

CHAMPAIGN COUNTY BOARD
Committee of the Whole Minutes

Tuesday, May 8 – 6:00pm
Lyle Shields Meeting Room
1776 E. Washington St., Urbana, IL

MEMBERS PRESENT: Alix, Ammons, Anderson, Bensyl, Berkson, Betz, Carter, Cowart, Esry, Holderfield, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Mitchell, Moser, O’Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder, Weibel

MEMBERS ABSENT: Michaels

OTHERS PRESENT: Deb Busey (County Administrator), Alan Reinhart (Facilities Director), John Hall (Zoning Director), Jeff Blue (County Engineer), Susan Monte (RPC), Joe Lamb, Janet Scharlau, other members of the public

Call to Order

Vice Chair Betz called the meeting to order at 6:05pm.

Roll Call

The secretary called the roll and the following were present: Alix, Ammons, Anderson, Bensyl, Berkson, Betz, Carter, Cowart, Esry, Holderfield, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Mitchell, Moser, O’Connor, Petrie, Quisenberry, Richards, Rosales and Schroeder were present. Michaels and Weibel were absent. Betz stated that Michaels had notified the office she would not be present at tonight’s meeting. Weibel arrived later in the meeting.

Approval of Minutes

Motion by Rosales to approve the minutes of April 3, 2012; seconded by Esry. **Motion carried unanimously.**

Approval of Agenda/Addendum

Motion by Carter to approve the agenda and two addenda for the meeting; seconded by Ammons. **Motion carried unanimously.**

Public Participation

Joe Lamb, Open Road Asphalt and Open Road Paving, spoke about the Olympian Drive Project. He said over the last decade the city and the county have made an effort to move the industrial businesses to an area on north Lincoln Avenue. They moved out there and purchased some land from the Squire trust. He wanted to point out to the board that 5 or 6 years ago they purchased the land and paid more because of the Olympian project, yet the project does not seem to be proceeding and those same land sellers are now opposing the Olympian Drive project.

Janet Scharlau spoke about the proposed roundabout on Olympian Drive and a letter from the City of Urbana dated March, 2011. She said if a roundabout must be built, then wait until the road is extended to Rt. 45.

Communications

Kurtz said he met last week with the mayors of Urbana, Champaign and Normal and they have sent a letter concerning the opposition to the Clinton landfill. He said the deadline on the application has been extended for the study.

Secondly, Kurtz said he received a letter from the state emergency response commission that stated he's been appointed to the Champaign County Local Emergency Planning Commission.

Ammons informed board members that a forum will be held by Citizens for Peace and Justice on Friday, May 11 about the jail issue.

Holderfield said she had attended the ribbon cutting ceremony for the Champaign County Visitors' Bureau and said it is a wonderful attribute for the county and that they now have their own site. She encouraged everyone to go by and visit on Neil Street.

County Facilities

Physical Plant Monthly Reports

Petrie asked that since having done energy savings work, yet she sees on the report the costs are higher than last year. Reinhart said there will be a discussion as noted on the agenda about the energy consumption.

Motion by Richards to receive and place on file the monthly report of the Physical Plant; seconded by James. **Motion carried unanimously.**

202 Art Bartell Construction Project Monthly Report

Motion by Esry to receive and place on file the monthly report of the Art Bartell Construction Project; seconded by Mitchell. **Motion carried unanimously.**

2011-2012 Electric and Natural Gas Building Efficiency Comparison

Reinhart directed the committee's attention to the comparison report for the Brookens building and the Courthouse. He said the numbers compare the cost per square foot times the daily degree temperature. He said there is a small savings and we're starting in the right direction to savings.

Motion by Ammons to receive and place on file the 2011-2012 Electric and Natural Gas Building Efficiency Comparison report; seconded by Rosales. **Motion carried unanimously.**

Detailed Report of Building Repair & Maintenance Line Items
Juvenile Detention Center, Downtown Correctional Center, Satellite Jail

Reinhart stated this information was provided due to a request at last month's meeting and no action is required.

