

CHAMPAIGN COUNTY BOARD COMMITTEE OF THE WHOLE MINUTES

Highway & Transportation/County Facilities/Environment & Land Use

Tuesday, October 5, 2010

Lyle Shields Meeting Room, Brookens Administrative Center

1776 E. Washington St., Urbana, Illinois

MEMBERS PRESENT: Carol Ammons, 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, C. Pius Weibel, Barbara Wysocki

MEMBERS ABSENT: Jan Anderson, Lloyd Carter, Matthew Gladney, Jonathan Schroeder, Samuel Smucker

OTHERS PRESENT: Kat Bork (Administrative Assistant), Deb Busey (County Administrator), Sasha Green (County Clerk's Office), John Hall (Planning & Zoning Director), Susan Monte (RPC County Planner), Rita Morocoima-Black (RPC Transportation Planning Manager), Christina Papavasiliou (Assistant State's Attorney), Alan Reinhart (Facilities Director), Amy Marchant (CRIS Rural Mass Transit District CEO), Jim Page (ILEAS Executive Director)

CALL TO ORDER

Wysocki called the meeting to order at 6:01 p.m.

ROLL CALL

Bork called the roll. Beckett, Bensyl, Betz, Cowart, Doenitz, James, Jay, Jones, Knott, Kurtz, Langenheim, McGinty, Michaels, Nudo, Richards, Rosales, Sapp, Weibel, and Wysocki were present at the time of roll call, establishing the presence of a quorum.

APPROVAL OF MINUTES

MOTION by Betz to approve the Committee of the Whole minutes of September 7, 2010; seconded by Kurtz. **Motion carried with unanimous support.**

APPROVAL OF AGENDA/ADDENDA

MOTION by Rosales to approve the agenda; seconded by Langenheim.

Beckett asked about the resolution to meet as a Committee of the Whole that was not on the agenda. Busey confirmed the resolution is no longer needed to be approved at every meeting due to the changes to the County Board Rules approved last month.

O'Connor entered the meeting at 6:04 p.m.

Wysocki announced item 7.E.1 under Environment & Land Use was removed from the agenda.

Motion carried as amended with unanimous support.

PUBLIC PARTICIPATION

Lisa Feig stated representatives from Triad Shredding were present if there were any questions about the Zoning Case 671-AM-10. After confirming no one else wished to speak, Wysocki declared public participation closed.

COMMUNICATIONS

Weibel announced that he received Sam Smucker's resignation from the County Board today. A copy of Smucker's email was distributed to the Board members. Weibel stated he had also been contacted by Matt Gladney, who was not able to attend tonight's meeting due to illness.

ENVIRONMENT & LAND USE

Recreation & Entertainment License

Egyptian Collectors Association, Inc., Champaign County Fairgrounds

MOTION by Jones to approve a recreation and entertainment license for Egyptian Collectors Association, Inc., Champaign County Fairgrounds, 902-1302 North Coler Avenue, Urbana, October 16 -17, 2010; seconded by James. **Motion carried with unanimous support.**

Zoning Case 671-AM-10

MOTION by James to approve Zoning Case 671-AM-10 and amend the Zoning Map to change the district designation from the AG-2 Agriculture Zoning District to the B-4 General Business Zoning District to allow Triad Shredding to construct a new facility as requested in related Zoning Case 672-S-10; seconded by Jones. **Motion carried with unanimous support.**

Draft Habitability Ordinance

MOTION by Betz to approve the Habitability Ordinance; seconded by Langenheim.

James wanted to know if life safety issues reported to the Planning & Zoning Office would be addressed. Hall answered that those issues would receive the highest priority with the recently approved Nuisance Ordinance.

Motion carried.

Rural Public Transportation

Board Resolution Authorizing Application for Public Transportation Financial Assistance

MOTION by Betz to approve the Resolution Authorizing the Application for Public Transportation Financial Assistance; seconded by Kurtz.

James asked how much liability the County would be held to if things fall apart and the grant money does not come through for the rural transit system. Amy Marchant, the CRIS Rural Transit CEO, verified that CRIS takes responsibility and has taken out a \$600,000 line of credit specifically for this program. She was confident because CRIS has years of experience with this exact type of project. James asked if the Board could opt out of the project if costs come back to the County. Marchant answered that they absolutely could opt out.

