



Property Committee

Greg Longfellow, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, April 16, 2024 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the March 19, 2024 meeting and the March 27, 2024 In-Place meeting
- III. Public Comment
- IV. New Business
 - P-24-06 a. Recommend to approve Intergovernmental Agreement with the City of Pekin for downtown vacant lots
 - P-24-07 b. Recommend to approve bid for Epoxy Floor Installation in the Tazewell County Justice Center
 - P-24-08 c. Recommend to approve bid to supply and install acoustical panels in the Tazewell County Justice Center
 - P-24-10 d. Recommend to approve bid to supply materials and labor to install architectural shingles at 1800 Broadway in Pekin
 - P-24-11 e. Recommend to approve bid to supply materials and labor to paint interior walls at 1800 Broadway in Pekin
 - f. Executive Session – 5 ILCS 120/2(c)(5) – Land Acquisition or Leasing
 - g. Current Projects Update
 - h. Discussion: Tazewell County Local Hero Initiative
- V. Reports and Communications
- VI. Unfinished Business

VII. Recess

Members: Chairman Greg Longfellow, Dave Mingus, Bill Atkins, Mark Goddard,
Nick Graff, Jon Hopkins, Kim Joesting, Tammy Rich-Stimson, Max Schneider

Minutes pending committee approval



Property Committee Meeting

James Carius Community Room
Tuesday, March 19, 2024 – 3:30 p.m.

Committee Members Present: Chairman Longfellow, Bill Atkins, Mark Goddard, Jon Hopkins, Kim Joesting, Dave Mingus, Max Schneider

Committee Members Absent: Nick Graff, Tammy Rich-Stimson

Others Attending: Mike Deluhery, County Administrator

MOTION **MOTION BY MEMBER MINGUS, SECOND BY MEMBER JOESTING** to approve the minutes of the February 20, 2024 meeting and February 28, 2024 in-place meeting.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

DISCUSSION: Current Projects Update

Facilities Director Mike Schone provided a summary of the current projects including work being performed at the Justice Center, Courthouse, McKenzie Building, Tazewell Building, Old Post Office, Broadway Health Services Building, the Arcade and Tobin demolition, and work being performed at EMA and Animal Control.

DISCUSSION: Broadway Building Dental Equipment

Chairman Longfellow stated that they received a proposal from Patterson Dental for almost \$170,000. He stated that Patterson Dental would provide wall units, storage, and sinks that would go into each of the five dental rooms at the new health department building. He requested consensus from the committee to put the proposal on the county board agenda next week as an in-place meeting to request approval. Chairman Longfellow received consensus from the committee.

DISCUSSION: Historical Tourism Grant Application

County Clerk John Ackerman stated that there is a Tazewell County business that gives out a community grant for \$10,000 each year. County Clerk Ackerman requested consensus from the committee to apply for the grant. He stated that the funds would be used to place three storyboards on the front of the courthouse. He stated that in Peoria Heights, they have tourism boards that tell about the history of the area and he would like to do something similar.

Member Harris questioned what the total cost would be to install and maintain the storyboards. County Clerk Ackerman stated that the grant funds should cover all three storyboards and if not, we could fund two storyboards. Clerk Ackerman stated that he looked up prices online and they were approximately \$2,000 each.

County Clerk Ackerman received consensus from the committee.

RECESS

Chairman Longfellow recessed the meeting at 3:58 p.m.

(transcribed by S. Gullette)



Minutes pending committee approval

In-Place Property Committee Meeting

James Carius Community Room Wednesday,
March 27, 2024 – 6:20 p.m.

Committee Members Present: Chairman Greg Longfellow, Mark Goddard, Nick Graff, Kim Joesting, Max Schneider, Tammy Rich- Stimson,

Committee Members Absent: Vice-Chair Mingus, Bill Atkins, Jon Hopkins

MOTION

P-24-06

MOTION BY MEMBER GRAFF, SECOND BY MEMBER GODDARD

to recommend to approve proposal from Patterson Dental Supply, Inc.

Chairman Longfellow stated that they received a proposal from Patterson Dental for almost \$170,000. He stated that Patterson Dental would provide wall units, storage, and sinks that would go into each of the five dental rooms at the new health department building.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

RECESS

Chairman Longfellow recessed the meeting at 6:22 p.m.

