand dollars and 00/100 (\$45,000.00) from McLean County and fifteen thousand dollars and 00/100 (\$15,000.00) from the City of Bloomington. Mr. Porter indicated that the City had inadvertently paid its 2018 installment twice, which is why the disbursement sheet reflected a fifteen thousand dollar and 00/100 (\$15,000.00) payment to the City of Bloomington.

Mr. Porter then reminded the Commission that it had invested eight million seven hundred eighty-eight thousand nine hundred thirty-six dollars and 43/100 (\$8,788,936.45) in a four (4)-week U.S. Treasury Bill acquired through Morton Community Bank on September 20, 2018. Mr. Porter noted that the Treasury Bill matured at eight million eight hundred three thousand dollars and 00/100 (\$8,803,000.00) on October 25, 2018. Mr. Porter noted that one million eight hundred ninety-nine thousand eight hundred ninety-four dollars and 14/100 (\$1,899,894.14) of the matured funds were wired into the Commission's Project Fund checking account at Bloomington-Normal Community Bank on October 25th. Mr. Porter noted that the transfer increased the Commission's Project Fund checking account balance to two million three hundred fifty-nine thousand three hundred thirty-nine dollars and 05/100 (\$2,359,339.05), which is the maximum amount that the Commission can now legally hold in an FDIC-backed account. Mr. Porter noted that the balance, or six million nine hundred three thousand one hundred five dollars and 86/100 (\$6,903,105.86), was re-invested in a new four (4)-week Treasury Bill at approximately 1.8% annual yield.

Mr. Porter lastly indicated that the Commission's twelve (12)-month, administrative fund certificate of deposit at Bloomington-Normal Community Bank rolled over into another twelve (12)-month certificate of deposit at two and-a-half percent (2.5%) annual yield on October 28, 2018.

Chairman Novosad then asked if there were any questions or comments for Mr. Porter 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. Schultz 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 next turned to the Commission's "Old Business" and asked County Director of Administrative Services Eric Schmitt to discuss the upcoming ribbon-cutting ceremony for the Law & Justice Center Expansion Project. Mr. Schmitt noted that the ribbon-cutting ceremony for the new Jail facility has been set for Tuesday, November 20th, at 10:30 a.m. Mr. Schmitt noted that the ceremony would occur in the north pod on the second (2nd) floor of the new facility.

Chairman Novosad asked Mr. Schmitt when the new Jail facility was set to be occupied and Mr. Schmitt indicated that the facility would be occupied after Thanksgiving.

Mr. Porter then inquired as to whether there would be a tour of the facility following the ribbon-cutting ceremony and Mr. Schmitt responded in the affirmative.

Chairman Novosad asked if there were any additional questions or comments for Mr. Schmitt regarding the ribbon-cutting ceremony. Hearing none, Chairman Novosad updated the Commission as to the status of the selection process for the new Public Building Commissioners. Chairman Novosad indicated that the Bloomington-Normal Water Reclamation District Board intended to select James A. Fruin as its representative to the Public Building Commission for a term ending on September 30, 2023. Chairman Novosad stated that Mr. Fruin is a realtor with Coldwell Banker and a former City of Bloomington alderman. Chairman Novosad next relayed that the City of Bloomington intended to select Hannah R. Eisner as its representative to the Public Building Commission for an unexpired term ending on September 30, 2020. Chairman Novosad stated that Ms. Eisner is the retired Assistant County Administrator for McLean County.

Mr. Porter reminded the Commission that it does not choose its own members. Rather, Mr. Porter indicated that five (5) different independent governing bodies appoint representatives to the Commission. Mr. Porter stated that these independent governing bodies frequently appoint representatives that the Commission is not familiar with and/or did not recommend to be appointed.

Chairman Novosad then asked if there were any questions or comments regarding the new Public Building Commissioners. Hearing none, Chairman Novosad turned to the Commission's "New Business" and asked Project Manager John Bishop of the Farnsworth Group, Inc., Mr. Schmitt, and Mr. Jack Moody to discuss the architectural design, engineering services, and construction administration of the McLean County Law & Justice Center Expansion Project.

Mr. Bishop first (1st) noted that there have been many Project developments since the

Commission last met on October 2nd. Mr. Bishop indicated that the exterior of the new Jail facility was now complete. Mr. Bishop then showed the Commission photographs of the installed exterior louvers, the security fencing underneath the connecting link bridge, and the glass doorway to the visitor's entrance.

Mr. Bishop indicated that River City Construction, LLC. has spent the last week working on punch list items for the new Jail facility. Mr. Bishop also noted that the new Jail facility's smoke evacuation and fire alarm systems had recently passed functional performance testing.

Mr. Bishop then showed the Commission photographs of the new Jail facility's finished kitchen; first (1st) floor visitor center; the second (2nd) floor, north cell block; the interior of the connecting link bridge; housing control; the special needs cells; the second (2nd) floor mezzanine; the third (3rd) floor, north cell block; and the third (3rd) floor, south cell block.

Mr. Bishop next indicated that demolition had recently commenced at the south-end of the existing Jail facility. Mr. Bishop further stated his belief that the new Jail facility would be occupied after Thanksgiving.

Mr. Schmitt added that County personnel would begin training on the new Jail facility's control systems next week and that mechanical and electrical training was currently ongoing.