Moser entered the meeting at 6:10 p.m.

James assumed that CRIS would be employing union labor and asked what would occur if the programs ends before the labor contract has expired. Marchant stated no union was involved in this program. The County Board is also being asked to approve a special warranty. Expenses are allocated from Illinois Department of Transportation funding. Acceptance of the grant serves as an assurance of funding for 60 days. Termination would require notification. James thanked Marchant for the information.

Motion carried.

Acceptance of Special Warranty for Application to the Small Urban & Rural Program

MOTION by Weibel to approve the Special Warranty for Application to the Small Urban & Rural Program; seconded by Betz. **Motion carried.**

IDOT & FTA Assistance Programs Joint Certifications & Assurances for Grantees

MOTION by James to approve the IDOT & FTA Assistance Programs Joint Certifications & Assurances for Grantees; seconded by Weibel. **Motion carried.**

Ordinance to Provide Public Transportation

MOTION by Langenheim to approve the Ordinance to Provide Public Transportation; seconded by Richards.

Langenheim requested a roll call vote.

Motion carried with a vote of 17 to 4. Beckett, Bensyl, Betz, Cowart, James, Knott, Kurtz, Langenheim, McGinty, Michaels, Nudo, O'Connor, Richards, Rosales, Sapp, Weibel, and Wysocki voted in favor of the motion. Doenitz, Jay, Jones, and Moser voted against the motion.

Intergovernmental Agreement between CRIS Rural Mass Transit District & Champaign County

MOTION by Betz to approve the Intergovernmental Agreement between CRIS Rural Mass Transit District and Champaign County; seconded by James. **Motion carried.**

Bylaws of the Champaign County Rural Transit Advisory Group

MOTION by James to approve the Bylaws of the Champaign County Rural Transit Advisory Group; seconded by Rosales. **Motion carried with unanimous support.**

Direction to Zoning Administrator Regarding Proposed Zoning Ordinance Text Amendments
Request to Amend the Champaign County Zoning Ordinance to Implement Land Resource
Management Policies 4.1.5, 4.1.7, and 4.1.9 as part of the FY2010 RPC Planning Contract

This item was moved to a study session in January.

Request to Amend the Champaign County Zoning Ordinance to Implement Land Resource
Management Policies 4.1.6 and 4.3.1-4.3.4 as part of the FY2010 RPC Planning Contract

MOTION by Kurtz to amend the Champaign County Zoning Ordinance to Implement Land Resource Management Policies 4.1.6 and 4.3.1-4.3.4 as part of the FY2010 RPC Planning Contract; seconded by Rosales.

Nudo asked to look at the amendments in great depth at a joint study session with the Zoning Board of Appeals. He wanted the use of study sessions to become the regular way of looking at Land Resource Management Plan items. It would be separate from the Committee of the Whole meetings. This would allow the Board to have sufficient time to review the volume of documentation and have the planners make presentations on these requests. He suggested the Board start scheduling study sessions in November or after the new County Board term had begun.

The Board discussed the proposal to hold study sessions. Weibel said that study sessions would cost the County more money by paying additional per diems to Board members when some LRMP items may not take extra time. In answer to his question about the expense, Busey stated each meeting of the County Board costs \$1,215 in per diems. The figure does not include the amount paid to Board members for mileage. James suggested that some farmland issues should wait until after the election. Kurtz asked Hall to provide a quick overview on the requested amendments. Hall explained this is a mundane item to add new things to the Zoning Ordinance. He appreciated that any Zoning Ordinance amendment can be complicated due to the complexity of the ordinance itself. Discussion continued about the Zoning Ordinance.

MOTION by Nudo for this item and all LRMP provisions be placed to go to special study sessions with the Zoning Board of Appeals; seconded by Doenitz.

Wysocki asked if Nudo's motion was intended to defer the agenda item. Nudo answered it was not a deferral, but a motion to place any such items on a special study session agenda in the future. Beckett called for a point of order because the motion constituted a deferral. He would not

support the motion as phrased because any matter involving the LRMP would have to go to a study session. He felt the motion was much too broad. Whether an issue's complexity warrants a study session should be considered on a per item basis. Betz agreed with Beckett that a study session should be held for issues of great substance, but not for every LRMP related matter.

