



Property Committee

Max Schneider, Chairman
Tazewell County Highway Department
21308 Illinois Route 9
Tremont, IL 61568
Tuesday, January 21, 2025 – 3:30 p.m.

- I. Roll Call
- II. Approve the following minutes:
 - August 24, 2015 Ad-Hoc Property Committee Meeting
 - November 12, 2024 Property Committee Meeting
- III. Public Comment
- IV. New Business
 - A. Discussion: Landscaping Bid
 - B. Discussion: Animal Control Building & Tour
- V. Reports and Communications
- VI. Unfinished Business
- VII. Recess

Members: Chairman Max Schneider, Vice-Chair Bill Atkins, Jon Hopkins, Dave Mingus,
Nancy Proehl, Mike Harris, Eric Schmidgall, Eric Stahl, Kim Joesting



Minutes pending Committee approval

Ad-Hoc Property Committee Meeting

County Board Conference Room
Monday, August 24, 2015 8:30 a.m.

Committee Members Present: Chairman Brett Grimm, Kristal Deininger, Darrell Meisinger, Nancy Proehl, Mike Harris, Mike Strauman

Chairman Grimm opened the meeting with a Committee review of the February 17, 2015 minutes.

MOTION MOTION BY PROEHL, SECOND BY STRAUMAN to approve the minutes of the February 17, 2015 meeting.

On voice vote, MOTION CARRIED.

Chairman Grimm stated the foundation repair bids for the Monge Building were received last week. He had pulled it from this month's Property meeting as he wanted it discussed at this meeting. He also wanted thoughts and input keeping the space needs study in mind.

Harris stated the study was completed on desires instead of actual needs. He stated there are some needs, such as maintenance and storage space. He stated we either need to get our staff out of the Tazewell building or expand our use of it. The overall needs must be reviewed.

Chairman Grimm advised the bid for approximately \$83,000 is to shore up the foundation of the Monge Building. Strauman said his opinion is that amount will stabilize the walls in that building and is less than we take in a year in revenue from rental space. Deininger stated this year it will bring in around \$110,000 as we have rented another unit. Strauman said there was no money put into that building since it was given to the County. All of the income taken in has gone straight to county revenue. His opinion is to fix it and project in the next 3 to 5 years that will be another large amount of revenue. The revenue can be earmarked for demolition if necessary. He said we could limp by. If the building is to be kept, invest \$50,000 in it per year. The interior needs to be updated as well. Meisinger asked for a cost for gutters for the backside of the building. Strauman said that would be around \$18,000.

Chairman Grimm asked if the County needed to spend \$80,000 to shore up a building and then invest more money only to rent out space and build another building.

Meisinger asked if getting the gutters repaired would dry out the basement. Strauman said the basement issues are due to the alley. The city has the sanitary and storm sewers together. He stated the Administrator had discussed with the city engineer and was told the downspouts were likely plugged up. He stated that is not the case. He stated the city needs to fix their sewer system. He stated eventually that building will need another roof.

Chairman Grimm asked about the roofs on the downtown buildings. Strauman stated the leak at the Justice Center may now be fixed finally. The Old Post Office roof should be done with patching at this point. He stated there is concrete falling onto the first floor ceiling. There is a flat roof that had concrete blocks and has likely gotten wet years ago and is now deteriorating the lathe and plaster.

Chairman Grimm asked, not including the Monge Building, what the estimated cost will be over the next 5 to 10 years. Strauman said he has not done a five year plan yet. The Justice Center has original equipment that will be in need of replacing, roofs, A/C units, etc. and estimated ½ million over the next five years. Proehl pointed out that some of the income would be from the Monge Building. Strauman said that with the revenue coming in from it, it makes sense at this time to shore up the basement walls and put money into it for a few years. That would put that building in great shape and maintain the revenue source.

Harris said we are not in the rental business and asked if remodels could be used to address our space needs. Strauman said that could be done. He said the big push was for the State's Attorney. That office wants to be by the jail. Harris asked if the Monge building could be remodeled to put them there. Strauman said a second floor could be added. He said the States Attorney is adamant about wanting a sky walk to the Justice Center to eliminate the need for a sally port. Criminal Courts could be moved over there.

Chairman Grimm asked about the plans for the Tazewell building. Strauman said there was a lot of wasted space in that building. Grimm asked if we do the foundation, what is next. Strauman said we need to work with the city to figure out the alley water. He said he has talked to the City Code Enforcement Officer. He said water also backs up in the Old Post Office basement when there is too much rain. He stated the Administrator should speak to the city council and mayor with our intention of saving the building, but need their help with the alley water. The city needs to agree to help.

