



## Property Committee

Max Schneider, Chairman  
James Carius Community Room  
101 S. Capitol Street  
Pekin, Illinois 61554  
Tuesday, June 17, 2025 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the May 20, 2025 meeting and May 28, 2025 in-place meeting
- III. Public Comment
- IV. New Business

- A. Executive Session – 5 ILCS 120/2(c)(5) – Land Acquisition or Leasing

P-25-10      B. Recommend to approve the acquisition of 306 Court Street, Pekin, Illinois

P-25-11      C. Recommend to approve the sale of a drone for EMA

- D. Discussion: Projects Update

- V. Reports and Communications

- VI. Unfinished Business

- VII. Recess

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



*Minutes pending committee approval*

**Property Committee Meeting**

James Carius Community Room

Tuesday, May 20, 2025 – 3:31 p.m.

Committee Members Present: Chairman Max Schneider, Mike Harris, Dave Mingus, Kim Joesting, Nancy Proehl, Eric Schmidgall

Committee Members Absent: Vice Chairman Eric Stahl, Jon Hopkins, Aaron Phillips

Others Attending: Mike Deluhery, County Administrator

**MOTION**     **MOTION BY MEMBER MINGUS, SECOND BY MEMBER JOESTING**  
to approve the minutes of the April 22, 2025 meeting

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

**P-25-09**     **MOTION BY MEMBER HARRIS, SECOND BY MEMBER PROEHL** to  
recommend to approve bid for replacement of eight roof-top HVAC units at 1800  
Broadway

Facilities Maintenance Director Mike Schone stated that this would be replacing all rooftop units, and they have chosen Standard Heating & Cooling, which was the lowest bid of \$88,276.

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

Director Schone provided the committee members with a handout containing an update of all current and completed projects.

Administrator Mike Deluhery stated that Wold is finalizing the plans for the new Justice Center Annex. He stated that 100% complete drawings will be complete by Thursday.

**RECESS**     Chairman Schneider recessed the meeting at 3:38 p.m.

(transcribed by S. Gullette)



*Minutes pending committee approval*

## **In-Place Property Committee Meeting**

James Carius Community Room

Wednesday, May 28, 2025 – 6:54 p.m.

Committee Members Present: Chairman Max Schneider, Vice Chairman Eric Stahl, Mike Harris, Dave Mingus, Kim Joesting, Nancy Proehl, Eric Schmidgall, Jon Hopkins, Aaron Phillips

Others Attending: Mike Deluhery, County Administrator

**P-25-08 MOTION BY MEMBER STAHL, SECOND BY MEMBER HOPKINS** to recommend to approve the second amendment to the agreement with Wold Architects and Engineers

Member Harris questioned if this covers the plans for the Circuit Clerk and the parking lot and Chairman Schneider stated that it does

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

**RECESS** Chairman Schneider recessed the meeting at 6:57 p.m.

(transcribed by S. Gullette)

**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 authorize the acquisition of 306 Court Street, Pekin, Illinois; and

WHEREAS, the purchase of this property would be advantageous for the New Justice Center Annex project.

THEREFORE BE IT RESOLVED that the County Board approve this purchase and authorize the Board Chairman to execute any real estate documents necessary to complete the transaction.

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

PASSED THIS 25<sup>th</sup> DAY OF JUNE, 2025.

ATTEST:

---

Tazewell County Clerk

---

Tazewell County Board Chairman

**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 authorize the Emergency Management Agency (EMA) to sell an outdated drone; and

WHEREAS, the proceeds from the sale will be used to purchase a new drone for EMA; and

WHEREAS, this action is in accordance with Title 5, Chapter 4 of Tazewell County Code, Sale of Property, which requires the Board to authorize the sale of County property and that the property must be advertised for sale on the County website; and

WHEREAS, the Property Committee has determined that the drone has no historical value.

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 Finance Office, EMA, and the Auditor of this action.

PASSED THIS 25<sup>th</sup> DAY OF JUNE, 2025.

ATTEST:

---

Tazewell County Clerk

---

Tazewell County Board Chairman

## Facilities Projects Update

June 11, 2025

| Building                      | Project                         | Status     | Update   |
|-------------------------------|---------------------------------|------------|--|
| All Downtown Buildings        | Elevators Upgrades              | Ongoing    | Electrical shunt trips have been installed at the Justice Center elevators. The electrical contractor has completed the conduit at the OPO, but still waiting on an additional shunt trip switch to arrive.  |
| Animal Control                | New Building                    | Ongoing    | A second kick off meeting has been completed to discuss building location and internal building layout and relocation of current radio towers. Site work is being reviewed for exiting utility location  |
| Courthouse                    | HVAC Updates                    | Ongoing    | <b>No change-</b> Working with PJ Hoerr & Wold Architects for a recommendation. Scope review meeting held on 4/7.  |
| Courthouse                    | Windows Replacement             | Ongoing    | <b>No change-</b> Working with PJ Hoerr. Had initial evaluation/pricing. Awaiting direction on HVAC since it could affect some windows.  |
| Courthouse                    | Painting/Plaster Repair         | Ongoing    | <b>No change-</b> Working with PJ Hoerr. Working on determining color selection  |
| Courthouse                    | Landscaping                     | Ongoing    | We contacted three contractors and received the final proposal on 6/6/25. The lowest proposal was received from Kings Tree Service at \$9,125.00. We have awarded the work to Kings Tree Service based on lowest proposed cost. All proposals are attached. The contractors understand the urgency and concern of the one hackberry tree on the southwest side of the property and are working on getting us pushed up on their schedule and will advise of a date to complete the work. |
| Courthouse                    | Restrooms Remodel               | Ongoing    | <b>No change-</b> Working with PJ Hoerr. Had initial discussions on components to remodel and working on color selection.  |
| <b>Courthouse</b>             | <b>Security Camera Upgrades</b> | <b>New</b> | <b>Grant received by Courts to update some cameras. Will provide assistance with vendor as needed</b>  |
| Emergency Management Building | Paint Interior                  | Ongoing    | One cost proposal was provided. It exceeded the budget and included painting the ceramic tiles. We are requesting a modification to not include the tiles be painted to minimize the cost.   |

## Facilities Projects Update

June 11, 2025

| Building                     | Project  | Status   | Update   |
|------------------------------|--|----------|--|
| Health Dept. - Pekin         | Air Handlers   | Ongoing  | Bids were received from the contractors, reviewed and selected based on best price and submitted provisions. Standard Heating and Cooling have been provided the contract documents for signature.   |
| Health Dept. - Pekin         | Landscaping/ Sodding   | Ongoing  | We have met with a contractor to provide pricing for placing sod around the building landscape. They will provide a cost proposal. We are looking to replace the old river rock in the parking lot islands with fresh material and will seek pricing for that as well. |
| Health Dept. - Pekin         | Generator  | Ongoing  | <b>No Change-</b> The generator was received at Altorfer in May and inspected by their technician. They intend to deliver to the HD when the ATS (automatic transfer switch) is delivered. The ATS is estimated to be ready to ship on 8/6/2025.                       |
| Health Dept. - Pekin         | Negative Pressure Isolation Rooms                            | Ongoing  | The state had pulled the grant from Health Dept for the Negative Pressure project. We just learned that there is a possibility this is still an option.  |
| Health Dept. - Pekin         | Plumbing Upgrades  | Complete | Contractors have completed the work and we continue to monitor the system.   |
| Health Dept. - Pekin         | Parking lot Resealing  | Ongoing  | Contractors have been contacted to provide a cost estimate and possible proposal   |
| Health Dept. - Pekin         | Irrigation   | Complete | Irrigation system is in place and operational  |
| Impound Lot (Tremont Campus) | New Building   | Ongoing  | Waiting on materials for the fencing. Contractor will begin installation once the material arrives. The cameras and alarm system is completed and operational. Facilities has completed wiring door operators. Regrading the areas around the building is completed.   |
| Justice Center               | Office Conversion for Criminal Investigation Division IT Lab | Ongoing  | Work in the secretaries office has been completed and office operations have been relocated. The work in the CID office has begun. The electric and data is 50% completed. The new wall is approximately 50% complete.   |
| Justice Center               | Upgrade Generator Controls                                   | Ongoing  | Completed. First generator monthly testing went well with no issues  |
| McKenzie                     | Repair Exterior Walls  | Ongoing  | Waiting on stone materials. Contractor has advised 3-5 weeks for delivery  |

## Facilities Projects Update

June 11, 2025

| Building                 | Project                             | Status  | Update  |
|--------------------------|-------------------------------------|---------|---|
| McKenzie                 | Lighting Replacement                | Ongoing | <b>No Change-</b> Working with PJ Hoerr. Building completely reviewed and all fixture replacements have been identified. PJ intends to obtain pricing within a few weeks.   |
| McKenzie                 | Flooring                            | Ongoing | <b>No Change-</b> Working with PJ Hoerr & Wold, with Wold creating measured drawings of the building  |
| McKenzie                 | Heating Boiler                      | New     | Work on an RFP is in progress and have consulted with our HVAC contractor for options with consideration of the possibility of changes to the CH heating and cooling system. We will work on a RFP to replace one boiler once we have a clear direction.  |
| McKenzie                 | Painting/Walls                      | Ongoing | <b>No Change-</b> Working with PJ Hoerr & Wold, with Wold creating measured drawings of the building  |
| McKenzie                 | Re-key Doors                        | Ongoing | <b>No Change-</b> Working with PJ Hoerr & Wold, with Wold creating measured drawings of the building  |
| New Justice Center Annex | Contract Documents Phase            | Ongoing | 100% complete drawings have been presented. Reviewing design elements.  |
| Other                    | New Maintenance Management Software | Ongoing | The onsite asset's assessment was completed the week of May 12th at all location. Identifications of assets has been completed and the contractor is inputting the information into the program. We are currently generating work orders within the department from email work request we have been using since the loss of the previous program. |
| Pekin Campus             | Replace Picnic Tables               | Ongoing | New concrete picnic tables have been ordered and expected to be delivered mid July. We are reviewing the need for benches.  |