Wysocki inquired about what was being requested with this agenda item. Hall clarified the amendment adds the limit on best prime farmland for rural residential overlays. He has tried to fashion this in language that could go straight to the ZBA. The amendment also incorporates specific policies about best prime farmland and site improvement into the required special use permit findings. This is language the County Board has dealt with many times, but it has never found its way into the ordinance. The amendment adds a condition about finding that public services and infrastructure are adequate to support the proposed special use. Hall believed these changes are non-controversial and common everyday concerns of the Board. The following text amendment is more complicated, although it really just adds a special use permit to the rural residential overlay. The standard conditions that are proposed are the kind of things that merit a study session. He supported sending the third item to a study session in part. This County Board has never seen the findings for a special use permit and the proposal is to change from six to nine. Hall stated the amendment has a direct line back to the policies and it should be easy to prove. The Board discussed the complexity of Environment & Land Use items.

James requested a friendly amendment to Nudo's motion that LRMP items be moved to a study session at the discretion of the County Board, but that straightforward LRMP items are voted on at the Committee of the Whole meeting.

MOTION by Beckett for a substitute motion to refer agenda items 7.E.2 & 3 to a special study session in January; seconded by Knott.

Beckett supported not holding routine study sessions, but to hold such sessions as necessary depending on specific issues. He thought Nudo was making a County Board Rules change with his motion. James concurred with Beckett's motion and dropped his request for a friendly amendment.

Wysocki requested a friendly amendment to expand Beckett's motion to include moving agenda item 7.E.1 to a January study session. **Knott and Beckett agreed to accept the friendly amendment.**

The Board further discussed holding study sessions for Environment & Land Use items. Nudo and Doenitz agreed to accept Beckett's substitute motion as the motion on the floor.

Motion carried to move agenda items 7.E.1-3 to a study session in January 2011.
Request to Amend the Champaign County Zoning Ordinance to Implement Land Resource Management Objective 4.4 as Part of the FY2010 RPC Planning Contract

This item was moved to a study session in January.

Changing the Zoning Ordinance Requirements for Coal Mining

Wysocki referred to Hall's memo in the agenda packet stating there is no county jurisdiction over surface mining, including underground coal mining according to an Attorney General opinion. Kurtz wanted the County Board Chair to request an updated opinion from the Attorney General because the opinion was fifteen years old. He inquired if the Board Chair had requested such an opinion from the Attorney General or State's Attorney.

Weibel exited the meeting at 6:40 p.m.

Beckett noted that such a request would require County Board action. Moser claimed that all the potential coal mining would occur in District 4 and none of the landowners have complained. The County should not develop a resolution to control coal mining in a township when so much is still unknown about the situation. Moser said owners of valuable farmland do not need another thorn in their sides regarding how they can sell their mineral rights. He urged the County Board to keep out of this issue.

Kurtz understood Moser's concern for his constituents, but the Board members represent the entire county, not just their individual districts. He has research about how coal mining poisons water and no response has been sent by the mining company about where they will obtain sufficient quantities of water to clean the coal. He wanted to get a new opinion from the Attorney General.

Regarding the water supply, Moser pointed out that the nearest town of St Joseph does not get its water from the Mahomet Aquifer. He was tired of the Board meddling with a few property owners in a corner of Champaign County and stated that counties do not regulate coal mining in Illinois.

Monthly Report

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

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 items 7.B & 7.D.6 were designated for the consent agenda.

COUNTY FACILITIES

Courthouse Exterior/Clock & Bell Tower Renovation Project

Project Update

MOTION by Jay to receive and place on file the project update; seconded by Kurtz.
Motion carried with unanimous support.

Facilities Director

Physical Plant Monthly Reports

Reinhart stated the County has received the first month's billing for the Integrys Gas contract. He did not anticipate seeing any immediate changes on the natural gas pricing. He hoped the County would see substantial savings as the heating season progresses.