(transcribed by S. Gullette)

COMMITTEE REPORT

P-24-06

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committees have considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the Property committee recommends approval of an Intergovernmental Agreement with the City of Pekin for vacant lots; and

WHEREAS, the City of Pekin currently owns property located in the 300 block of Court Street in the City of Pekin (the "Vacant Lots"), more particularly described as follows:

Lots 7, 6, 5, and the East one and two-twelfths feet of Lot 4 in the Original Town, now City of Pekin, Tazewell County, Illinois.

PINs: 04-04-34-438-010; 04-04-34-438-011; 04-04-34-438-012; 04-04-34-438-013; and 04-04-34-438-014; and

WHEREAS, the County owns a parking lot located to the east of the building at 414 Court Street (PIN 04-04-34-440-007) and north of the alley (the "Tazewell Lot"); and

WHEREAS, the County has made the Tazewell Lot available for public parking and will install signage indicating that it is available for public use, and in 2023 the County repaved the City of Pekin's alley located south of the Tazewell Lot from 4th Street to 5th Street at a cost of \$25,843; and

WHEREAS, in 2023 Tazewell County submitted a proposal for the Vacant Lots with a willingness to pay up to \$25,000; and

WHEREAS, the City of Pekin desires to convey the Vacant Lots to the County for public use and development as administrative and judicial offices for the County and its operations through an intergovernmental agreement; and

WHEREAS, key provisions to the intergovernmental agreement include the following:

Tazewell County shall grant and allow the City easements for wastewater, storm water, and combined sewer system on the 300 block of Court Street and the vacated portion of Elizabeth Street.

Tazewell County shall allow a ten foot wide access easement across the westerly 150 feet of the alley in the 300 block of Court Street and take responsibility for paving and maintaining the easement.

Tazewell County agrees to provide the City with a plat of easement for any relocated sewer lines prior to commencing construction on the block.

The Vacant Lots are being provided in AS-IS condition, with no warranties expressed or implied.

Recognizing the Tazewell County's repaving of the alley and One Dollar (\$1.00) as the consideration.

THEREFORE BE IT RESOLVED that the County Board approve this recommendation and authorizes the Board Chairman to sign the intergovernmental agreement.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Finance Office, the Treasurer, and the Auditor of this action.

PASSED THIS 24th DAY OF APRIL, 2024.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

Intergovernmental Agreement

This Agreement made and entered into by and between the City of Pekin, an Illinois municipal corporation, hereinafter referred to as the “**City**,” and the County of Tazewell, Illinois, hereinafter referred to as the “**County**,” and who are collectively referred to herein as the “**Parties**.”

WHEREAS, the City, as a home-rule unit of local government, and the County, as a political subdivision organized and existing under the laws of the State of Illinois, are authorized and empowered by Article VII, Section 10 of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq. to enter into intergovernmental agreements for any purpose not prohibited by law; and

WHEREAS, the City and the County are authorized, pursuant to the Local Government Property Transfer Act (50 ILCS 605/0.01 et seq.), to transfer and receive, respectively, real estate for public purposes as may pertain to each public body; and

WHEREAS, the City currently owns property located in the 300 block of Court Street in the City of Pekin, Illinois, more particularly described as follows:

Lots 7, 6, 5, and the East one and two-twelfths feet of Lot 4 in the Original Town, now City of Pekin, Tazewell County, Illinois.

PINs: 04-04-34-438-010; 04-04-34-438-011; 04-04-34-438-012; 04-04-34-438-013; and 04-04-34-438-014

(the “Property”); and

WHEREAS, the County owns a parking lot (the “Tazewell Lot”) located to the east of the building at 414 Court Street (PIN 04-04-34-440-007) and north of the alley; and

WHEREAS, the County has made the Tazewell Lot available for public parking and will install signage indicating that it is available for public use, and in 2023 the County repaved the City’s alley located south of the Tazewell Lot from 4th Street to 5th Street at a cost of approximately \$25,000; and

WHEREAS, the City desires to convey the Property to the County for public use and development as administrative and judicial offices for the County and its operations; and

WHEREAS, on _____, 2024, the County passed an ordinance accepting the transfer of the Property to the County pursuant to the terms described herein and the Local Government Property Transfer Act; and

WHEREAS, on _____, 2024, the City passed an ordinance authorizing the conveyance of the Property by the City to the County upon such terms and conditions as may be agreed by the Mayor and the chair of the County Board; and

WHEREAS, the Parties have reached a mutual understanding of the terms, covenants, conditions, and restrictions associated with the transfer of the real estate from the City to the County.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the City and the County do hereby agree as follows:

Section 1. Recitals. The foregoing Recitals are full, true and correct and the Parties incorporate them into this Agreement.

