



## Property Committee

Max Schneider, Chairman  
James Carius Community Room  
101 S. Capitol Street  
Pekin, Illinois 61554  
Tuesday, August 19, 2025 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the July 22, 2025 meeting
- III. Public Comment
- IV. New Business

P-25-13      A.      Recommend to approve the sale of a sign board and generator for EMA

P-25-14      B.      Recommend to approve Change Order Authority for the County  
Administrator/Acting Administrator for the New Justice Center Annex

C.      Approve 5-Year Capital Improvement Plan for Inclusion in the FY26  
Budget

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, July 22, 2025 – 3:30 p.m.

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

Others Attending: Mike Deluhery, County Administrator

#### **MOTION MOTION BY MEMBER STAHL, SECOND BY MEMBER HOPKINS**

to approve the minutes of the June 17, 2025 meeting and the June 25, 2025 in-place meeting

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

#### **P-25-12 MOTION BY MEMBER JOESTING, SECOND BY MEMBER PROEHL** to recommend to approve an amendment to the guaranteed maximum price with P.J. Hoerr, Inc., for the construction of the Justice Center Annex

Administrator Mike Deluhery stated that last November the board had approved a guaranteed maximum price of \$43,334,323, which was based on the design drawings. He stated that after receiving bids, the project was within the budgeted amount. He stated that they have addressed what they feel is a very good list of common-sense changes. He stated the cost includes 5% contingency with 2.5% on the contractor side and 2.5% for us as owner. He stated that the Pekin Times demolition cost of \$163,895 is included and the total revised guaranteed maximum price is 43,498.217.

Matt Brown from P.J. Hoerr provided an overview of the bid package alternates and value engineering items for consideration.

Administrator Deluhery confirmed that the guaranteed maximum price is the same that had already been approved other than the addition of the Pekin Times demolition.

Member Harris questioned if this included the shelled third floor and Administrator Deluhery confirmed that it does.

Member Hopkins requested that Matt Brown go through and highlight the value engineering items.

On voice vote, **MOTION CARRIED**

Members Harris and Schmidgall voted nay.

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

**RECESS** Chairman Schneider recessed the meeting at 4:05 p.m.

(transcribed by S. Gullette)

DRAFT

**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:

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**RESOLUTION**

WHEREAS, the County's Property Committee recommends to the County Board to authorize the Emergency Management Agency (EMA) to sell a sign board and generator; and

WHEREAS, the proceeds from the sale will be reinvested in the general EMA budget to support ongoing recovery preparedness and response efforts; and

WHEREAS, the sign board was purchased with funds from the Washington tornado and has not been used in 10+ years; and

WHEREAS, the generator was purchased with Homeland Security Grant funds and has not been used in 10+ years;

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 sign board and generator have 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 27<sup>th</sup> DAY OF AUGUST, 2025.

ATTEST:

\_\_\_\_\_  
Tazewell County Clerk

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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:

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**RESOLUTION**

WHEREAS, the County's Property Committee recommends to the County Board to grant change order authority for the County Administrator/Acting Administrator for the New Justice Center Annex; and

WHEREAS, bids for the project have been received and the Board approved the revised guaranteed maximum price with PJ Hoerr on July 30, 2025; and

WHEREAS, 2.5% contingency was included within the guaranteed maximum price with PJ Hoerr as construction manager, and there is an additional 2.5% owner contingency; and

WHEREAS, it is common to need change orders, which can both increase and decrease costs; and

WHEREAS, the change order authority will be set as follows:

Up to \$50,000: Administrator/Acting Administrator can approve

\$50,001- \$250,000: Property Committee can approve

Over \$250,000: County Board must approve

WHEREAS, the Administrator/Acting Administrator may approve proceeding with change order items expected to exceed \$50,000 under the condition of limiting the total expenses incurred prior to Property Committee or County Board approval to \$50,000; and

WHEREAS, the Administrator/Acting Administrator will provide the Property Committee with a monthly update of any change orders.

THEREFORE BE IT RESOLVED that the County Board approves the recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Chairman, County Board Office, State's Attorney, Finance, and the Auditor of this action.

PASSED THIS 27<sup>th</sup> DAY OF AUGUST, 2025.