Chairman Novosad asked Mr. Schmitt whether the Sheriff was pleased with the new Jail facility and Mr. Schmitt responded in the affirmative.

Chairman Novosad then asked Mr. Bishop whether the size of the punch list seemed appropriate for a project of this scope and complexity. In response, Mr. Bishop noted that the punch list struck him as both average and basic.

Chairman Novosad further inquired as to whether retainage would soon be released. In response, Mr. Bishop noted that he and Project Manager Matt Brown of River City Construction, LLC. would soon be discussing this matter and that he would report back to the Commission in the near future.

Chairman Novosad asked whether River City Construction, LLC. had experienced any lien waiver issues with its subcontractors and Mr. Bishop responded in the negative.

Chairman Novosad then asked Mr. Bishop to address any pending Allowance Authorization items. In response, Mr. Bishop noted that he and Mr. Brown were waiting on some detailed pricing on certain items and that the next Allowance Authorization would likely issue in December.

Mr. Schmitt also noted that demolition work in the existing Jail facility was now occurring during the second (2nd) shift due to noise concerns in the courtrooms within the Law & Justice

Center.

Chairman Novosad then asked whether the second (2nd) shift work would entail an extra cost and Mr. Schmitt responded in the affirmative.

Chairman Novosad next asked if there were any additional questions or comments for Messrs. Bishop and/or Schmitt regarding the status of the McLean County Law & Justice Center Expansion Project. Hearing none, Chairman Novosad stated that the Commission had received an invoice from the Farnsworth Group, Inc. on October 30, 2018 in the amount of thirteen thousand twenty-three dollars and 00/100 (\$13,023.00). This amount represented the fee incurred by the Farnsworth Group, Inc. during the month of October 2018.

Chairman Novosad asked Mr. Jack 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 eighty-two and-a-half percent (82.5%) of the Project's construction phase.

Chairman Novosad then asked if there were any additional questions or comments regarding the Farnsworth Group, Inc.'s October 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of thirteen thousand twenty-three dollars and 00/100 (\$13,023.00) 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 October 2018. It was moved by Mr. Harris and seconded by Mr. Zimmerman to approve payment to the Farnsworth Group, Inc. in the amount of thirteen thousand twenty-three dollars and 00/100 (\$13,023.00) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next noted that the Commission had been presented with an invoice from River City Construction, LLC. on October 31, 2018 in the amount of nine hundred eighty-five thousand three hundred eighty dollars and 98/100 (\$985,380.98). This amount represented the fee incurred by River City Construction, LLC. during the month of October 2018. Chairman Novosad asked Mr. Moody whether the fee was in order and Mr. Moody responded in the affirmative. Chairman Novosad asked Mr. Bishop whether he had approved the invoice and Mr. Bishop responded in the affirmative.

Chairman Novosad then asked if there were any additional questions or comments regarding River City Construction, LLC.'s October 2018 invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to River City Construction, LLC. in the amount of nine hundred eighty-five thousand three hundred eighty dollars and 98/100 (\$985,380.98) 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 October 2018. It was moved by Mr. Farnsworth and seconded by Mr. Harris to approve payment to River City Construction, LLC. in the amount of nine hundred eighty-five thousand three hundred eighty dollars and 98/100 (\$985,380.98) 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 October 2018. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next noted that McLean County was requesting reimbursement from the Commission for its purchase of various items as a part of the McLean County Law & Justice Center Expansion Project's FF&E package. Chairman Novosad asked Mr. Schmitt to address this matter further with the Commission.

Mr. Schmitt noted that the County spent one thousand three hundred seventy-six dollars and 00/100 (\$1,376.00) for office desks, two thousand nine hundred forty dollars and 70/100 (\$2,940.70) for hot water dispensers, five thousand one hundred three dollars and 00/100 for inmate chairs, fifty-eight thousand nine hundred twenty-seven dollars and 72/100 (\$58,927.72) for network equipment, and one thousand six hundred forty-three dollars and 13/100 (\$1,643.13) for wireless access point enclosures. Mr. Schmitt ultimately noted that the County was seeking reimbursement in the amount of sixty-nine thousand nine hundred ninety dollars and 55/100 (\$69,990.55) for the foregoing items from the Commission's four hundred thousand dollar and 00/100 (\$400,000.00) FF&E budget.


Chairman Novosad asked if there were any questions or comments for Mr. Schmitt regarding the reimbursement request. Hearing none, Chairman Novosad asked for a Motion to approve reimbursing McLean County in the amount of sixty-nine thousand nine hundred ninety dollars and 55/100 (\$69,990.55) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. It was moved by Mr. Harris and seconded by Mr. Schultz to reimburse McLean County in the amount of sixty-nine thousand nine hundred ninety dollars and 55/100 (\$69,990.55) from the Series 2015 Public Building Revenue Bond Issue's Project Fund. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next asked whether any Commissioner had any "Other Business" to discuss before the Commission. Hearing none, Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Harris and seconded by Mr. Farnsworth to adjourn and the Motion was unanimously approved by voice vote. The Regular Meeting was adjourned at 4:00 p.m.

The next meeting of the Commission will be Tuesday, December 4, 2018, at 3:30 p.m.

APPROVED:

December 4, 2018



JOHN L. MOREL,  
Secretary, Public Building Commission

