

County Board

August 23, 2012
Handouts

1. Item XI-B-2: Proposed FY13 Planning contract & Work Plan
2. Item XI-C-5: Agreement for Compliance Program Development & Implementation for the Champaign County Nursing Home



Date: August 17, 2012

To: Champaign County Board Members

From: Susan Chavarria, Regional Planning Manager

Regarding: Proposed FY13 County Planning Contract and Work Plan

Action Requested: Approval of County Planning Contract and Work Plan

BACKGROUND

CCRPC staff provided a proposed County Planning Contract Work Plan to the Committee of the Whole at its June 5 and August 7 meetings. Based on input received from County Board members Items 11 and 12 in Attachment B regarding additional feasibility analysis for a countywide Building Code will not be considered for this fiscal year. In lieu of Items 11 and 12, we recommend including the following list of work tasks identified in consultation with John Hall, Zoning Director.

PROPOSED ADDITIONS TO THE JUNE 5TH DRAFT WORK PLAN

- **Item 2013-11n** **60 hours**

Amend *Champaign County Zoning Ordinance* to include provisions of Policy 6.2.1 - *The County will require public assembly, dependent population, and multifamily premises built, significantly renovated, or established after 2010 to comply with the Office of State Fire Marshal life safety regulations or equivalent.*

Reason for recommendation: Formerly Item 2011-18, this item has been postponed from the current work plan due to the extra hours expended in the LESA/Best Prime Farmland definition process and from the previous year due to the EECBG grant. **The State of Illinois requires compliance with State Fire Marshal requirements and this task will provide for amending the County zoning regulations to require documentation necessary to ensure compliance with State Fire Marshal regulations for vulnerable populations.**

- **Item 2013-12n** **40 hours**

Priority Item 6.2.2 - Amend County Liquor Ordinance to reflect Policy 6.2.2: *The County will require CC Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*

Reason for recommendation: Formerly Item 2012-15; this item has been postponed from the current work plan due to the extra hours expended in the LESA/Best Prime Farmland definition process. **County licensing requirements presume compliance with State Fire Marshall regulations, and this task will ensure that documentation of that compliance is provided to the County.**

- **Item 2013-13n** **40 hours**
Priority Item 6.2.3 - Amend County Recreation and Entertainment Ordinance to reflect Policy 6.2.3: *The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*

Reason for recommendation: Formerly Item 2012-16; this item has been postponed from the current work plan due to the extra hours expended in the LESA/Best Prime Farmland definition process. **County licensing requirements presume compliance with State Fire Marshall regulations, and this task will ensure that the County will be provided the documentation necessary to ensure that compliance.**

- **Item 2013-14n** **30 hours**
Priority Item 8.7.4 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding voluntary establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County.

Reason for recommendation: The LRMP Goal for Natural Resources is to strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use. The specific objective for this Item is that the County will work to protect existing investments in rural parkland and natural area preserves and will encourage the establishment of new public parks and preserves and protected private lands.

- **Item 2013-15n** **30 hours**
Priority Item 8.7.6 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding site-specific natural resource management guidelines that landowners in CC may voluntarily adopt.

Reason for recommendation: The LRMP Goal for Natural Resources is to strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use. The specific objective for this Item is that the County will work to protect existing investments in rural parkland and natural area preserves and will encourage the establishment of new public parks and preserves and protected private lands.

- **Item 2013-16n** **100 hours**
Priority Item 8.5.1 – Amend Zoning Ordinance to reflect Policy 8.5.1: *For discretionary development, the County will require land use patterns, site design standards and land management practices that, wherever possible, preserve existing habitat, enhance degraded habitat and restore habitat.*

Reason for recommendation: The LRMP Goal for Natural Resources is to strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use. The specific objective for this Item is that the County will encourage the maintenance and enhancement of aquatic and riparian habitats.

- **Item 2013-17n** **100 hours**
Priority Item 8.6.2 – Amend Zoning Ordinance to reflect Policy 8.6.2:

- a. For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas.*
- b. With regard to by-right development on good zoning lots, or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas.*

Reason for recommendation: The LRMP Goal for Natural Resources is to strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use. The specific objective for this Item is that the County will encourage resource management which avoids loss or degradation of areas representative of the pre-settlement environment and other areas that provide habitat for native and game species.

- **Add 50 hours to General Planning Services (removing 50 from LRMP Implementation).**
Increase the 245 hours proposed in June under Attachment A to 295 hours.

Reason for recommendation: This will provide additional flexibility for the County to pursue initiatives approved by the County Board Chair and the County Administrator upon request by County Board members and County staff. Since June, County Board members and County staff have proposed using these hours to research funding Willard Airport and its administration, and to facilitate and report on a meeting with Wilbur Heights residents.

REQUESTED ACTION

Approve the FY2013 County Planning Contract in the amount of \$71,922 and the Work Plan items shown in Attachments A and B as revised and recommended by the Committee of the Whole.