Section 2. Transfer. The City will take all necessary and appropriate actions under the Local Government Property Transfer Act and the Pekin City Code to transfer to the County all of the City's right, title, and interest in and to the Property by delivering to the County a fully executed, recordable, quitclaim deed, subject to the Easement described in **Section 5** of this Agreement. In exchange for delivery of the aforementioned deed, the County shall, in addition to the cost of repaving the alley through the Tazewell Lot already incurred as set forth above, pay the City One Dollar (\$1.00) in consideration of the purchase of the Property. The City shall pay all costs associated with the transfer, including, but not limited to, the cost to record the deed and any transfer tax that may be due. The City shall satisfy any County or Municipal requirements to be met related to the Plat Act.

Section 3. Real Estate Taxes. The City shall pay any real property taxes due on the Property for tax year 2023, payable in 2024, when they come due. The County shall be solely responsible for any real estate taxes accruing as to the Property for tax year 2024, payable in 2025.

Section 4. Title to Property. The County desires to accept title to the Property without title insurance and hereby releases the City from any obligation to provide a title commitment for an owner's title insurance policy related to the Property and further releases the City for any defect in title.

Section 5. Easements.

- A. The City shall retain an easement across, over, through, and under the Property for the purpose of operating, maintaining, modifying, or repairing the City's wastewater, storm water, and combined sewer system.
- B. The County hereby grants the City an easement across, over, through, and under that part of Elizabeth Street between Capitol Street and Third Street previously vacated by the City by Ordinance No. 4265-23/24 passed by the City Council on February 26, 2024, and recorded in the office of the Tazewell County Clerk on March 13, 2024, as Document No. 202400002798 for the purpose of operating, maintaining, modifying, or repairing the City's wastewater, storm water, and combined sewer system.
- C. Upon vacation of the alley in the 300 block of Court Street between Capitol Street and Third Street, the County shall grant a 10 foot wide easement across the westerly 150 feet of said alley for purposes of allowing ingress and egress to the improvements

located at the Northwest corner of said 300 block. The County shall be responsible for paving and maintaining the easement described in this subsection.

- D. Prior to commencing construction of any improvements on the Property or in the 300 block of Court Street, the County shall submit a plat of easement for approval by the City depicting the location of all relocated sewer lines and related easements.

Section 6. AS-IS Condition. The County acknowledges that it has inspected the Property and that the County is acquainted with the condition thereof and accepts the same in AS-IS condition with NO WARRANTIES EXPRESSED OR IMPLIED.

Section 7. City Representations, Warranties and Covenants. The City represents and warrants to the County that, as of the date of this Agreement:

- A. To the best of its knowledge, the City owns fee simple title to the Property;
- B. The persons executing this Agreement on behalf of the City, and executing and delivering any other agreement or other item contemplated by this Agreement or otherwise required to fulfill the City's obligations hereunder, have full authority to bind the City to such obligations and to so act on behalf of the City;
- C. To the best of its knowledge, there are no persons in possession of, or having a right to possession of, any part of the Property other than the City;
- D. The City has the authority and the legal right to make, deliver, and perform this Agreement and has taken all necessary actions and obtained all required consents and approvals to authorize the execution, delivery, and the performance of this Agreement;
- E. The City has not received any notices from any governmental authority with respect to the Property that have not been corrected.

Section 8. County Representations, Warranties and Covenants. The County represents and warrants to the City that, as of the date of this Agreement:

- A. The persons executing this Agreement on behalf of the County, and executing and delivering any other agreement or other item contemplated by this Agreement or otherwise required to fulfill the County's obligations hereunder, have full authority to bind the County to such obligations and to so act on behalf of the County; and
- B. The County has the authority and the legal right to make, deliver, and perform this Agreement and has taken all necessary actions and obtained all required consents and approvals to authorize the execution, delivery, and performance of this Agreement.

