

CHAMPAIGN COUNTY BOARD COMMITTEE OF THE WHOLE MINUTES

Highway & Transportation/County Facilities/Environment & Land Use

Tuesday, June 8, 2010

Lyle Shields Meeting Room, Brookens Administrative Center

1776 E. Washington St., Urbana, Illinois

MEMBERS PRESENT: Carol Ammons, Jan Anderson, Steve Beckett, Ron Bensyl, Thomas Betz, Lorraine Cowart, Chris Doenitz, Stan James, John Jay, Brad Jones, Greg Knott, Alan Kurtz, Ralph Langenheim, Brendan McGinty, Diane Michaels, Steve Moser, Alan Nudo, Steve O'Connor, Michael Richards, Giraldo Rosales, Larry Sapp, Jonathan Schroeder, Samuel Smucker, C. Pius Weibel, Barbara Wysocki

MEMBERS ABSENT: Lloyd Carter, Matthew Gladney

OTHERS PRESENT: Jeff Blue (County Engineer), Kat Bork (Administrative Assistant), Deb Busey (County Administrator), David DeThorne (Senior Assistant State's Attorney), John Hall (Planning & Zoning Director), Alan Reinhart (Facilities Director), Julia Rietz (State's Attorney), Scott Rose (RPC Housing Rehab Program Construction Specialist)

CALL TO ORDER

Wysocki called the meeting to order at 6:03 p.m.

ROLL CALL

Bork called the roll. Ammons, Anderson, Beckett, Betz, Cowart, Doenitz, James, Jay, Jones, Knott, Kurtz, Langenheim, McGinty, Michaels, Nudo, O'Connor, Richards, Sapp, Schroeder, Smucker, Weibel, and Wysocki were present at the time of roll call, establishing the presence of a quorum. Bensyl had informed Weibel that he would be out of town and mostly likely miss the meeting. Weibel was also notified Gladney would be unable to attend the meeting.

APPROVAL OF COUNTY BOARD RESOLUTION TO MEET AS COMMITTEE OF THE WHOLE

MOTION by Smucker to approve the County Board Resolution to meet as a Committee of the Whole; seconded by Kurtz. **Motion carried.**

APPROVAL OF MINUTES

MOTION by James to approve the Committee of the Whole minutes of May 4, 2010; seconded by Langenheim.

Wysocki asked that a spelling error on line 168 be corrected.

Motion carried as amended with unanimous support.

APPROVAL OF AGENDA/ADDENDA

MOTION by James to approve the agenda and addendum; seconded by Cowart.

Rosales and Moser entered the meeting at 6:05 p.m.

Wysocki announced item 10B would be addressed first to accommodate the people from the Dobbins Downs Community Improvement Association who were present to speak about their request to the County Board.

Motion carried with unanimous support.

PUBLIC PARTICIPATION

Steve Burdin from Newcomb Township encouraged the County Board to pass the residential scale/small wind turbine amendment to the County Zoning Ordinance. He remarked the amendment has been worked on by many people and is ready to address the changing issues of quieter turbines coming down the road.

Mark Thompson spoke about a newspaper article detailing the Land Resource Management Plan's final approval. He stated the LRMP is not an improvement on an RRO and called it the most egregious attack on property rights Champaign County had ever seen. Thompson hoped the County Board looked into U.N. agenda 21 to open their eyes about how anti-American local government zoning proposals are. He urged the Board not to pass this type of change to the County Zoning Ordinance. McGinty called for a point of order because Thompson had exceeded the five-minute limit established for public participation.

Stephanie Holderfield spoke about the Dobbins Downs Community Improvement Association request for a donation of County property to establish an area park. She asked the County Board to listen to the association's request with an open heart. The association has been made aware of the liability issues they would be required to undertake.

Wysocki announced the other speakers on the Dobbins Downs request would hold their comments until the Board reaches that item to allow for more meaningful discussion. After confirming no one else wished to speak, Wysocki declared public participation closed.

COMMUNICATIONS

There were no communications.

COUNTY FACILITIES

Courthouse Exterior/Clock & Bell Tower Renovation Project

Project Update

MOTION by James to receive and place on file the project update; seconded by McGinty.

Weibel inquired when the sod would be laid. Reinhart stated the crew is prepping the ground now and hopes to proceed when the rain stops.

Motion carried with unanimous support.

Facility Director/ County Administrator

Gill Building Replacement Planning – Riley Glerum

Beckett stated the Board needed to act on the Gill Building lease renewal tonight, but information was also obtained on the design/build option. Nudo shared his expertise in looking for available properties within a reasonable distance of the Brookens campus. At this stage nothing suitable is available.

