



Property Committee

Max Schneider, Chairman
James Carius Community Room
101 S. Capitol Street
Pekin, Illinois 61554
Tuesday, October 20, 2026 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the September 22, 2026 meeting
- III. Public Comment
- IV. New Business
 - A. Discussion: Projects Update
- V. Reports and Communications
 - A. Justice Center Annex Project Update Including Contingency Spent to Date
 - B. Capital Improvement Plan Costs for Projects with PJ Hoerr as Project Manager
- 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

Minutes pending committee approval



Property Committee Meeting

James Carius Community Room

Tuesday, September 22, 2026 – 3:30 p.m.

Committee Members Present: Vice Chairman Eric Stahl, Kim Joesting, Jon Hopkins, Mike Harris, Nancy Proehl

Committee Members Absent: Chairman Max Schneider, Dave Mingus, Eric Schmidgall

Others Attending: Mindy Darcy, County Administrator

MOTION **MOTION BY MEMBER PROEHL, SECOND BY MEMBER HOPKINS**
to approve the minutes of the August 18, 2026 meeting

On voice vote, **MOTION CARRIED UNANIMOUSLY**

P-26-22 **MOTION BY MEMBER PROEHL, SECOND BY MEMBER HOPKINS** to
recommend to Approve Usage of Contingency Dollars for the Justice
Center Annex

Administrator Darcy stated this requires approval because it is less than \$100,000 but more than \$30,000.

Member Crawford questioned if this is contingency and not in the general fund.

Administrator Darcy stated that it is project contingency for the Justice Center Annex and all dollars are in the capital improvement plan fund.

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

DISCUSSION: Current Project Update

Facilities Maintenance Director Mike Schone provided an overview of current projects.

Director Schone stated that flooring will be installed in the future at the Justice Center, Courthouse, and McKenzie Building. He also stated that the McKenzie Building and Courthouse will be painted. He stated that the Justice Center Community Room remodel is nearing completion and only requires repair of the desk veneer.

DISCUSSION: Justice Center Annex Building Project Update Including Contingency Spent to Date

Administrator Darcy stated that the monthly report was included in the members' folders. She stated that the report contains the amount left in

contingency for the owner's side and for the contractor side.

DISCUSSION: Capital Improvement Plan Costs for Projects with PJ Hoerr as Project Manager

Administrator Darcy provided an overview of the Capital Improvement Plan projects with PJ Hoerr as the project manager. She stated that for all of the projects that have been completed or quoted, we are under budget by \$352,047 under budget.

RECESS Vice Chairman Stahl recessed the meeting at 3:42 p.m.

(transcribed by S. Gullette)

DRAFT

County Project Update
October 15, 2026

Building	Project	Status	Update
Courthouse	Windows Replacement	Ongoing	No Change -A&E and PJ Hoerr have completed all preliminary discovery work and are finalizing bid package. Waiting on finalization of bid documents
Courthouse	Flooring Replacement	Ongoing	No Change -Selections have been made for all of Circuit Clerks office areas. A carpet installer has been choosing and they are working on acquiring flooring material. Other areas of the courthouse will have flooring installed based on availability of the areas as we transition to the new building.
Courthouse	Painting/Plaster Repair	Ongoing	Painting has started in the courthouse at the third floor rotundra area. Paint selections have been made for all of Circuit Clerks office areas and plan to commence once materials are on site.
Courthouse	Landscaping	Ongoing	Chambers Landscape has completed all the landscape installation, and completed punchlist items at the Justice Center, McKenzie and courthouse. Maintenance staff continue watering of all new plants as necessary.
Courthouse	Re-Keying Doors	Ongoing	No Change -We are working with PJ Hoerr and S&S Hardware to detail each buildings key matrix. Facilities had been working through the matrix to determine the keying for each area and department. We had been working through door locks and keying identification/assignments for each departmental doors.
Courthouse	Bathroom Remodel	Ongoing	No Change - PJ and KED have completed the design process. Paint, flooring and wall tiles have been selected as well as countertops and partitions. KED is working on finalizing the bid documents and prepare the bid package for approval.