Draft Document to be Included in an RFP for Champaign County Capital Improvement Facilities
Master Planning Services

Reinhart said he attempted to put together a plan as to how to set up a master plan for capital improvement and plan ahead for future repairs. He said the first thing to do is prepare a condition assessment for all county buildings. He said there should be team established to do that. He said this professional team would have the technical knowledge to determine what is needed. After the building assessments are completed, they would determine a replacement value. He said there are many formulas available and included in the attachment. One of the formulas is taking the original cost multiplied by life expectancy and then multiplied by the estimated replacement value. Along with that there would be other factors to be considered, such as any technical advancements that may be available.

Betz asked, in terms of this process, roughly speaking, what is the money estimate at this point. Reinhart said the buildings would have to be looked at first. He estimated the buildings would take a couple of months to go through. Betz asked if other counties that have done this and wondered if they have any idea how much this would cost. Busey stated most counties that are comparable to Champaign County have done this long ago and the numbers may not be relevant. Busey can contact those counties.

Ammons asked by Reinhart couldn't do this given he already has the formula. He said he doesn't have the expertise that an architectural or engineering firm has, nor does he have the staff to assist him in doing so. James said he remembered back that departments listed what they wanted during the budget processes. He hoped there is a record somewhere of those requests. He thinks a study is fine, but if it is done and it sits on a shelf, he would begrudge that money being spent. He felt we need to look in-house first.

Petrie said we have the beginnings of an east campus comprehensive plan and working on the jail issue, whatever that may be. She would like to see it pushed up to a macro level to see the potential uses of the county buildings down the line. She suggested an alternative to hiring a consultant, hiring a one-year employee to see the whole project through might be cheaper than paying for a study. Petrie wanted to be sure to talk about obtaining grants. She also noted there was nothing listed about putting an economic value to any of our buildings. Quisenberry agreed with Petrie's comments about the long range plan. He also thinks it's an interesting alternative to bring the expertise in-house for a year and we may find that bringing in an employee for a year might bring more value.

Schroeder appreciates the work done by Reinhart and agrees, but the Board needs to understand that we're going to have to have professional services eventually. We either pay now or pay later, because of the City of Urbana to do any work, which by their policies require architects and engineers. Alix stated he was unsure what the difference is between a consultant and someone hired for a year. There should be some strategic aspect in the plan also. His biggest concern with doing the study is that at some point we will need numbers and be able to budget for any work that will be anticipated. He said we should start looking at expenses already

and could probably do some rough figuring to determine whether this will require a thousand dollars a year, a hundred thousand a year or a million a year.

McGinty said the comparison to this proposed study is the Maximus IT study completed, but there is no money available to be able to implement it. Betz asked Reinhart what he projected or would like in regard to a timeline for action by the Board. Reinhart said it would take roughly a year to put a model for funding this together. Busey added this could be stage as the Board is comfortable. She said that most of the County's buildings have been built in the last 15 years and we're maintaining them on a shoestring budget. She said if we go with limited information and not comprehensive, we may be under-budgeting by half a million dollars. That's why we need a more comprehensive look by professionals who know the technology. Mitchell wondered if we could look at engineering students at the U of I.

Langenheim said if nothing is done we will find ourselves in the same situation with the state telling we must close certain buildings. Holderfield said this is exactly what we've been asking for so we have the opportunity to formulate a plan, and if the buildings are not maintained, we will be looking for money. She said she was in favor of whatever consultant it takes to come up with a more comprehensive plan. Ammons recommends the next Board uses the graduate students and getting an assessment from them and it shouldn't cost anything. Kibler asked if there was a way to put in the upcoming budget some planning for next year. Busey said it is intended to be part of the FY2013 budget. Discussion continued briefly.