ATTEST:

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Tazewell County Clerk

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Tazewell County Board Chairman

**Tazewell County**  
**Capital Improvement Plan Summary - DRAFT**  
FY25 & FY26 through FY30

<i><b>Fund</b></i>	<i><b>FY25</b></i>	<i><b>FY26</b></i>	<i><b>FY27</b></i>	<i><b>FY28</b></i>	<i><b>FY29</b></i>	<i><b>FY30</b></i>	<i><b>Total</b></i>
<b>CIP Fund</b>	<b>34,396,903</b>	<b>45,194,849</b>	<b>5,598,800</b>	<b>91,350</b>	<b>-</b>	<b>-</b>	<b>50,884,999</b>
<b>General Fund</b>	<b>1,407,821</b>	<b>1,175,856</b>	<b>-</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>1,675,856</b>
<b>Highway Funds</b>	<b>12,378,567</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>County Health &amp; Solid Waste Funds</b>	<b>99,000</b>	<b>48,290</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,290</b>
<b>Animal Control Fund</b>	<b>373,000</b>	<b>111,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>111,000</b>
<b>Grand Total</b>	<b><u>\$ 48,655,291</u></b>	<b><u>\$ 46,529,995</u></b>	<b><u>\$ 5,598,800</u></b>	<b><u>\$ 91,350</u></b>	<b><u>\$ 500,000</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 52,720,145</u></b>

DRAFT

**Tazewell County**

**Capital Improvement Plan - DRAFT**

**FY25 Budget & Estimate and FY26 through FY30 Budget**

<b>Category</b>	<b>Funding Source</b>	<b>FY25</b>	<b>FY25 Estimate</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>	<b>Total</b>
<b>Courthouse - Facilities Improvements</b>									
Replace Windows & Doors	CIP Fund	1,000,000	-	1,207,000					1,207,000
Repair/Replace Stair Treads	CIP Fund			180,000					180,000
Upgrade Electrical - Phase 2	CIP Fund			270,000					270,000
Re-Key Doors	CIP Fund			32,300					32,300
Replace Circuit Clerk Countertops	CIP Fund	45,000	47,000						-
Replace Circuit Clerk Desks & Chairs	GF - Dept 100	50,000	50,000						-
Install Insulation in Courthouse	CIP Fund	25,000	26,000						-
Reconfigure & Refresh Courthouse and Grounds	CIP Fund			1,200,000	1,200,000				2,400,000
Repair/Replace Flooring	CIP Fund			370,000					370,000
Remodel Bathrooms	CIP Fund	400,000		432,000					432,000
Patch & Paint Interior	CIP Fund			108,000					108,000
Replace Ceiling Tiles	CIP Fund			10,800					10,800
Replace Lighting Fixtures	CIP Fund			49,000					49,000
Resurface/Replace Exterior Stairs	CIP Fund			115,000					115,000
Architectural Drawings/Floor Plans	CIP Fund		17,500						-
		1,520,000	140,500	3,974,100	1,200,000	-	-	-	5,174,100
<b>McKenzie Building - Facilities Improvements</b>									
Update Server Room HVAC	CIP Fund	25,000	-		15,000				15,000
Re-Key Building	CIP Fund	30,000	-	32,000					32,000
Replace Windows - Phase 2	CIP Fund	119,000	-						-
Repair/Replace Exterior Stone	CIP Fund	135,000	135,000						-
Update Electrical Panels	CIP Fund			119,000					119,000
Replace Roof	CIP Fund			317,000					317,000
Replace Rooftop Exhaust Fans	CIP Fund	10,000	10,000						-
Replace Rooftop Fresh Air Unit #1	CIP Fund				81,000				81,000
Convert to LED Lighting	CIP Fund			67,800					67,800
Replace Boiler #2	CIP Fund			85,000					85,000
Repair/Replace Flooring	CIP Fund	375,000	-	450,000					450,000
Repaint Walls	CIP Fund	100,000	108,000						-
Replace Blinds	CIP Fund	50,000		54,000					54,000
Water Fountains with Bottle Fillers	CIP Fund			22,000					22,000
Architectural Drawings/Floor Plans	CIP Fund		5,280						-
		844,000	258,280	1,146,800	96,000	-	-	-	1,242,800