Design/Build Option on Existing County Property

Beckett described a similar building project undertaken by McHenry County. Ammons asked how the County could afford a new construction project. Beckett explained the County would no longer be paying rent out of the General Corporate Fund (GCF) for the Gill Building if it constructed a new building. Construction funding would come out of the GCF or by issuing bonds. Busey said the estimated construction costs bonded over a 20-year period could be covered by saving the Gill Building rent and the revenue received from the Army Corp of Engineers lease and the Mental Health Board lease. Beckett verified they are talking about constructing a whole building on the campus near Animal Control. Riley Glerum told him this is a great time for a project because people are looking for work. Only an architect is needed for an RFP for this type of design/build process. Once the proposals were submitted and one is accepted, work could proceed. This is the advantage offered by this type of building.

Moser suggesting looking into having an FBI outfit construct a building and then have the County lease it with a buyout option. Beckett did not think the County should lease building that stands on its own property.

Kurtz asked about the savings achieved by McHenry County with a design/build project. Nudo reported a similar building was constructed for \$79 per foot. An architect is needed to set the standards before the building is constructed, but otherwise Reinhardt should oversee the project. Riley Glerum had indicated this type of structure could be built for \$70 per foot.

James thought a metal building was a great idea and would be cost effective for the intended use. He felt the County would be better served to own any building sitting on its property than leasing.

In response to Jay's question about square footage, Reinhart calculated the building would be 23,000 square feet. This would allocate 4,000 square feet for the County Clerk's storage, 5,000 square feet for the Coroner's Office, and the remaining space for County Facilities and excess equipment storage. Jay was under the impression the County Facilities would be moved into the old Highway Garage. Beckett stated ILEAS would be moving into the old Highway Garage to meet the County's obligation under the lease. Nothing would have to be done to the space to meet ILEAS's needs. Jay was troubled because some Board members did not understand why the County has such an obligation for ILEAS when the old Highway Garage was always intend for the County Clerk's use and County Facilities. Beckett reminded the Board that the County Clerk deemed the Highway Garage unsuitable for his needs. Beckett and Jay discussed the past history of the Highway Garage.

Request for Approval for IGW to Draft RFP for Gill Building Replacement

MOTION by James to approve a contract with IGW to draft RFP for Gill Building Replacement; seconded by Rosales.

Ammons was unclear about the source for the construction funding. Beckett clarified that the County Board is asking Glerum to prepare a proposal for Champaign County to request proposals from contractors to do the design/build process. This is the first step in the process. Sapp questioned if the County had a contract with Glerum. Busey stated the contract specifics would be brought to the County Board meeting if the motion is approved tonight. James spoke about how the County would be paying to construct its own building instead of continuing to lease one. Ammons said she understood the concept, but she was trying to make sure the County has sufficient funding for the project. Beckett explained this design/build process is a better, turnkey process. A firm will build it based on specifications and the County will not be involved in change orders or other construction issues. This will be a less complicated process than other projects. Michaels wanted to be sure a 23,000 square foot building would be sufficient for the County's needs for the next 15-20 years. Beckett described how the building would enable the County to not lease the Gill Building anymore.

Motion carried.

Gill Building Lease Renewal

Beckett stated the County needed to send a letter to Mr. Harrington regarding the final year of the Gill Building lease.

MOTION by Weibel to send a letter to Tom Harrington to renew the lease for a final year; seconded by Richards.

Ammons wanted more information about the issue. Beckett explained the County has to send notice by June 23rd to renew the Gill Building lease. The letter renews the lease for one more year. They met with Mr. Harrington and he will now market the property. This will create the possibility that the County could save some rent money by getting out early. Ammons asked if the design/build of the replacement building will realistically be complete in one year. Beckett said

they were told it would. Ammons asked what Plan B was if the building is not finished. Beckett said the County would have to hold over as a tenant and pay more in rent. The building window for this type of structure is 120 days.

Motion carried with unanimous support.

Contract with IGW for Roof Replacement at ILEAS

Reinhart stated ILEAS is making plans for a major expansion and possibly moving into the B&C wings. They are working with IGW now on several remodeling options. The roof is leaking in the B&C wings, so it needs to be replaced. A proposal from IGW was in the agenda packet to design documents for the projects. Busey reported money is available from the last ILEAS lease payment of \$416,000 and the County committed to reserving this money specifically for the roof replacement. McGinty said he would abstain from voting because one of the possible tenants is his employer. Sapp would also abstain for the same reason.