MOTION by Betz to receive and place on file the Physical Plant August 2010 monthly reports; seconded by Rosales. **Motion carried with unanimous support.**

Update – RFP 2010-005 for Design Build of Coroner/Physical Plant Maintenance/County Storage Facility

Reinhart noted that today was the final day for answering all questions for the second addendum to RFP 2010-005. The bid opening is anticipated for next Tuesday. James asked how many firms would bid on the project. Reinhart stated the addendum was sent to eight firms.

Update – ILEAS Roof Project

Reinhart explained the ILEAS Roof Project was out on the street for bids. The pre-bid meeting will be held next Tuesday. The bid opening will be held on October 19, 2010. James saw the advertisement in the newspaper and asked if any consideration was given to changing to the new style of metal roofs instead of using regular shingles. Reinhart said it was too expensive for the County's budget at this time.

Update – Energy Efficiency & Conservation Block Grant – Brookens Building

Physical Plant received the packet from the Regional Planning Commission and the Energy Efficiency Conservation Block Grant of over \$60,000 was awarded. It will take Physical Plant time to be ready to undertake the de-lamping and changing light fixtures in the Brookens Administrative Center. Occupancy sensors and timers will also be installed. This project will take until March to complete.

Chair's Report

Update – ILEAS Activity – Presented by Jim Page

Beckett explained that Jim Page was in attendance to provide an update on the ILEAS activities at the old Nursing Home site. Page introduced himself to the newer Board members and stated the Illinois Law Enforcement Alarm System (ILEAS) had leased the building for three years.

He thanked Beckett, Busey, the County staff, and the County Board for taking a leap of faith on ILEAS. He spoke about the positive working relationship between the County and ILEAS staff. ILEAS's growth has been dramatic and they presently have 70 full-time and part-time employees throughout the state and at the facility. Over 10,000 people have gone through 400 different training events at the facility since June 2008. These events bring in people from all over the Midwest. ILEAS's volume of participants has increased every year. Page stated ILEAS now manages Law Enforcement Grants for local law enforcement agencies in Illinois, the Illinois Emergency Management Grants, the Public Works and County Highway Homeland Security Grants for the State of Illinois, and the Illinois Medical Emergency Response Grant for the State of Illinois. They have processed over \$100 million in homeland security grants. As state government is collapsing in its capacity to manage grants, ILEAS has grown to fill that void because it is easier to contract with an agency than to hire staff. Page said the partnership timing with the County Board had been phenomenal.

There are 14 agencies that either sublease or have subscriptions to meeting space or storage at the ILEAS facility. This has been a great way to offset costs for ILEAS. Page wanted the County Board to know that ILEAS has paid local governments and businesses \$4.5 million for various services since June 2008. A recent survey of 600 attendees determined over \$438,000 has been spent on gas, restaurants, and shopping in the area when attendees travel to ILEAS from out of town. The total impact of ILEAS on Champaign County's economy since June 2008 is valued at approximately \$7.25 million.

In looking towards the future, Page shared that ILEAS has engaged an architect and mechanical engineers to research the amount of work it would take to finish remodeling the facility's 1971 addition. The main S wing, the service support wing, and the A wing have been remodeled. The B and C wings have been left alone. ILEAS's growth is such that they now need the space of the B and C wings. Page is looking into a possible \$400,000 grant to get a new generator system and electrical upgrades to the building. He is putting the finishing touches on an agreement with Carle Hospital to turn the entire C wing into a medical simulation learning lab. This could be a regional asset for East Central Illinois medical facilities, if it goes forward as planned. Page remarked that ILEAS has recently formed a 501c3 foundation to promote law enforcement education training and provide equipment to law enforcement agencies that grants will not cover. Page reiterated that ILEAS has had a great partnership with Champaign County. ILEAS will have paid \$3.9 million to the County, including the lease amendment being considered tonight. He thanked Reinhart, Busey, and County staff for their assistance and support.

Sapp thanked Page for his report and spoke highly of ILEAS's activities. He would love for the County Board to take a tour of the ILEAS Facility. Page welcomed the idea and invited anyone to contact him for a tour at anytime. Sapp commented on the amount of resources ILEAS has with the vehicles available for deployment in the parking lot. Page explained a lot of steel gray trailers and trucks in the parking lot belong to the Illinois Medical Emergency Response Team. The team has 800 volunteers around the state, five staff people, and a portable hospital that can be taken anywhere in the state to set up a field hospital. The parking lot also contains incident management trailers and armored vehicles. Page said there were 6,000 radiation detectors in the facility that will be sent to fire departments and law enforcement agencies throughout Illinois.