<b>Category</b>	<b>Funding Source</b>	<b>FY25</b>	<b>FY25 Estimate</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>	<b>Total</b>
<b>Justice Center - Facilities Improvements</b>									
Repair Shower Walls	CIP Fund	50,000	-	54,000					54,000
Convert to LED Lighting (in house)	CIP Fund	5,000	-	5,000					5,000
Upgrade Generator Controls	CIP Fund	25,000	28,818						-
Repair Community Room Desk Veneer	CIP Fund	40,000	-	44,200					44,200
Update Plumbing Controls	CIP Fund	850,000	-	916,000					916,000
Repair/Replace Roofing	CIP Fund	200,000	-	810,000					810,000
Upgrade AV System Community Room	CIP Fund		-	162,000					162,000
Replace Exhaust Fans	CIP Fund		-			87,000			87,000
Replace Chairs in Community Room	CIP Fund	18,000	-	19,000					19,000
Replace Flooring - Sheriff's Office & Community Room	CIP Fund	75,000	-	108,000					108,000
Replace Sally Port Doors	CIP Fund	25,000	-	25,000					25,000
		1,288,000	28,818	2,143,200	-	87,000	-	-	2,230,200
<b>Animal Control - Facilities Improvements</b>									
Purchase and Finish New Animal Control Building	CIP Fund	1,200,000	1,876,362	1,876,362					1,876,362
Purchase Generator	Animal Control	60,000	now included in cost of new AC bldg in CIP Fund						-
Replace Furniture	Animal Control	8,000	now included in cost of new AC bldg in CIP Fund						-
Replace Kennels	Animal Control	200,000	275,000	-					-
Purchase Outdoor Dog Containment Equipment	Animal Control	33,000	33,000						-
Purchase Chameleon Software	Animal Control	12,000	-	12,000					12,000
Purchase Tablets for Chameleon Software	Animal Control	5,000	-	5,000					5,000
Replace Vehicle	Animal Control	40,000	40,000	40,000					40,000
Upgrade Radio Equipment	Animal Control	15,000	15,000						-
Replace Computers	Animal Control			18,000					18,000
		1,573,000	2,239,362	1,951,362	-	-	-	-	1,951,362
<b>EMA - Facilities Improvements</b>									
Paint Interior	CIP Fund	15,000	18,000						-
Repair/Replace 2nd Floor Ceiling	CIP Fund	20,000	20,000						-
Upgrade Entrance Doors	CIP Fund	50,000	20,000						-
Convert Lighting to LED (Ameren)	CIP Fund			10,500					10,500
Replace Flooring	CIP Fund			37,000					37,000
		85,000	58,000	47,500	-	-	-	-	47,500

