

**MINUTES APPROVED JULY 20, 2010**

**Property Committee Meeting**

Justice Center Community Room

Tuesday, June 22, 2010—5:00 p.m.



Committee Members Present: Chairman Carroll Imig, Vice Chairman Dean Grimm, John Ackerman, Joe Berardi, Brett Grimm, Linc Hobson, Tim Neuhauser, Jerry Vanderheydt

Others: County Administrator David Jones, Building and Grounds Superintendent Dan Gillette

**MOTION** **MOTION BY VANDERHEYDT, SECOND BY B. GRIMM** to approve the minutes of the April 20 and May 26, 2010, meetings.

**On voice vote, MOTION CARRIED.**

Chairman Imig led the committee to the Tazewell Building for a tour of the premises.

**MOTION** **MOTION BY NEUHAUSER, SECOND BY ACKERMAN**  
**P-10-07** to discuss the opening of bids for the HVAC project for the air conditioning in the Tazewell Building.

Administrator Jones said that the bids for the HVAC were opened for the Tazewell Building and that they were part of the EECBG grant and that a number of companies had picked up specifications with four bids being submitted with a range of \$33,600 to \$92,071. Jones said that he has communicated with the Department of Energy and that the grant requirements had been included in the bids. Jones said that his recommendation was to go with Schell Systems, Inc. who submitted a bid of \$33,600 and that they use Amana products.

Member Vanderheydt said that the wide range in the bids concerns him and that he cannot support them.

Member B. Grimm said he has previously asked to be consulted when bids of this type are submitted and he will not support these bids as he did not get to see the specs.

Member Neuhauser said that he agrees with the other statements made by committee members as there is a question as to why there is a \$60,000 difference in the bids. Neuhauser asked if there was some type of language in the contract that states there is a surety

bond for a financial guarantee to get the job completed in a timely and proper fashion and to protect from improper bidding.

Administrator Jones said that we can make sure there is a provision in the agreement that would protect us from that and that the main protection financially is that no invoice is paid until the job is completed.

Member Ackerman asked if it could be put out for re-bid.

Jones said that we would need a basis for a re-bid and that the issue is that if there are concerns the bid is not comparing the same things that could be a basis for re-bidding.

Member Ackerman asked if there was time to complete all of it within the time frames of the grant and that he will vote no to these bids.

Administrator Jones said that this was not a concern but that the issue is whether we are rebidding something because the prices are too low.

Superintendent Gillette said that he has had very little experience in writing specs and that he did the best job that he could and that he obtained as much information as he could from several different sources. Gillette said that he tried to cover what was needed to get this system in place.

Member Hobson said that he would want to turn this down at this point, but that he would like to have Member Brett Grimm to have an opportunity to look at the specs.

**MOTION**

**MOTION BY HOBSON, SECOND BY NEUHAUSER** to table the bids for further information.

On voice vote, **MOTION TABLED.**

**MOTION  
RC CB  
P-10-08**

**MOTION BY ACKERMAN, SECOND BY B. GRIMM** to recommend to the County Board to approve the sale of the Mackinaw property.

Administrator Jones said that the resolution has one significant change and that he specifically recalls talking about a \$300,000 bid and that the resolution passed a year ago was at \$350,000. Jones said that his recommendation was for the same resolution to read that \$300,000 be the minimum bid. Jones said that our main goal in this matter is starting the process, sending a letter to the real estate agents, and encouraging people to look at the property.

Member Hobson asked if there was a budget number in for this and Jones said that it was either \$300,000 or \$325,000 and that the resolution allows for a sealed competitive bid process.

**On voice vote, MOTION CARRIED.**

**MOTION  
RC CB**

**MOTION BY ACKERMAN, SECOND BY NEUHAUSER** to recommend to the County Board to approve the revised Sale of Property Ordinance.

Administrator Jones said that a year ago there was conversation with the State's Attorney's Office with concern regarding having an auction and if we had the authority to do that. Those conditions were revisited and additional conversation with the State's Attorney followed and two changes were recommended with all conversation being geared toward a \$300,000 figure and that the county has the right to sell the property with multiple methods of sale. Jones said the resolution from one year ago was passed at \$350,000 and that he recommends \$300,000 for a minimum bid. The resolution requires a sealed bid with the auction being done internally with a 3% commission to the realtor.