Meisinger inquired about the auction and asked if we have to do it by statute or can we do it whenever needed. Deininger said it could be done when needed but there is a process to be followed. Strauman

said the big problem now is nothing is organized. He has to go through every building. Proehl suggested an inventory should be tracked. Strauman said once space is organized it can remain more organized. He has some items that were never submitted for auction. Inventory can be used again if it is available to see.

The overall consensus of the Committee was to repair the basement of the Monge Building and continue to rent space in it for now. When remodels are done, the renovations should be to meet our needs. Strauman said he has information for the budget for repairs downtown. He still has his maintenance storage to address. Chairman Grimm suggested a pod for temporary storage. Deininger would check with the City Code Enforcement to see if a shed could be put up. The Committee was not in favor of a new building at this time.

The resolution for repair of the Monge Building basement would go to In-Place Property on 08-26-15.

Chairman Grimm recessed the meeting at 9:21 p.m.

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Minutes pending committee approval

Property Committee Meeting

James Carius Community Room

Tuesday, November 12, 2024 – 3:30 p.m.

Committee Members Present: Presiding Chairman Dave Mingus, Nick Graff, Kim Joesting, Jon Hopkins, Tammy Rich- Stimson, Max Schneider

Committee Members Absent: Chairman Greg Longfellow, Mark Goddard, Bill Atkins

MOTION MOTION BY MEMBER RICH-STIMSON, SECOND BY MEMBER JOESTING
to approve the minutes of the October 22, 2024 meeting

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

DISCUSSION: Tazewell County Clerk John Ackerman provided the members with a pamphlet entitled "Tazewell County Courthouse Self-Guide Tour". He stated that it was originally prepared in 2016 and he recently updated the information and prepared a new pamphlet.

MOTION

P-24-32

MOTION BY MEMBER SCHNEIDER, SECOND BY MEMBER GRAFF
to recommend to approve the Guaranteed Maximum Price with P.J. Hoerr, Inc. for the Construction of the Justice Center Annex

John Sutherland of PJ Hoerr provided a presentation of the Guaranteed Maximum Price for the construction of the proposed justice center annex.

Administrator Mike Deluhery stated that the price includes a 10% contingency.

Mr. Sutherland stated that there is a \$3,000,000 budget for furniture, fixtures, and equipment, however, he believes that there could be some potential savings there.

Member Schneider questioned if the guaranteed maximum price is typically signed prior to receiving bids, and Mr. Sutherland advised that some do it at design development, which is where we are now, and some wait until the entire project is sent out for bid.

Mr. Sutherland stated that they will come back to discuss the project again at 50% construction documents, which will be the last check before they go out for bid. Member Schneider questioned when they will be at 50%

and Mr. Sutherland stated that they are expecting to be there at the beginning of February.

Mr. Sutherland stated that the third floor will be shelled, and any part of it that can be accessed by the public will appear finished.

Mr. Sutherland stated that when the original budget was approved, the square footage of the building was 79,000, and the building is now roughly 88,000 square feet. He stated that even with the building being significantly larger, they are still under budget.

Member Schneider questioned who came up with the deadline for the guaranteed maximum price and Administrator Deluhery stated that it was put into the RFP that we wanted it by November.

MOTION BY MEMBER SCHNEIDER, SECOND BY MEMBER HOPKINS to defer the Guaranteed Maximum Price with P.J. Hoerr, Inc. for the Construction of the Justice Center Annex to February 2025

Member Schneider stated that he would like to wait until February when they have more concrete firm prices.

Member Sinn stated that this committee has done a lot of work and thinks it would be appropriate to do it now as opposed to February.

Member Graff stated that he believed the idea was to notify the incoming board that the outgoing board was comfortable with this project and that they wanted to proceed.

On roll call vote, **AMENDMENT FAILED**

Presiding Chairman Mingus and Members Graff, Joesting, Rich-Stimson, and Hopkins voted nay

On voice vote, **MOTION CARRIED**

Member Schneider noted nay

Discussion: Current Projects Update

Facilities Maintenance Director Mike Schone stated that the Broadway building is almost complete. He stated that there will be a few items left to do after the building is opened up. He stated that there is an open house from 3:00-5:30 p.m. on November 19, 2024.

Discussion: Christmas on Court

Presiding Chairman Mingus stated that Community Development Jaclynn Workman

advised that the Sheriff and Judge gave her their blessing, and things are moving forward as planned.

RECESS Presiding Chairman Mingus recessed the meeting at 4:06 p.m.

(transcribed by S. Gullette)

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