Weibel asked for the roofs' ages. Reinhart said there is the 1971 addition and the remaining roofs are various ages, but newer than 1971. He estimated the other roofs have less than 20 years life remaining.

Ammons asked if ILEAS was not really leasing the property because their lease payment went directly to replacing the roof for their benefit. Beckett explained the old Nursing Home building was in terrible condition and the County is responsible for maintaining the property it owns. ILEAS was willing to pay lump sums upfront and negotiated an agreement using part of the money to fix the roof. Busey confirmed ILEAS prepaid their 2012 rent. The lease amount increased because ILEAS is using more space and ILEAS wanted a commitment that the County would be able to maintain the facility. This is why the prepaid rent was placed into capital reserves for the facility. She reported the County received over \$300,000 in rent last year that went directly into the General Corporate Fund with other rent payments. Nudo noted landlords have to set aside money for upkeep on a building, including roofs. An improved building places the County in a better position to lease it even if ILEAS walks away after their lease over. James supported maintaining the building with the lease money to attract good tenants.

MOTION by James to approve the IGW contract for ILEAS Building roof replacement; seconded by Richards.

Motion carried with abstentions by Sapp and McGinty.

Request Approval to Apply for Grants

Electric Efficiency Program, Year 3 and Energy Efficiency Community Block Grant

Reinhart provided information about the grants in the agenda packets supplied by the Regional Planning Commission. The County applied for a Public Sector Electric Efficiency Program Grant for de-lamping and installing occupancy sensors in the Courthouse a year ago. A small amount of money was received for the program. The third year Electric Efficiency Program

application is complete and ready for submission. He has an opportunity with the Community Block Grant Program to possibly receive the remaining balance of the total project costs.

MOTION by Smucker to approve the application for and, if awarded acceptance of, Electric Efficiency Program & Energy Efficiency & Conservation Block Grant; seconded by Rosales.
Motion carried with unanimous support.

Physical Plant Monthly Report – April 2010

MOTION by Ammons to receive and place on file the Physical Plant April 2010 monthly report; seconded by Smucker. **Motion carried with unanimous support.**

Information only – Main Street Traffic Plan

Information on the Walnut Street parking changes from the City of Urbana was included in the agenda packet.

Other Business

There was no other business.

Chair's Report

There was no Chair's report.

Designation of Items to be Placed on County Board Consent Agenda

Agenda item 8.B.5 was designated for the consent agenda.

HIGHWAY & TRANSPORTATION Monthly Report

MOTION by Doenitz to receive and place on file the County & Township Motor Fuel Tax Claims Monthly Report for May 2010; seconded by Smucker. **Motion carried with unanimous support.**

Weibel exited the meeting at 7:29 p.m.

County Engineer

Resolution Appropriating County Motor Fuel Tax Funds for Signs & Posts – Section #09-009427-00-SG

Blue spoke about the program to replace all signs on county and small municipality roads. There was a cap of \$25,000 per entity that could be received. The County's total cost for sign

replacement is \$35,000. The County will need to spend \$10,000 of Motor Fuel Tax money to cover the expenditure in excess of the cap.

MOTION by Langenheim to approve the Resolution Appropriating County Motor Fuel Tax Funds for Signs & Posts – Section #09-009427-00-SG; seconded by Weibel.

Wysocki inquired about the purchase of the signs when the County previously discussed manufacturing them in-house at the new Highway Fleet Maintenance Facility. Blue said the signs have already been bid, awarded, and are on the way to the Highway Department. These are general signs (stop, passing, crossing signs, etc.) and Blue had talked about manufacturing specialized signs in-house. The bid was for \$300,000 worth of signs and they were the best prices Blue has seen. A federal grant through IDOT helped cover the costs because the new Manual on Uniform Traffic Control Devices required all signs meet certain retro-reflective standards. The program was funded based on the amount of accidents in a county and Champaign County ranked high in this category.

James saw on the news there is a move underfoot to post stop signs at every intersection. Blue remarked he sees the same story every year in June when the corn grows. Ammons asked about the sign installations. Blue confirmed each public agency installs its own signs.

Michaels asked why the final cost exceeded the grant amount when the project was bid. Blue explained it is an IDOT program requiring all regulatory and warning signs meet certain retro-reflective standards. This meant the replacement of all signs on the County highway system. IDOT capped how much per entity could receive. The townships also had a cap of \$25,000 and none of them reached that amount, but the County cannot use leftover township money to cover the extra \$10,000 it takes to replace the numerous signs on the County system. Michaels asked why the cost was not known in advance. Blue said he was waiting on the final bid to appropriate the money. He knew it would cost over \$25,000, but that was all the money the County could get through the program.