Recommended LRMP work plan items for FY13 - PROPOSED

Overview

The following table provides an overview of the proposed FY13 LRMP implementation work plan. More specific information on the implementation items is available on subsequent pages.

Work Plan ID	LRMP Objective/Priority Item	Hours	Cost
1	Update website for recycling events/information	10	\$517.40
2	Seek funding to implement GOPs	50	\$2,587.00
3	Participate in Greenways and Trails Committees	10	\$517.40
4	LRMP map changes recommendations	30	\$1,552.20
5	Review municipal service boundaries for map changes	30	\$1,552.20
6	NPDES required annual reporting	40	\$2,069.60
7	Intergovernmental annexation agreement feasibility	40	\$2,069.60
8	Amend Zoning Ordinance based on Policies 8.6.3 and 8.6.4	160	\$8,278.40
9	Identify water contamination and follow up as directed by CB	40	\$2,069.60
10	Finalize public approval process for NPDES	75	\$3,880.50
11	Office of State Fire marshal life safety regulations for multi-family/purpose units	60	\$3,104.40
12	Office of State Fire Marshal life safety regulations for liquor license premises	40	\$2,069.60
13	Office of State Fire Marshal life safety regulations for recreation license premises	40	\$2,069.60
14	Develop an information package to conserve woodlands and other habitats	30	\$1,552.20
15	Develop an information package on natural resource management guidelines	30	\$1,552.20
16	Amend Zoning Ordinance to reflect Policy 8.5.1	100	\$5,174.00
17	Amend Zoning Ordinance to reflect Policy 8.6.2	100	\$5,174.00
Total		885	\$45,789.90

**AGREEMENT for COMPLIANCE PROGRAM DEVELOPMENT and IMPLEMENTATION for the
CHAMPAIGN COUNTY NURSING HOME**

THIS AGREEMENT is made and entered into as of the 24th day of August, 2012 by and between the Champaign County Board, acting on behalf of the County of Champaign, a body politic and corporate owning and operating as Champaign County Nursing Home (the "Home"), and Management Performance Associates, Inc., a Missouri corporation (the "Manager").

RECITALS

- a. The parties hereto have previously entered a Management Contract dated June 19, 2011; and
- b. The parties desire to enter into this additional Agreement for the purpose of development and implementation of a Compliance Program for the Champaign County Nursing Home (the "Compliance Services"), subject to the terms and conditions as set forth below:
- c. Other than the specific terms noted in this Agreement for Compliance Program Development and Implementation, all other terms and conditions of the Management Contract between the parties dated June 19, 2011 shall apply to this Agreement, to the extent that any such terms apply to the Compliance Services.

WITNESSETH

NOW, THEREFORE, the parties agree as follows:

- 1 **Program:** Manager shall be responsible for designing, and overseeing the implementation and ongoing management of, a Compliance Program for Home. Manager shall be responsible for conducting a baseline compliance audit; assisting with policy and procedure development and compliance training; providing strategic guidance for compliance audits; providing ongoing updates to the Compliance Program; serving as a compliance resource to Home; and conducting an annual review of the Compliance Program's effectiveness. The specific terms for the compliance program services are documented in Exhibits A (Detailed Description of Compliance Program Services), B (Suggested Timeline) and C (Table of Responsibilities) to this Agreement, which are incorporated herein by reference.

- 2 Management Fee:** Manager shall invoice the Home the amount of \$40,000 for the Compliance Program, payable in monthly payments of \$3,333 in advance. In addition to the fee, direct costs of Manager shall be reimbursed separately by the Home on a monthly basis, subject to the terms of the Champaign County Travel Policy and monthly review by the Nursing Home Board of Directors. In the event that the Compliance Services are renewed after the initial Term, below, the professional fee will be adjusted pursuant to the CPI - All Urban Consumers Index as prescribed in the Management Contract between the parties dated June 19 2011. In the event the CPI adjustment is negative, there shall be no reduction in the management fee.
- 3 Term:** This agreement shall be in effect for one year – from September 1, 2012 through August 31, 2013. This Agreement may renew for one additional one year period on September 1, 2013 with mutually agreed upon modifications. This Agreement may be terminated at any time by either party giving thirty (30) days' written notice of termination.
- 4 Scope.** MPA's Compliance Services are designed to reduce CCNH's risk of regulatory penalty via a compliance program that is well-documented and maintained. However, there can be no assurance that all risk will be eliminated. Any damages arising from or out of MPA's work will be limited to the lesser of either one year's professional fees for the Compliance Services or actual damages. MPA's Compliance Services do not constitute legal advice.

IN WITNESS THEREOF, the undersigned have executed this AGREEMENT for COMPLIANCE PROGRAM DEVELOPMENT and IMPLEMENTATION as of the day and year first written above.

C. Pius Weibel
Chair
Champaign County Board

Michael A. Scavotto
President
Management Performance Associates,
Inc.

Date: _____

Date: _____