Member Grimm said that he understood that but that he did not remember a Public Hearing unless the county board meeting was considered a Public Hearing on selling a piece of property.

Jones said that there had been a Public Hearing on this property in 2007 that was held at committee level, which is what is called for and this is what started the process.

**On voice vote, MOTION CARRIED.**

**REPORTS &  
COMMUNICATIONS**

Superintendent Gillette said that office furniture had been donated by Heartland Bank for the Tazewell Building. Gillette said that the first floor of the McKenzie has been stripped and re-waxed and that the staff was being kept busy with keeping up the grounds.

Member Ackerman suggested a letter of thanks be sent to the Heartland Bank for the donation of furniture.

Administrator Jones said that there have been a few small change orders on the renovation at the Tazewell Building with some items being specked out allowing for some credits on the original specs and there have been some additional costs for locks, but the project is still within budget.

Jones said that there have been some tenants leaving the Monge Building and that he has assigned Kristal to try to get some companies interested in space and some ads will be placed as we want to fill the space quickly.

Administrator Jones said that the Highway Department has completed the first phase of the creek stabilization. County Engineer Anderson was not satisfied with the initial rip rap so he obtained additional rip rap for the area south of the creek that houses the regulators for the radar and that the erosion has been taken care of.

Member Ackerman said that he thought mowing was a part of the problem out there.

Jones said that there were two issues involved with one being the back area between the ponds and that they had been asked not to mow as far back and that he would talk to Amy Tippey about this.

Administrator Jones said the important issue in regard to the McKenzie Building/Courthouse boiler project is that the engineer did have the bid specifications completed in the time allowed.

Jones said that the county has had a contract for several years with Sempra Energy Solutions for electricity for all the Pekin based facilities except the Monge Building and that the Tremont facilities have recently been added. At the present time, the market is soft and we have a good opportunity to capture additional savings by extending our agreements and can possibly save around \$20,000 per year.

Administrator Jones said that there has been an unexpected retirement in the Maintenance Department and that instead of filling that position, he would ask for the authority to hire a another technician position at a grade 11 and create a second shift position at the Justice Center. Jones said that he would like to have the matter taken care of at the board meeting.

**APPROVE BILLS**

**MOTION BY GRIMM, SECOND BY VANDERHEYDT** to recommend to the County Board to approve the bills.

**On voice vote, MOTION CARRIED.**

Chairman Imig recessed the meeting at 6:16 p.m.

Transcription by Nina Schacherbauer



**MINUTES APPROVED JULY 20, 2010**

**IN-PLACE Property Committee Meeting**

Justice Center Community Room

Wednesday, June 30, 2010 – 6:23 p.m.

Committee Members Present: Vice-Chairman Dean Grimm, John Ackerman,  
Joe Berardi, Brett Grimm, Lincoln Hobson,  
Jerry Vanderheydt

Committee Members Absent: Chairman Carroll Imig, Tim Neuhauser

**MOTION  
RC CB  
P-10-07**

**MOTION BY BERARDI, SECOND BY ACKERMAN** to recommend to the County Board to approve awarding the bid for the Tazewell Building HVAC to Schell Systems.

Member Vanderheydt said that he was concerned about this bid because it was so much lower than the other bids received.

Member Brett Grimm said that he had taken a look at the bid and felt that it was acceptable for what was being proposed.

**On voice vote, MOTION CARRIED.**

**MOTION  
RC CB  
P-10-09**

**MOTION BY VANDERHEYDT, SECOND BY B. GRIMM** to recommend to approve Contract Addendum with Sempra Energy.

Administrator Jones said that locking this in will give a two year extension on the existing contract and lock in 90% of our electricity costs at a price of 5.729 cents resulting in a \$28,000 in savings for Pekin buildings.

Meeting was recessed at 6:27 p.m.

Transcription by Nina Schacherbauer