Rosales asked Blue how many accidents had to occur at an intersection to mandate the placement of stop signs, referring to a recent accident. Blue detailed how it involves a number of different factors: the average daily traffic, a high history of accidents, or limited sight like coming over a hill. The County only has the authority to place signs on the County highway system. Each entity has the authority to place signs on their roads. Doenitz added that state laws govern unmarked intersection in rural areas. If an accident occurs at a rural intersection, then someone broke the law and is at fault. It is not practical to place stop signs at every intersection.

Schroeder questioned what would be done with the old signs. Blue stated they would be recycled at a scrap yard. Schroeder suggested a sideline operation selling the old signs on campus to reduce thefts.

Motion carried with unanimous support.

Sapp exited the meeting at 7:34 p.m. Weibel returned to the meeting at 7:34 p.m.

Resolution Appropriating County Motor Fuel Tax Funds for General Maintenance of County Roads – Section #10-00000-00-GM

Blue said this was an estimate of the County's cost for all of the asphalt, salt, stripping, crack sealing, and other maintenance items for 2010. This resolution enables Blue to avoid sending a separate resolution every time \$10,000 worth of crack filler is purchased.

MOTION by Jay to approve the Resolution Appropriating County Motor Fuel Tax Funds for General Maintenance of County Roads – Section #10-00000-00-GM; seconded by McGinty. **Motion carried with unanimous support.**

Resolution of Award Authority to the County Engineer for Pavement Striping – Section #10-00000-01-GM

Blue announced the pavement striping was currently out for bids. The bids will be opened on June 14th at 10:00 a.m. He needs to move forward with the striping before July. The estimate was of 7.5 cents per linear foot for pavement striping of all County highways. If the bid is within 10% of the estimate, Blue can award the bid to the lowest responsible bidder.

MOTION by Jay to approve the Resolution of Award Authority to the County Engineer for Pavement Striping – Section #10-00000-01-GM; seconded by James.

James asked whether the County would be affected by a shortage of reflective paint. Blue has been told there is a worldwide shortage of all paint because it is supposedly all going overseas. The contractor who generally does the stripping has assured Blue they have a contract with a supplier to enough paint to stripe the County roads.

Motion carried with unanimous support.

Resolution Appropriating Additional County Motor Fuel Tax Funds – Section #08-00000-00-GM

Blue said this resolution picks up additional funds from 2008 and appropriates them to the general maintenance resolution from 2008. Highway needed to use more salt in 2008, which has been paid for, but the resolutions must match the payments according to IDOT's audit of Highway's books. The IDOT auditor found a discrepancy of \$10,841 and this has to be corrected.

Schroder exited the meeting at 7:38 p.m.

MOTION by O'Connor to approve the Resolution Appropriating Additional County Motor Fuel Tax Funds – Section #08-00000-00-GM; seconded by Langenheim. **Motion carried with unanimous support.**

Truck Replacement From Fire Damage

Blue explained it has been determined that the cause of the fire in the Highway Fleet Maintenance Facility was the single-axle dump truck that was lost in the fire. Investigators looked at the truck for the insurance company and the truck construction company. It was determined that the heated windshield washer system that the Highway Department purchased after market was the reason the truck caught on fire.

McGinty exited the meeting at 7:39 p.m.

Blue reported the company that sold the windshield washer system has gone bankrupt because it has caused multiple truck and car fires across the nation. Blue did not think they would be able to get anyone to pay for the replacement truck. The insurance is paying for the cleaning and painting of the building. Since the County is self-insured, the County will pay for a replacement truck. Blue said his department cannot operate in winter without a full contingent of trucks in order to have spare vehicles.

Schroeder re-entered the meeting at 7:41 p.m.

Blue will use money from the heavy equipment budget and a loan from the Self-Insurance Fund to buy a new dump truck. After considering multiple scenarios, he decided to buy a new truck and trade in what remains of the burned truck.

McGinty returned to the meeting at 7:42 p.m.

Blue estimated the total cost to replace truck at \$107,865. That amount includes the estimate trade-in of the burned truck for scrap. He wanted to move ahead with purchasing the new truck.

MOTION by Doenitz to approve the purchase of a new truck to replace the truck damaged in the fire; seconded by James.