County Project Update
October 15, 2026

Building	Project	Status	Update
Courthouse	Replace Circuit Clerks Counters and new Desk Cubicles	Ongoing	All of the counter and countertops have been installed, as well as electrical and data lines in preparation for new desk cubicles. Desk cubicles have been ordered and delivery has been postponed until paint and flooring work is completed.
Courthouse	Phase 2 Electrical Upgrades	Ongoing	No Change- PJ Hoerr has been working on a bid package and working through specifics of the project requirements. It is anticipated that early Aug the package will be placed for proposals.
Courthouse	Resurface/Replace Exterior Stairs	Ongoing	No Change- In PJ Hoerr's court
Health Dept. - Pekin	Parking lot Resurfacing	Ongoing	No Change: This will be FY27. Bid package for proposal has not been completed.
Health Dept. - Pekin	Landscaping/ Sodding	Ongoing	No Change- Received cost proposals for the sodding and edging work as well as separate pricing for removal of the landscape mulch and replacing with rock materials. Working with the contractor with a timeline. Anticipate FY27
Health Dept. - Tremont	Parking lot Resealing	Ongoing	No Change: This will be FY27 work and will include the area around the EMA building. Final pricing has not been received.
Justice Center	Flooring	Ongoing	Carpet and flooring selections have been made. Cushing Commercial Flooring has ordered materials and submitted request for background checks for all workers. They plan to begin installation once access has been approved.
Justice Center	Replace Plumbing Controls	Ongoing	Heart has completed installing data cables at all units. G.A. Rich plumbing has begun installation of the new controls and plumbing. Work is completed in C and E units. Half of the cells in B Unit are completed and work in D unit is under way. Maintenance staff have worked to upgrade plumbing and electrical to improve the system further.
Justice Center	Repair Shower Walls	Ongoing	Work is ongoing and the contractors have completed all of A unit, E unit, C unit and B-unit. Work is under way in D unit. Facility staff are working in conjunction with the contractor and refurbishing all shower controllers, handicap rails as well as re-upholstering/rebuilding the handicap seats.

County Project Update
October 15, 2026

Building	Project	Status	Update
Justice Center	Repair Community Room Desk Veneer	Ongoing	Work has been completed and working on punchlist items
Justice Center	Roofing	Ongoing	Krieling Roofing has mobilized and begun the roof replacement on the lower roof. They have a second crew working on the upper roofs. We have had to have electric, gas and HVAC controls relocated due to the insulation elevation of the new roof deck per code requirements. Work continues as the weather has allowed.
Justice Center	Sally Port Door Replacement	Ongoing	The doors have been installed and are operational. Decals are being installed on 10/16/26
Justice Center	Replace Exhaust Fans	Ongoing	No Change: Contractors have provided bid proposals. We are reviewing the bids and contemplating the proposals and cost provided.
McKenzie	Flooring	Ongoing	No Change: Flooring samples have been selected and provided for material pricing. Cushing Flooring has been selected for the flooring project. They are working on delivery of flooring materials and will begin as the product is available.
McKenzie	Painting/Walls	Ongoing	Painters are onsite and ready to begin once the final paint colors have been decided upon . PJ is prepared once a direction has been provided
McKenzie	Re-key Doors	Ongoing	No Change- We are working with PJ Hoerr and S&S Hardware to detail each buildings key matrix. Facilities had been working through the matrix to determine the keying for each area and department We had been working through door locks and keying identification/assignments for each departmental doors.
McKenzie	Bathroom Remodel	Ongoing	PJ and KED have completed the design process. Paint, flooring and wall tiles have been selected as well as countertops and partitions. KED will work on finalizing the bid documents and prepare the bid package for approval.
McKenzie	Roof Replacement	Ongoing	Working with PJ Hoerr. The project has been awarded to Krieling Roofing and is postponed until spring of 2027 so the fresh air unit can be placed prior to the new roof installation.

County Project Update
October 15, 2026

Building	Project	Status	Update
McKenzie	Electrical upgrade and lighting replacement	Ongoing	No Change- PJ Hoerr has been working on a bid package and working through specifics of the project requirements. It is anticipated that fiscal 27 the package will be placed for proposals.
McKenzie	Replace Blinds	Complete	Complete
McKenzie	Lighting Replacement	Ongoing	No Change- PJ Hoerr has been working on a bid package and working through specifics of the project requirements. It is anticipated that fiscal 27 the package will be placed for proposals.
McKenzie	Replace Fresh Air Unit	Ongoing	Standard Heating and Cooling has been selected for the project based on best price. The equipment will be ordered and is at least 16 weeks out.
Emergency Management Building	Paint Interior	Ongoing	No Change- Anticipate this to be completed FY 27
New Justice Center Annex	Site Activities	Ongoing	Refer to project report provided by PJ Hoerr
Animal Control	New Building Site Activities	Complete	Project is complete and working to finalize the activation process