<b>Category</b>	<b>Funding Source</b>	<b>FY25</b>	<b>FY25 Estimate</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>	<b>Total</b>
<b>Health Department Offices in Tremont - Facilities Improvements</b>									
Replace Carpet	Health Dept	27,000	27,000						-
		27,000	27,000	-	-	-	-	-	-
<b>Health Department Offices in Pekin - Facilities Improvements</b>									
Update and Improve Building	CIP Fund	614,535	300,000	300,000					300,000
		614,535	300,000	300,000	-	-	-	-	300,000
<b>Pekin Campus - Grounds Improvements</b>									
Seal Coat & Stripe Juror & Admin Parking Lots	CIP Fund	15,000	-	16,000					16,000
Replace Picnic Tables	CIP Fund	12,000	12,000						-
Repair/Replace Concrete Sidewalks	CIP Fund		-	95,000					95,000
War Memorial Monument	CIP Fund	25,000	25,000						-
Grounds Improvements	CIP Fund	50,000	10,000	150,000					150,000
		102,000	47,000	261,000	-	-	-	-	261,000
<b>Tremont Campus - Grounds Improvements</b>									
Fill Cracks, Seal, & Stripe Parking Lot - Health Dept.	CIP Fund	10,000	-	20,000					20,000
Fill Cracks, Seal, & Stripe Parking Lot - EMA	CIP Fund	7,000	-	20,000					20,000
Build Impound Lot Shed	CIP Fund	209,600	245,876						-
		226,600	245,876	40,000	-	-	-	-	40,000
<b>Justice Center Annex - Construction</b>									
Design Building Plans*	CIP Fund	718,323	1,129,559	468,049					468,049
Construction Costs*	CIP Fund	27,556,938	2,476,000	34,448,390	4,238,000				38,686,390
*contingency is built into cost for this project									
		28,275,261	3,605,559	34,916,439	4,238,000	-	-	-	39,154,439
<b>County-Wide Equipment Purchases</b>									
Purchase Miscellaneous Equipment	GF - Dept 200	40,000	40,000	40,000					40,000
Purchase/Replace Squad Cars	GF - Dept 200	228,015	350,000	234,856					234,856
Purchase/Replace Squad Car Equipment	GF - Dept 200	45,000	45,000	45,000					45,000
Purchase Starcom Radios	GF - Dept 220	10,500	10,500	-					-
Purchase Unmanned Aerial Vehicle	GF - Dept 220	8,500	8,500	5,000					5,000
Purchase Used Vehicle for Communications	GF - Dept 220			15,000					15,000
Purchase Office Equipment (folding machine, etc.)	GF - Dept 602	11,000	-	11,000					11,000
Purchase Postage Meter	GF - Dept 610			30,000					30,000
Purchase Vehicle Replacement	Health Dept 220	30,000	20,000						-
		373,015	474,000	380,856	-	-	-	-	380,856

<b>Category</b>	<b>Funding Source</b>	<b>FY25</b>	<b>FY25 Estimate</b>
<b>County-Wide Technology</b>			
Purchase/Replace Security Equipment	GF - Dept 200	80,000	30,000
Purchase/Replace Law Enforcement Technology	GF - Dept 200	265,000	400,000
Upgrade Technology Infrastructure	GF - Dept 611	150,000	150,000
Purchase Budget Software	GF - Dept 611	50,000	50,000
Replace Servers	GF - Dept 611	-	-
Replace Computers	GF - Dept 611	425,000	425,000
Maintenance Tracking System	GF - Dept 630	44,806	44,806
Replace Computers - Scheduled	Health Dept 220	37,000	37,000
Purchase Grant Software	Health Dept 220	5,000	27,700
Purchase CDP Software - Shared Cost	Health Dept 220	-	-
Purchase CDP Software - Shared Cost	Solid Waste 221	-	-
		1,056,806	1,164,506
<b>Highway Department Capital</b>			
Roads	MFT, Match, Hwy	7,189,000	
Bridges	Co. Bridge	4,131,867	
Equipment (net trade-ins)	Highway	1,057,700	
		12,378,567	-
<b>Contingency</b>			
CIP Fund excluding Justice Center Annex - Construction	5.0%	291,507	
		291,507	-
<b>Grand Total</b>		<b>48,655,291</b>	<b>8,588,901</b>

<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>	<b>Total</b>
80,000					80,000
265,000					265,000
150,000					150,000
			500,000		500,000
300,000					300,000
					-
37,800					37,800
					-
10,490					10,490
36,000					36,000
879,290	-	-	500,000	-	1,379,290
TO BE UPDATED					-
					-
					-
-	-	-	-	-	-
489,448	64,800	4,350	-	-	558,598
489,448	64,800	4,350	-	-	558,598
<b>46,529,995</b>	<b>5,598,800</b>	<b>91,350</b>	<b>500,000</b>	<b>-</b>	<b>52,720,145</b>

## Facilities Projects Update

August 14, 2025

Building	Project	Status	Update
All Downtown Buildings	Elevators Upgrades	Ongoing	Courthouse- No upgrades needed. -Done
			Tazewell- Install smoke detectors on all three floors within 21 feet of the elevator opening and hook to phase 1 fire service. Remove heat detector from top of elevator shaft and replace with a smoke detector. Remove heat detector in machine room and replace with a smoke detector. -Done
			Justice Center- Provide shunt trip on heat detector in machine room. Smoke detector in machine room needs to send car to the first floor. Smoke detector in lobby basement when activated needs to send car to the first floor as well. When fire service is activated on the two jail cars, it cannot activate fire service on the passenger elevator. Fire hat and alternate recall. - Working with KONE on elevator programming issue- - all other work done-
			OPO- Hook smoke detectors in hallways to phase 1 fire service and provide a smoke detector in the top of the elevator shaft. Provide a smoke detector in the machine room and provide a shunt trip on the heat detector that is in the machine room. -Done
Animal Control	New Building	Ongoing	Drawings are being completed and sub contractor pricing is being worked on. PJ anticipates site work discovery digs to begin this month for old and 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	Trees have been removed and areas seeded. We continue to monitor all large trees for decline and will have them addressed as necessary.