Rosales asked if any more department trucks contained the heated windshield washer system. Blue said they removed the system from the other vehicle. Schroeder said it was a shame the department does not buy a used truck instead of spending so much money on a new one. Blue replied it was hard to find a used truck to exactly fit the department's needs. He noted the department is keeping trucks for 15 years and is doing better job maintaining them. He would rather start the maintenance on a new truck instead of a used vehicle.

Knott inquired how much would be borrowed from the County's insurance fund and whether the fund could afford it. Blue said the cash value is about \$50,000. Busey confirmed there were sufficient funds in the Self-Funded Insurance Fund. The Highway Department will be billed for the expense over the next couple of years. Blue and Busey are looking into more insurance on County trucks. This is second truck the County has lost within 3 years and they have lost over \$200,000.

James exited the meeting at 7:49 p.m.

Motion carried with unanimous support.

Resolution Appropriating County Motor Fuel Tax Funds for Utility Relocation on County Highway 18 (Monticello Road) – Section #07-00419-00-RS

Blue announced the resolution enabled Highway to relocate Ameren's poles along the Monticello Road project. The poles are on a private easement, not the County's right of way. The agreement with Ameren will cost the County \$125,968 to relocate about 40 poles to continue with the project.

MOTION by Doenitz to approve the Resolution Appropriating County Motor Fuel Tax Funds for Utility Relocation on County Highway 18 (Monticello Road) – Section #07-00419-00-RS; seconded by Moser.

Doenitz asked if the poles would now be located on the County's right of way so this situation could be avoided in the future. Blue answered no because the County cannot make Ameren put the poles on the County's right of way. He thinks the poles will be moved farther back into the easement.

James returned at 7:52 p.m.

Ammons asked why the County had to pay for moving the poles. Blue stated the County is widening Monticello Road from US-45 to the Piatt County line. The ditches have to be pushed out in order to put in wider shoulders and the poles are within the slope area. Blue requested Ameren move the poles and just received the agreement stating the cost to move the poles last week.

Motion carried with unanimous support.

Resolution Awarding Contract for the Replacement of a Bridge Located on Lincoln Avenue in Somer Road District & Appropriating \$130,000 from County Bridge Funds – Section #07-25932-00-BR

Blue explained the intergovernmental agreement between the County, the Somer Road District, and the City of Urbana to replace the Lincoln Avenue Bridge. The County will be reimbursed by the City of Urbana.

MOTION by Schroeder to approve the Resolution Awarding Contract for the Replacement of a Bridge Located on Lincoln Avenue in Somer Road District & Appropriating \$130,000 from County Bridge Funds – Section #07-25932-00-BR; seconded by Rosales.

Schroeder asked about the Bridge Fund balance after this expenditure. Blue stated this expenditure was budgeted for this fiscal year.

Motion carried with unanimous support.

Other Business

Moser inquired about the status of overheads on 1800 and 1900 east of Urbana which were closed after being hit by a truck. Blue said the bridge was under IDOT's jurisdiction, not the County's. He would have to call IDOT to obtain the information for Moser.

Chair's Report

There was no Chair's report.

Designation of Items to be Placed on County Board Consent Agenda

Agenda items 9.B.1-4 & 6-7 were designated for the consent agenda.

Ammons exited the meeting at 7:57 p.m.

ENVIRONMENT & LAND USE

Recreation and Entertainment Licenses

Pink House Inc., 2698 CR1600N, Ogden, IL. April 21, 2010 through December 29, 2010

MOTION by Anderson to approve the recreation and entertainment license for the Pink House Inc., 2698 CR1600N, Ogden, IL from April 21, 2010 through December 29, 2010; seconded by Schroeder.

Betz exited the meeting at 7:58 p.m.

Motion carried with unanimous support.

Champaign County Fair Association for the County Fair, Champaign County Fairgrounds, 902 North Coler Avenue, Urbana. July 23 – July 31, 2010

The Champaign County Fair Association's license application was provided at the Board's desks.

MOTION by Moser to approve the recreation and entertainment license for the Champaign County Fair Association for the County Fair, Champaign County Fairgrounds, 902 North Coler Avenue, Urbana from July 23 through July 31, 2010; seconded by James.

Weibel noted the Sheriff has not signed off on this application. He wanted the Sheriff's input prior to the Board's approval because there have been security issues at the County Fair in past years. Wysocki was aware the Sheriff and the Fair Association have been in communication about security. Hall said the application was only received on June 1st. It was not being delayed, it was received late.

Cowart exited the meeting at 7:59 p.m.