Section 9. Binding Effect. This Agreement shall inure to the benefit of and shall bind the City, and its corporate authorities, officers, employees, agents, representatives, successors and

assigns, and shall also bind the County, its Board of Trustees and its members, as well as its employees, agents, representatives, officers, successors and assigns.

Section 10. Counterparts. For the convenience of the Parties, this Agreement may be executed in counterparts, and be deemed fully adopted by both the City, and the County when each body's governing board has signed one (1) counterpart of this Agreement. All counterparts shall be deemed originals for all purposes.

Section 11. Authority to Execute. The undersigned represent that they have the authority of their respective governing bodies to execute this Agreement.

Signatures on the following page.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the _____ day of _____, 2024.

City of Pekin, an Illinois municipal corporation

County of Tazewell, an Illinois body politic

By: _____
Mayor

By: _____
Chairman, County Board

ATTEST:

ATTEST:

City Clerk

County Clerk

COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Property Committee recommends to the County Board to approve the bid for the epoxy floor installation in the Tazewell County Justice Center; and

WHEREAS, the following bids for Project #2024-P-07 were submitted for review: Tiles in Style, LLC and Premier Epoxy. Tiles in Style, LLC was deemed the best bid option at the lowest cost of \$129,786; and

WHEREAS, the flooring system will be installed in the B and C housing units; and

WHEREAS, the project was funded for in the 2024 Capital Improvement Plan.

WHEREAS, the County Administrator recommends approving the bid and is authorized to move forward with the project as submitted.

THEREFORE BE IT RESOLVED that the County Board approve this recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Facilities Director, Finance, and the Auditor of this action.

PASSED THIS 24th DAY OF APRIL, 2024.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

Tazewell County

Project #2024-P-07

Epoxy Floor Installation - Tazewell County Justice Center

Bid Opening: 04/10/2024 - 2:00 pm

Bidder:	Tiles in Style LLC	Premier Epoxy	
Date/Time Received:	04/09/2024 - 9:30 am	04/10/2024 - 11:32 am	
Base Bid:	129,786.00	183,396.00	
Additional costs:			
Expected start date:	after 05/05/2024	7/1/2024	
Expected completion date:	25 - 30 days	7/12/2024	
Warranty:	1 year	5 year adhesion w/ normal wear	

COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Property Committee recommends to the County Board to approve the bid to supply and install acoustical panels in the Tazewell County Justice Center; and

WHEREAS, the following bids for Project #2024-P-05 were submitted for review: Tiles in Style, Allied Construction Services, Mid-Illinois Companies Corp., and GIVSCO. Allied Construction Services was deemed the best bid option at the lowest cost of \$20,700 (Option 1); and

WHEREAS, the acoustical panels will be installed in the B and C housing units; and

WHEREAS, the project was funded for in the 2024 Capital Improvement Plan.

WHEREAS, the County Administrator recommends approving the bid and is authorized to move forward with the project as submitted.

THEREFORE BE IT RESOLVED that the County Board approve this recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Facilities Director, Finance, and the Auditor of this action.

PASSED THIS 24th DAY OF APRIL, 2024.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

Tazewell County

Project #2024-P-05

Supply & Install Acoustical Panels in
Justice Center Houseing Units

Bid Opening: 4/10/24 @ 2:00 p.m.

Bidder:	Tiles in Style	Allied Construction Services	Mid-Illinois Companies Corp.	GIVSCO
Date/Time Received:	4/9/24 @ 9:30 a.m.	4/10/24 @ 1:45 p.m.	4/10/24 @ 1:50 p.m.	4/10/24 @ 1:56 p.m.
Option 1 - install panels on walls & chase doors:	26,000.00	20,700.00	36,200.00	36,900.00
Option 2 - install panels on walls only:	13,000.00	11,675.00	14,200.00	12,600.00
Option 3 - install panels on chase doors only:	18,000.00	14,140.00	25,400.00	24,300.00
Additional costs (please specify)				
Expected Start & Completion Date:	4-6 week lead time. Complete 40-45 days	4-6 week lead time for materials June 3, 2024 - June 6, 2024	10 working days after they receive materials	June 1, 2024 - June 22, 2024
Warranty Term:	std as per manufacturer	all 3 years	all 3 years per bid docs	all 1 year

COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Property Committee recommends to the County Board to approve the bid to supply materials and labor to install architectural shingles on the pitched roof sections at 1800 Broadway, Pekin, Illinois; and

WHEREAS, the following bids for Project #2024-P-08 were submitted for review: Landmark Roofing, J&F Chiattello Construction, Inc., and Kreiling Roofing Company. Landmark Roofing, a higher priced vendor, was deemed the best bid option at a total project cost of \$55,410 (Option 1 – architectural shingle roofing system), since they are providing a better quality roofing system as provided in the bid specs; and

WHEREAS, the roofing system will be installed on the pitched roof sections on the Tazewell County Health Department building located at 1800 Broadway in Pekin, Illinois; and

WHEREAS, the project was funded for in the 2024 Capital Improvement Plan.

WHEREAS, the County Administrator recommends approving the bid and is authorized to move forward with the project as submitted.

THEREFORE BE IT RESOLVED that the County Board approve this recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Facilities Director, Finance, and the Auditor of this action.

PASSED THIS 24th DAY OF APRIL, 2024.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

Tazewell County

Project #2024-P-08

Supply Materials & Labor to Install Architectural Shingles - 1800 Broadway

Bid Opening: 04/10/2024 - 3:00 pm

Bidder:	Landmark Roofing	J&F Chiattello Construction Inc	Kreiling Roofing Company
Date/Time Received:	04/04/2024 - 2:30 pm	04/08/2024 - 10:45 am	04/10/2024 - 1:40 pm
Option 1 - architectural shingle roofing system as specified:	55,410.00	42,500.00	95,788.00
Additional Consideration(s):	includes coping cap	24 guage coping cap - 6,200.00	
Total	55,410.00	48,700.00	95,788.00
Option 2 - metal architectural shingle roofing system as specified:	135,000.00	170,000.00	No Bid
Warranty Term:	30 year / 50 year	ltd lifetime/ltd lifetime/5 yr workmanship	30 year manufacture material

COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Property Committee recommends to the County Board to approve the bid to supply materials and labor to paint interior walls at 1800 Broadway; and

WHEREAS, the following bids for Project #2024-P-09 were submitted for review: Tiles in Style, Tamara Abdelquadar – One Stop with T and J, LLC, and APlus Painters, Inc., Dragoo Painting, Inc., and GIVSCO. Tamara Abdelquadar – One Stop with T and J, LLC was deemed the best bid option at the lowest project cost of \$21,992.22; and

WHEREAS, the bid proposal will include materials and labor to paint the interior walls of the Tazewell County Health Department building located at 1800 Broadway in Pekin, Illinois; and

WHEREAS, the project was funded for in the 2024 Capital Improvement Plan.

WHEREAS, the County Administrator recommends approving the bid and is authorized to move forward with the project as submitted.

THEREFORE BE IT RESOLVED that the County Board approve this recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Facilities Director, Finance, and the Auditor of this action.

PASSED THIS 24th DAY OF APRIL, 2024.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

Tazewell County

Project #2024-P-09

Supply Materials & Labor to
Paint Interior Walls - 1800
Broadway

Bid Opening: 04/10/2024 -
3:00

Bidder:	Tiles in Style	Tamara Abdelquadar - One Stop with T and J LLC	APlus Painters Inc
Date/Time Received:	04/09/2024 - 9:30 am	04/10/2024 - 9:02 am	04/10/2024 - 12:08 pm
Base Bid:	179,499.00	21,992.22	48,045.00
Optional Costs/Conserations:			
Warranty Term:	per manufacturer	3 year - peeling & chipping	2 year limited

Tazewell County

Project #2024-P-09

Supply Materials & Labor to
Paint Interior Walls - 1800
Broadway

Bid Opening: 04/10/2024 -
3:00

Bidder:	Dragoo Painting Inc	GIVSCO	
Date/Time Received:	04/10/2024 - 1:47pm	04/10/2024 - 1:56 pm	
Base Bid:	49,220.00	41,000.00	
Optional Costs/Conserations:			
Warranty Term:	one year	1 year	