CCDI Inspection – Coalition of Citizens with Disabilities in IL

Reinhart said this is a copy of the inspection report given to him by the Regional Planning Commission. He explained that the ADA standards had been updated and modified in 2010. Some of the minor things in the report are being taken care of in-house. He briefly reviewed the report with the committee. He doesn't agree with all of the comments that some of the items can be taken care of in 30 days. Regardless, he contacted some contractors to look at the restrooms in Pod 100 only and is still waiting on some estimates for those 2010 ADA Standards. Once more information is received on cost he will inform board.

Maxwell asked how close the County was to meeting ADA standards in the rest of the county buildings. Reinhart believes we may be grandfathered in for many of the standards. Reinhart also stated the amounts in memo are estimates from two different contractors. Petrie inquired what this would do with the budget. Reinhart said it wasn't very good, and it is likely he will have to approach the Board with a budget amendment. Kibler said we should take the ADA standards into account with all of the buildings in the budget process. Busey said an audit had been done last year and we are still waiting for a report. Brief discussion continued about the concrete work.

Chair's Report

None.

Other Business

None.

Environment & Land Use

Recreation & Entertainment License – Hammerdown Truck & Tractor Pull

Motion by Kibler to approve the Recreation & Entertainment License for the Hammerdown Truck & Tractor Pull, Champaign County Fair Association, June 2 & 3, 2012; seconded by Esry. **Motion carried unanimously.**

Recreation & Entertainment License – WBGL Radio

Motion by Mitchell to approve the Recreation & Entertainment License for WBGL Radio, Vacant lot west of 4101 Fieldstone, Champaign, June 29, 2012; seconded by Holderfield. Rosales asked if there would be a problem with noise to which Mr. Hall stated there would be none. **Motion carried unanimously.**

Champaign County Building Code Feasibility Study and Implementation Strategies

Susan Monte, Regional Planning Commission, informed the committee the information provided contains only the basic information for the Board to begin the process of deciding whether to implement a County building code. She said the report generally finds that County implementation of a building code can provide the potential to achieve: improved protection of public health, safety and welfare; environmental, and financial benefits associated with energy efficient building design; and improved cost and availability of property insurance in unincorporated areas of the County. These are the types of work plan items they need considered for the 2013 work plan for the Regional Planning Commission. Kurtz said the report is quite extensive and a lot of work was put into it.

Moser asked if we have looked at how many of the smaller towns have building codes in their mile and a half and how many are being enforced, other than Mahomet. Monte said that particular issue has not been examined yet. She said if the County did adopt a building code, it would apply to the mile and a half, except for parcels with annexation agreement. Jay asked if they do have the pre-annexation agreement, they could use the Urbana-Champaign building codes. Jay also asked how many serious incidents or violations that caused either injury or health hazards, excluding Cherry Orchard. Monte replied there have been previous concerns expressed regarding some of the entertainment license locations. Jay said though that there are fire codes, etc and it is a matter of enforcement at this point. Monte said that is unknown at this time. James said if we don't have the codes and end up in court, then we don't have something to back the County's argument up.

Alix said his understanding at the time when this issue was first talked about being put on the RPC work plan, there was conversation how a County building code would work with the State building code. Monte said they have asked the State's Attorney's office to look into this. Langenheim stated his concern about retrofit issue and which codes would apply. Monte said that retrofits are a gray area. Petrie said the fees structure was also a concern of their caucus and what it would raise in line of the budget. She also was interested how much time had been spent and how much more would be expected to be spent on this project. Monte said that would be addressed at the June COW meeting when the work plan is being addressed. Schroeder said it would be beneficial to have some better understanding what the state statute says about when there is no code, which code would be picked.

Moser wanted clarification on what a farm exemption would be. Monte said that farm buildings and structures may be exempt if the County chooses to, except for sewage and water. Jay said we shouldn't lose sight of the fact that there are multiple building codes in this country and until we see a building code in front of us, we won't know what we're talking about. Ammons asked if a building code could be specific to certain localities in the county. Monte said we can only do what the state law allows. Maxwell stated his concern in letting the County citizens know what the fee schedules for building codes would be. Kurtz asked for a straw poll on moving forward to putting the building code feasibility study on the 2013 RPC work plan. The straw poll showed a majority voting to not include it.