Michaels pointed out that Karen Duffin is listed as both the agent of local responsibility and the notary on the application. She did not think the application was filled out correctly. Kurtz asked if the cost of the Sheriff's providing security for the fair had been settled. Busey said that issue is entirely handled by the Sheriff. The Board discussed how to ascertain the Sheriff's approval before proceeding.

MOTION by Beckett to amend the motion to approve the license subject to the Sheriff's approval and confirmation of the accuracy of the information in the application; seconded by Weibel.

Motion carried on amendment with unanimous support.

Motion carried to approve the license subject to the Sheriff's approval and confirmation of the accuracy of the information in the application with unanimous support.

Cowart and Betz re-entered the meeting at 8:03 p.m. O'Connor exited the meeting at 8:03 p.m.

Dobbins Downs Community Improvement Association Request to Deed Property at 2603 Campbell Drive, Champaign

A request from the Dobbins Downs Community Improvement Association for the County Board to deed the property at 2603 Campbell Drive, Champaign to the association was in the agenda packet. The association placed handouts at the County Board's desks. Scott Rose from the Regional Planning Commission and John Hall from the County Planning & Zoning Department were present to give a deeper perspective of this property. Leslie Kimball and Norm Davis were representing the citizens group. The County Board agreed to hear from the speakers before moving onto its discussion. Beckett called for a point of order that a motion should be on the floor before any discussion.

MOTION by McGinty to approve the request to deed the 2603 Campbell Drive, Champaign property to the Dobbins Downs Community Improvement Association, for purposes of discussion; seconded by Kurtz.

Hall explained the County spent \$7,300 cleaning up the property after the dwelling located on it partially burned. The landowner signed the property over to the County. The property has been appraised in 2005 at a value of a little over \$11,000. He confirmed the County owns the property and has invested \$7,300 to clean it up, so costs have been incurred. They have been talking to Rose at RPC for 3 years to find a community organization interested in buying the property to build housing. Rose has been unable to find an organization to purchase the property. The County pays taxes on this property every year. A neighborhood resident is mowing the lawn free of charge and this saves the County the cost of maintenance.

In response to Beckett's questions, Hall was not aware of the County ever fulfilling this type of request. The property is adjacent to a property within the Champaign Park District's jurisdiction. The County could sign an annexation agreement with the City of Champaign to place it within the district's jurisdiction. Right now, the property is not within any park district's jurisdiction. Busey stated this item was on the agenda so the Board could consider whether this was an avenue it wanted to pursue. It was not intended for the Board to approve deeding the property tonight. Schroeder noted the Champaign Park District can annex property anywhere in the county.

Weibel asked if there were any township parks in the county. Hall confirmed there were township parks and the property is located within Hensley Township. Weibel suggested the possibility of making an agreement with the township to establish a park.

Rose explained that RPC operates the HOME program, a federally funded entitlement program for Champaign County. There has been some interest since 2007-2008 to utilize some HOME program dollars to clear the title and turn the property over to a not-for-profit local housing development corporation to build a single family home or duplex on the lot for an income eligible household. He has been working on it for a few years. There are two not-for-profit housing development corporations active in the Champaign-Urbana area. There has not been a not-for-profit development outside of the Champaign-Urbana area. Rose hoped a third not-for-profit corporation will come to develop low income housing, but this has not happened. Any HOME funding for the purchase is contingent on the involvement of a not-for-profit corporation intent on developing the property.

James asked why not fulfill the residents' request for an improved quality of life with a park rather than building another home. Rose said it was the County Board's decision to make based on what will enhance the neighborhood, be it developing the lot for housing or a park. He confirmed RPC has the program dollars necessary to acquire the lot, but there is no developer in place. He described the HOME program and its obstacles.

Ammons was familiar with the property and a park would improve the quality of life in the neighborhood. There are no sidewalks or play areas in the neighborhood, so traffic has to move around kids in the street. She encouraged the Board to consider transferring the property to a nonprofit organization for all the residents' general use. She did not believe there was a housing shortage in Dobbins Downs, but there was an increase in calls to the Sheriff's Office from the area. This should also be considered when looking at the best use for the property.

Kurtz felt a small park could be quite helpful to parents in the neighborhood. The Sheriff's Office does not have a major concern about security if a park was installed in that location. He spoke to Leslie Kimball and was told it would be daytime park surrounded by a fence. He was in favor of letting the association have the property.