## Facilities Projects Update

August 14, 2025

Building	Project	Status	Update
Courthouse	Restrooms Remodel	Ongoing	<b>No change-</b> Working with PJ Hoerr. Had initial discussions on components to remodel and working on color selection.
Courthouse	Security Camera Upgrades	New	Grant received by Courts to update some cameras. Will provide assistance with vendor as needed
Emergency Management Building	Paint Interior and Replace Front Doors	Ongoing	<b>Paint No Change</b> Cost proposal exceeded the budget and included painting the ceramic tiles. We have contacted additional contractors for pricing. Replace Doors- We have had two contractors out to review the doors. We have received one proposal and waiting on the second as of this date.
Health Dept. - Pekin	Air Handlers	Completed	Standard Heating and Cooling completed installation on 8/4 and 8/5. Only one issue that occurred after installation and has been
Health Dept. - Pekin	Landscaping/ Sodding	Ongoing	We are working with a contractor to provide pricing for placing sod or additional plants and groundcover around the building landscape. We are looking to replace the old river rock in the parking lot islands with fresh material and are waiting pricing for that as well. We have also asked and received a price to improve the drainage at the back of the building and routed underground. We are waiting on additional contractors pricing for other improvements.
Health Dept. - Pekin	Generator	Ongoing	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 was delivered and placed into the basement for installation on August 14th. Due to the ATS size it had to be disassembled, craned to the basement and reassembled. The contractor continue to work on the headend equipment and working to coordinate the generator install and switchover processes.

## Facilities Projects Update

August 14, 2025

Building	Project	Status	Update
Health Dept. - Pekin	Negative Pressure Isolation Rooms	Ongoing	<b>No Change</b> The state had pulled the grant from Health Dept for the Negative Pressure project. Health Department has advised this is still an option. We have been in discussion with an HVAC contractor in determining all necessary componets to complete the upgrades and waiting on further system requirements.
Health Dept. - Pekin	Plumbing Upgrades	Complete	Contractors have completed the work . We have had one incidence requiring us to auger the main, and we continue to monitor the system
Health Dept. - Pekin	Parking lot Resealing	Ongoing	We have had three proposals provided. All were willing to provide the requested work but have recommended resurfacing due to the age and condition of the asphalt. We are working on the statement of work for requesting bid proposals for milling and resurfacing the asphalt areas.
Health Dept. - Pekin	Irrigation	Complete	Irrigation system is in place and operational
Impound Lot (Tremont Campus)	New Building	Complete	All scheduled work has been completed
Justice Center	Office Conversion for Criminal Investigation Division IT Lab	Ongoing	The electric and data is completed. The new wall and door, and painting is complete. The facility department has installed countertops in lieu of purchasing desk. A new access badge system is being completed and mortise lock installed
Justice Center	Upgrade Generator Controls	Complete	Completed. First generator monthly testing went well with no issues
McKenzie	Repair Exterior Walls	Ongoing	Work commenced on 7/16.
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	<b>No Change-</b> 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.

## Facilities Projects Update

August 14, 2025

Building	Project	Status	Update
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	We are working through the final stage of VE and have progressed well in meeting the project GMP
Other	New Maintenance Management Software	Ongoing	<b>No Change-</b> Identifications of assets has been completed and the contractor is continues to input asset information and task associated into the program. We are currently generating work orders within the department from email work request. We anticipated implementing the program late fall and assigning requesters in each department after providing training.
Pekin Campus	Replace Picnic Tables	Ongoing	New concrete picnic tables have been delivered, assembled and installed. We are reviewing the need additional tables and benches.