Knott considered the ILEAS lease for the previous Nursing Home facility as one of the most positive actions taken by the County Board. He asked Page what the future of homeland security funding looked like at the federal level. Page replied that a lot is unknown. He just finished sitting on a FEMA taskforce to advise the Secretary of Homeland Security and the White House about what is needed. Homeland security funding began with terrorism and was turned into all hazards with the post-Katrina Hurricane Emergency Management Act. Page thought the homeland security funding would remain pretty stable because, at \$900 million, it is a minuscule slice of the federal budget. Some states like Arizona, Texas, and California receive more funding than other states. ILEAS is fortunate because its model and operating system are designed for agencies to work together and share resources.

McGinty spoke about how impressive and supportive the ILEAS Board is to Page and how this lends itself to future successes. He was very pleased about the ILEAS facility.

Ammons entered the meeting at 6:58 p.m.

Becket thanked Page for the presentation.

County Administrator

Amendment to Lease for Regional Law Enforcement Training Center between Champaign County & ILEAS

MOTION by Cowart to approve the Amendment to the Lease for the Regional Law Enforcement Training Center between Champaign County and ILEAS; seconded by Kurtz.

Busey explained that Page asked to extend the lease for another year, effectively through FY2013. The amendment terms are identical to the current lease. There will be no increase in the rent payment, but the rent was increased substantially last year for the FY2012 lease. The County receives the rent payment in advance. Busey pointed out a minor error in the amendment. Section 1.E should list the rent as being fully paid by November 30, 2010.

McGinty indicated that he and Sapp would have to abstain because their employer is involved with the business at ILEAS. Beckett said they would not need to abstain because if Carle Hospital becomes involved with ILEAS, it would be as a sublessee. The relationship between the County and ILEAS is separate from a potential relationship between Carle Hospital and ILEAS. McGinty and Sapp agreed to participate in the vote.

James asked for an estimated cost for the County to provide ILEAS with hardwired access to the Champaign County fiber network and completion of a redundant fiber loop described in the amendment terms. Busey said the cost was included in the total project costs for the new building. Reinhart explained there will be three different links of hardwiring to complete the loop. He did not remember the exact cost for the link with the ILEAS facility, but there will be other links. The total fiber cost to link three buildings was less than \$20,000. ILEAS is one of those three buildings. Busey said the budget for the new building would include the costs of cleaning up and finishing some East Campus issues. The Board will see the budget for this project before the County moves forward with it. Page added that ILEAS was in the process of installing a fiber line to bypass the

County's loop in order to prevent any negative impact on the County's network traffic as the ILEAS IT processing grows.

Motion carried with unanimous support.

Closed Session Pursuant to 5 ILCS 120/2(c)6 to Discuss the Setting of Price for Sale or Lease of Property Owned by Champaign County

MOTION by Rosales to enter into a closed session pursuant to 5 ILCS 120/2(c)6 to discuss the setting of price for sale or lease of property owned by Champaign County. He further moved the following individuals remain present: the Recording Secretary, County Administrator, and Facilities Director. The motion was seconded by Kurtz. **Motion carried with a vote of 21 to 0.** Ammons, Beckett, Bensyl, Betz, Cowart, Doenitz, James, Jay, Jones, Knott, Kurtz, Langenheim, McGinty, Michaels, Moser, Nudo, O'Connor, Richards, Rosales, Sapp, and Wysocki voted in favor of the motion. The Board entered into a closed session at 7:05 p.m. and resumed open session at 7:09 p.m.

Other Business

There was no other business.

Designation of Items to be Placed on County Board Consent Agenda

Agenda item 8.D.1 was designated for the consent agenda.

OTHER BUSINESS

Semi-Annual Review of Closed Session Minutes (Deferred from September 7, 2010)

MOTION by Jay for all closed session minutes to remain closed; seconded by Kurtz.
Motion carried.

RECESS

The meeting was recessed at 7:10 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.