Leslie Kimball and Norm Davis spoke as Dobbins Downs residents and promoters of the project. Kimball said it was hard to meet other people in the neighborhood because there is no general area for kids to play and form network connections. She felt a common area encouraged a strong sense of community. The association acknowledges the safety concerns because the

neighborhood has requested the Sheriff's assistance to create a safer community. Kimball asked the County Board to deed the property to the association and the association would take full responsibility for liability insurance and property maintenance through neighborhood volunteers. The association has started raising funds for the park and has \$2,000.

Michaels asked if the neighborhood association charged dues to provide for the costs of upkeep and insurance for a park. Kimball said the association was not a homeowners' association and does not require dues from residents. It was created as a nonprofit community improvement association. Many of the Dobbins Downs residents are low income renters, not home owners. The association hopes to put on neighborhood events to annually raise money or get sponsorships from area businesses to pay for insurance and maintenance of a park. Michaels inquired if Kimball knew the cost of annual maintenance and insurance fees. Kimball did not have a price quote on insurance and was in discussions with Farmers Insurance. Park maintenance would be done on a volunteer basis.

Nudo viewed the proposal as admirable, but advised would be wise for the Dobbins Downs association to join with other community organizations to provide a stable base of support. Enthusiasm for a project can wane over time as residents age or move away. The park could involve more expense and work than the neighborhood realizes at the present time. Kimball said the association had some contact with Ameren and are working on sponsorships.

Ammons suggested County administration formulate the initial stages of an annexation with the City of Champaign or Hensley Township so a park district would cover the insurance and maintenance costs on the property. Busey spoke with the Champaign Park District Director regarding this project. The park district is experiencing the same inability to fund its current programs that every government agency is facing. The majority of the residents who would be served by this park do not live within the City of Champaign and are not paying property taxes to the Champaign Park District. The park district is graciously willing to provide advice to the Dobbins Downs association in their efforts to provide a park at the location. Busey doubted the township would be in any better position to undertake an additional financial responsibility like the development of a park in the current economy.

Davis acknowledged Dobbins Downs has been a neglected area because it is part of several townships. The association's goal is to provide a park with playground equipment in addition to the appropriate insurance and maintenance. Kimball added no government entity wanted to provide the neighborhood with a park because no entity received enough tax revenues to cover the expense. The association was asking the County Board to consider the proposal, not to blindly deed them the property. Nothing is being done with the property at the present time and the association has an idea to improve the neighborhood. She thanked the County Board for their time.

Beckett question if Kimball and Davis considered entering into a land lease with the County. The County would retain ownership of the property and the neighborhood would be required to maintain and insure the property. This would allow the County to terminate the lease if interest in the project waned and in 5 years the neighborhood was not properly maintaining the park. He asked for the State's Attorney to explore the possibility of a land lease. Kimball said the association is

open to a land lease and noted two attorneys live in neighborhood who do pro bono work. Knott liked Beckett's idea for the State's Attorney to engage in fact finding and asked what course the Board should take. Busey said the intent was to get direction from the Board to figure out what the next step should be.

Michaels encouraged the association to bring all the necessary information in one package for the Board to consider, including insurance and equipment quotes, plus how these would be purchased. She suggested Kimball look into access to recreation through the Community Foundation of East Central Illinois.

MOTION by Beckett for a substitute motion to direct the State's Attorney's Office to investigate and report back to the County Board on the possibilities of an intergovernmental agreement or land lease for the park; seconded by Smucker.

Discussion continued over the request. James called question.

Motion carried for the substitute motion with unanimous support.

Motion carried to direct the State's Attorney's Office to investigate and report back to the County Board on the possibilities of an intergovernmental agreement or land lease with unanimous support.

Proposed Remainder of FY2010 & FY2011 County Planning Contract Work Plan

MOTION by Beckett to approve the proposed remainder of the FY2010 and FY2011 County Planning Contract work plan; seconded by Kurtz.

Knott had questions about the statutory role requirement for RPC interaction with the County Board. The County planning contract will be facing the funding cuts that will impact every County department in FY2011. He has heard for many years that the County has to have a planning relationship with RPC. He wanted to ask the State's Attorney's staff to research and prepare a written opinion on the planning relationship with RPC. Busey pointed out that, according to the LRMP, the County Board is being presented with a work plan so they can study, evaluate, and ultimately approve what the Board wants done next year. The Board is not expected to approve the FY2011 work plan until August. She suggested the Board should receive the FY2011 plan for consideration. The work plan will be subject to funding and the County Board has not yet acted on FY2011 funding issues. The Board should consider and approve the remainder of the FY2010 work plan tonight.