Annual Review of Champaign County Multi-Jurisdiction Natural Hazard Mitigation Plan

No discussion. Provided for information only.

Request Preliminary Recommendation to County Board for Approval to the Champaign County Zoning Ordinance in Zoning Case 701-AT-11 to Amend Certain Wind Farm Standard Conditions

Motion by Ammons to recommend approval of a preliminary recommendation to the County Board for approval to the Champaign County Zoning Ordinance in Zoning Case 701-AT-11 to Amend Certain Wind Farm Standard Conditions; seconded by Cowart. Kurtz said there were changes made to the Ordinance that were recommended by the County Board and this is correcting some of the inadequacies in that language. It gives the public and municipalities opportunity for 30 days to comment on the changes.

Motion by Petrie to amend Section I.3 of the Ordinance; seconded by Rosales. **Petrie's motion was ruled out of order because it was not on the agenda.**

Quisenberry wanted clarification on the intent of the motion which is a desire to get any other concerns out of the way for a 30-day period. It was noted these are changes that were made in January and are now back for reaffirmation. Kurtz then asked for a straw poll to place this on the June COW meeting.

Motion by Quisenberry to defer to the June COW meeting; seconded by Michaels. **Motion carried with one no vote.**

Monthly Report

Motion by Betz to receive and place on file the monthly report of the Zoning Department; seconded by Quisenberry. **Motion carried unanimously.**

Other Business

None.

Highway & Transportation

County & Township Motor Fuel Tax Claims – April, 2012

Motion by Betz to receive and place on file the County & Township Motor Fuel Tax Claims for April, 2012; seconded by Rosales. **Motion carried unanimously.**

Petition – Hensley Road District

Motion by Jay to recommend approval to the County Board of a Petition Requesting and Resolution Approving Appropriation of Funds from the County Bridge Fund Pursuant to 605 ILCS 5/5-501 for Hensley Road District; seconded by Maxwell. Ammons asked who determines the value of the cost. Blue said they have historical costs on amount of labor and then obtain get quotes from different manufacturers. She also inquired where this falls in importance of a replacement plan. Mr. Blue said the county bridge fund is, by statute, to aid townships for replacement of these structures. He said a structure of this size is not inspected routinely because of its size. He noted this is a heavily traveled township road. **Motion carried unanimously.**

City of Urbana Philo Road Project

Blue said Mr. Gray from City of Urbana asked the County to participate in the reconstruction of a portion of Philo Road. He provided a brief history of the Windsor Road project and how it led to the fringe road agreement. He said that south portion of Philo Road is in need of improvements, due to development in that area since 1996. He stated it is currently an oil and chip type roadway and they plan to take that material and make up a new 12 inch platform and stay within existing right of way. Their engineers in-house have come up with the engineering and design and are ready to take the plans to IDOT. Their estimate is around a million dollars. They felt they will receive favorable bids due to the lack of work right now.

Motion by Langenheim to recommend approval of an Agreement and Appropriating Motor Fuel Tax Funds for the Philo Road Project; seconded by Ammons. Mr. Blue said the intergovernmental agreement that was in the packet hadn't yet been sent to the State's Attorney's office for review, but that can be done and most likely be ready to be approved by the County Board meeting. Betz said it may be more procedurally proper to ask for a straw vote. Blue said he had hoped to get some direction at this meeting. Betz asked Blue if he supported the 50/50 approach to the project. Blue reviewed that portion of the agreement and agreed the work on the road does need to be done. He stated, as far as funding is concerned, the Windsor Road project is nearly complete in payment and the Curtis Road project hasn't yet been fully paid for. They would need to budget for this project in the motor fuel tax funds. Kurtz asked if the fringe road agreement needed to be amended. Blue said the Philo Road agreement could be written to include budgeting and repayment to the City of Urbana. He also said the FY2013 budget will have to include funding for the Lincoln Avenue project and where we would see more availability of funding for Philo Road would be in FY2015.