Beckett requested a friendly amendment to his original motion to receive and place on file the suggested FY2011 work plan and approve the work plan for the remainder of FY2010. Kurtz agreed to consider the amendment as friendly.

O'Connor returned to the meeting at 8:06 p.m.

Motion carried.

Doenitz exited the meeting at 8:07 p.m.

Zoning Ordinance Amendments

Request to Amend Champaign County Zoning Ordinance. Zoning Case 634-AT-08 Part B
Petitioner: Champaign County Zoning Administrator

MOTION by Moser to approve the Ordinance Amending Zoning Ordinance 634-AT-08 Part B; seconded by Rosales.

Hall stated the Board has seen this amendment several times before and he provided a more thorough explanation for the two questions asked in May. No comments have been made by townships or municipalities. Jay reminded Hall that he had made a request for some documentation that has not been received. He was willing to pay for the documentation. Hall confirmed he had recently learned how much extra copies would cost and the printer could start printing the extras in next few days. However, the amendment currently before the Board is for the small wind turbine amendment and is not implementing any part of the LRMP.

Doenitz returned to the meeting at 8:09 p.m.

Motion carried.

Request to Amend Champaign County Zoning Ordinance. Zoning Case 664-AT-10 Petitioner:
Champaign County Zoning Administrator

Hall announced the amendment on Zoning Case 664-AT-10 was ready for the final recommendation and submission to the full Board for approval. No protests have been received about this amendment.

MOTION by Kurtz to approve Ordinance Amending Zoning Ordinance 664-AT-10; seconded by Anderson. **Motion carried with unanimous support.**

Monthly Report – May 2010

The monthly report was provided at the County Board's desks. Hall announced he was beginning to conduct a budget review for the next fiscal year. The number of cases and permits are fewer than anticipated, so fees were less than anticipated. He stated the department was doing better on enforcement.

Moser asked if Hall had any updates on windmill projects in Newcomb, Raymond, or Ayers Townships. Hall was told by a Horizon representative that they want to place more turbines in Champaign County than previously stated and are looking to the Homer and Sidney areas. There is no specific information at this time. Wind farm companies have contacted landowners, but none are any closer to an application, based on Hall's knowledge.

Moser exited the meeting at 8:13 p.m.

MOTION by James to receive and place on file the Planning & Zoning May 2010 report; seconded by Kurtz. **Motion carried with unanimous support.**

Knott asked if Hall had any information about a coal mine that may stretch between Vermilion and Champaign counties. Hall confirmed he heard about it this week, but has no information about the company. The Planning & Zoning Department's position is that a coal mine is mineral extraction and would require a special use permit. Weibel had indirectly learned that some mining could come to Champaign County, but it would mostly be located in Vermilion County.

Other Business

There was no other business.

Chair's Report

There was no Chair's report.

Bensyl entered the meeting at 8:16 p.m.

Designation of Items to be Placed on County Board Consent Agenda

Agenda item 10.D.2 was designated for the consent agenda.

Wysocki asked if the other committee Chairs were aware of any significant business coming next month that would necessitate a July meeting. Beckett thought any Facilities items could go straight to the full County Board meeting. Cowart said any business Blue would have could go to the full Board meeting. Hall said he was not aware of any items for the July meeting at the present time. With the Board's agreement, Wysocki canceled the first Committee of the Whole meeting in July.

LABOR SUBCOMMITTEE

Closed Session Pursuant to 5 ILCS 120/2(c)2 to Consider Collective Negotiating Matters Between Champaign County and its Employees or Their Representatives

MOTION Smucker to enter into closed session pursuant to 5 ILCS 120/2(c)2 to consider collective negotiating matters between Champaign County and its employees or their representatives. He further moved the following individuals remain present: County Administrator, County's legal counsel, and the Recording Secretary. The motion was seconded by Betz. **Motion carried with a vote of 21 to 1.** Anderson, Beckett, Bensyl, Betz, Cowart, Doenitz, James, Jay, Jones, Knott, Kurtz, Langenheim, McGinty, Michaels, Nudo, Richards, Rosales, Schroeder, Smucker, Weibel, and Wysocki voted in favor of the motion. O'Connor voted against the motion.

The County Board entered into closed session at 8:19 p.m. and resumed open session at 8:57 p.m. Moser re-entered during the closed session at 8:20 p.m.

ADJOURNMENT

MOTION by O'Connor to adjourn; seconded by Rosales. **Motion carried with unanimous support.**

The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Kat Bork
Administrative Assistant

Secy's note: The minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.