Maxwell said he was willing to work with his colleagues in County Board Districts 3 and 4 and the City of Urbana on this project, however, he said the suburban villages and other rural areas have a backlog of projects that are needed. Quisenberry asked why the project didn't continue all the way to Curtis Road. Gray said that portion of the road is in good condition with the exception of the intersection. Quisenberry also asked about Race Street, which is not in good condition and asked where Race Street fit in the long range plans. Blue stated that is not a county road, but a township road. Quisenberry then asked what committing to this project would affect other projects. Blue said it could be displacing some maintenance issues or small overlays on roads but wouldn't affect any major improvement projects.

In response to some concerns, Gray stated there has been good cooperation between the City and the County with respect to funding different projects on both sides. Petrie said she

needs a better understanding as to why this has popped to the top of the list of priorities, when there are other roads that need improvement. Gray said Windsor Road was constructed in the 1980's and it has cancer, which has shown up in the Urbana and Champaign portion. They have a better understanding now of different concrete mixes and said this is an issue that needs to be addressed in the future. Ammons asked what the process is at this point with regard to getting the agreement approved by the State's Attorney. Blue would like to bring it to the Board this month. He said it would state in the intergovernmental agreement how the dollars would be repaid to the City of Urbana. He said the City is ready to send to IDOT for approval. James said he understands we need to help each other, but sometimes the roads the County has oversight over seem to get overlooked and we really need to look at a plan for taking care of our own roads, similarly to what is being considered at how we will take care of our buildings.

Schroeder says he uses the road often and can support this project, but wanted the City to understand that projects like this can't be sprung on the County. Jay expressed his frustration with the motor fuel tax and the cities get their own funding through that and the County is at the bottom and we should maintain our roads as a priority. He said at some point we won't be able to handle all of these commitments. Moser said he was on the Board in 1996 when the agreement was approved. The original agreement was with Champaign, which started with an area on Bloomington Road and led to the North Prospect Avenue, Windsor Road, North Cunningham Avenue and more. He said the previous county engineer had committed more than what was available and it seems the cities want more and more. He said it seems there is no end to that. The Chair asked for a show of hands to bring this item to the full County Board meeting, which showed a majority.

Roundabout Advisory Vote

Blue said this item was on the agenda based on the request by some board members. He wanted to provide some information with regard to statistics to help determine in what direction to proceed. Ammons ask if there is such a thing as an advisory vote. If not an actionable item, she asked if a straw vote can be taken at all. Betz stated he doesn't see an action item, such as a resolution on the agenda, it states it is a fact sheet. Weibel felt the item listed on the agenda could be considered an action item because it specifically states advisory vote on the agenda. Betz agreed that meets requirements of notice on an agenda. Brief discussion continued.

Motion by Quisenberry to advise the City of Urbana that the County does not support the idea of a roundabout on North Lincoln Avenue and Olympian Drive; seconded by Holderfield. Weibel requested an adjustment to the language.

Motion by Quisenberry to approve a Resolution to Advise the City of Urbana of its support of a standard intersection at Olympian and Lincoln and not a roundabout; seconded by Holderfield. Quisenberry said that while he believes in the idea of roundabouts, he doesn't feel a roundabout at that intersection makes sense. McGinty said with respect to a parliamentary standpoint this is a mess. His stated his concern about the fact sheet. He said he remembered clearly during the public engagement earlier in the project, he said the urban representation supported roundabouts, but the rural people and the landowners in that specific area did not support the roundabout. He said he was surprised this issue was back on the agenda. He said the entire corridor project should be further along before considering a roundabout there. He also said no one on this County Board feels it is a good idea.

Langenheim said his position has evolved towards roundabouts and stated his credentials with regard to roundabouts. He said he was originally opposed to roundabouts, he is convinced they are less expensive, have less consumption of land and safer. He said the time for roundabouts has come.

Blue confirmed for Alix that the County would be involved with condemnation of land should the City decide to build a roundabout. Discussion continued about the negotiation process for the area. He said that condemnation could be a big issue. He said the amount of land is virtually the same for a roundabout that it is for a standard intersection. The total amount of acquisition for a 4-lane intersection is approximately 16.6 acres. He said if going to 2-lanes it cuts it by 4.8 acres. The County controls the condemnation of the entire corridor. Holderfield said the rural community overwhelmingly does not want a roundabout in that area. She said it is disrespectful of the rural residents and is discouraging. She said she has spoken to other city planners outside of Champaign County and she said they all ask why a roundabout is being considered in the rural area when it is not advantageous.

Moser said he knows farmers that have large equipment. He said he appreciates the City of Urbana trying to make the case for large equipment in the roundabout, but he doesn't think it can be designed large enough to accommodate the large equipment. Blue said this is a very unusual situation.

Motion by Ammons to close debate on this issue; seconded by Richards. **Motion carried with no votes.**

A vote on the original motion to send a Resolution to the City of Urbana supporting a standard intersection carried by roll call vote with Alix, Bensyl, Berkson, Esry, Holderfield, James, Jay, Kibler, Kurtz, Maxwell, McGinty, Mitchell, Moser, Petrie, Quisenberry, Schroeder and Weibel voting yes and with Ammons, Anderson, Betz, Carter, Cowart, Langenheim, O'Connor, Richards and Rosales voting no.

Chair's Report

None.

Other Business

Petrie requested an update of the recent ICC meeting and the status hearing that Blue attended. Blue said the Status Hearing Administrative Law Judge came to decision to have a tour. They laid out some boundaries how the tour was to be handled. The tour went up Lincoln Avenue to Ford Harris Road to Market Street and then on to Olympian Drive. What he gathered from the hearing the Administrative Law Judge is in charge of ruling if the bridge is an appropriate thing the ICC should be voting on. Another pre-hearing is scheduled in the next month and a hearing after that with testimony promoting the bridge over the tracks will be held.

Maxwell requested that a report at the next COW meeting be made on the conference he attended out of state.

Other Business

Closed Session pursuant to 5 ILCS 120/2(c)11 to Consider Litigation which is Probable or Imminent Against Champaign County

Motion by McGinty to enter into closed session at 9:03pm pursuant to 5 ILCS 120/2(c)11 to consider litigation which is probable or imminent against Champaign County; seconded by Alix. **Motion carried by roll call vote with Alix, Anderson, Bensyl, Berkson, Betz, Carter, Cowart, Esry, Holderfield, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Mitchell, Moser, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder and Weibel voting yes.**

Meeting was reopened at 9:35pm.

Closed Session pursuant to 5 ILCS 120/2(c)1 to Consider the Employment, Compensation, Discipline, Performance or Dismissal of Specific Employees of Champaign County

Motion by Jay to enter into closed session at 9:35pm pursuant to 5 ILCS 120/2(c)1 to consider the employment, compensation, discipline, performance or dismissal of specific employees of Champaign County; seconded by Alix. **Motion carried with Alix, Anderson, Bensyl, Berkson, Betz, Carter, Cowart, Esry, Holderfield, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Mitchell, Petrie, Quisenberry, Richards, Rosales, Schroeder and Weibel voting yes and with James and O'Connor voting no.**

Meeting was reopened at 9:40pm.

ADDENDUM

Environment & Land Use

Recreation & Entertainment License – Eastern IL ABATE

Motion by James to approve the Recreation & Entertainment License for Easter Illinois ABATE, Rolling Acres Campground, Penfield, IL for June 1-3, 2012; seconded by Langenheim. **Motion carried unanimously.**

ADDENDUM II

Environment & Land Use

Landscape Recycling Center Permit Notification for Request to Reorganize Compost Area

Weibel stated that any comments should be sent to the City of Urbana.

Adjournment

Chair Weibel declared the meeting adjourned at 9:41pm.

Respectfully submitted,

Ranae Wolken
Recording Secretary

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