

Approved 12/11/2012

CHAMPAIGN COUNTY BOARD
Committee of the Whole Minutes

Thursday, November 8, 2012 – 6:00pm

ILES Conference Room

1701 E. Main St., Urbana, IL

MEMBERS PRESENT: Alix, Ammons, Anderson, Berkson, Betz, Carter, Cowart, Esry, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Moser, O'Connor, Petrie, Richards, Schroeder, Weibel

MEMBERS ABSENT: Bensyl, Holderfield, Michaels, Mitchell, Quisenberry, Rosales

OTHERS PRESENT: Deb Busey (County Administrator), Alan Reinhart (Facilities Director), John Hall (Zoning Director), Jeff Blue (County Engineer), Andrew Levy and Susan Monte (RPC) several members of the public

Call to Order

Chair Weibel called the meeting to order at 6:15pm.

Roll Call

The Secretary called the roll and the following were present: Alix, Ammons, Anderson, Berkson, Betz, Carter, Cowart, Esry, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Moser, O'Connor, Petrie, Richards, Schroeder and Weibel and the following were absent: Bensyl, Holderfield, Michaels, Mitchell, Quisenberry and Rosales.

Chair Weibel noted that Bensyl, Quisenberry and Holderfield had notified him in advance they would not be able to attend this evening's meeting.

Approval of Minutes

Motion by Langenheim to approve the minutes of October 2, 2012; seconded by Ammons. **Motion carried unanimously.**

Approval of Agenda/Addendum

Motion by Esry to approve the agenda for the meeting; seconded by James. **Motion carried unanimously.**

Public Participation

David Theis, here as the attorney for the Sangamon Valley Water District, spoke about the zoning case and asked the Board to recommend approval of the zoning case to expand the existing facilities for the water district. He said the District has followed the policy in place and this zoning case is to clean up some existing conditions for the facility. He said the Sangamon Valley Water District has been very desirous of entering into an intergovernmental agreement with the Village of Mahomet, but the Village has not agreed to what the water district has requested. He asked the County Board override the protest from the Village of Mahomet.

Kerry Gifford, General Manager of the Sangamon Valley Water District, said they are in a bit of a crunch. He said the EPA has directed them to create more storage and they need room to expand for that. He said that fire protection is a concern and also requests the County override the protest of the Village of Mahomet.

Jereme Baumberger spoke about the issue of the Public Safety Sales Tax. He spoke about the possible funding structure suggested by the County Administrator in the spring. He continued with a comparison of the public defender's budget and the state's attorney's office and also spoke of mental health services.

Communications

Chair Weibel said if any Board members wish to make any budget changes that they do so at the next Committee of the Whole meeting, rather than wait until the full Board meeting at which time the Budget is to be approved.

Ms. Busey suggested the December meeting of the Facilities, Highway and Environment & Land Use Committees be cancelled because of the timing of the new Board coming into office and those department heads do not plan on having any items for the agenda.

County Facilities

Physical Plant Monthly Reports

Richards asked that since we are close to the end of the fiscal year, if the Physical Plant plans to be over or under budget. Reinhart said it will be close and expects a little savings in the gas and electric lines, but can't say just yet.

Petrie asked if only one building had been fitted with electric saving lights. Reinhart said there were two buildings completed. Petrie asked for a report with a differential between the costs. Weibel suggested the report include it with Kilowatt hours as opposed to dollars spent.

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

Project Updates

202 Art Bartell Project

Reinhart said this is the final report of the project which includes the storm water project. All payments have been made and final documents received and the project is officially closed out.

Downtown Jail Facility

Reinhart said there was a handout with a brief overview of the status of the projects. He said purchase orders were issued for the following companies: RD Cox Masonry for caulking to the parapet and the upper exterior expansion joint, in addition to tuck pointing on the exterior; Roessler Construction for the shower stall sheeting install and for the cleaning and painting of the day rooms; and to Sentry Security for replacement security locks. Petrie asked what type of paint was used. Reinhart said the low VOC's paint was specified and used.

Lyle Shields Meeting Room

Reinhart said the room is completely empty and this coming Saturday work will continue to demolish the raised platform. CV Lloyd is to arrive on Tuesday to begin work on the sound system. He said all work should be complete by December 1.

Chair's Report

Betz stated this is his last meeting as Chair of the Facilities Committee and that he had also been Chair of the Policy Committee in the past. He said his experience on the County Board has been very interesting and presented good challenges. He said he was lucky to have served on the county Board and that this community has good dedicated citizens. He complimented some of his fellow Board members, as well as past Board Chairs and past County Administrators and said that Ms. Busey is an incredible person to work with.

Other Business

None.

Designation of Items to be placed on the consent agenda

No items require Board action.

Highway & Transportation

County & Township Motor Fuel Tax Claims – August/September 2012

Motion by Jay to receive and place on file the County & Township Motor Fuel Tax Claims for August and September, 2012; seconded by James. Petrie requested future reports include a running total of what is spent and the balance. Blue said that is possible for the County report, but not for the Township report. **Motion carried unanimously.**

Resolution Appropriating \$1,000,000 for Improvement of CH1 (Dewey-Fisher Rd)

Blue said this project starts at St. Thomas More High School and continues north to Rt. 136 and plans on multiple different funding sources for this project. He stated that 1.6 million is applied for from federal funds. There is \$900,000 from truck access funds and he is applying for highway safety improvement dollars to widen the shoulders, etc. He said the look would be similar in style to the Monticello Road project. The project is anticipated for 2014.

Motion by Alix to recommend to the full County Board approval of a Resolution Appropriating \$1,000,000.00 from County Motor Fuel Tax Funds for the Improvement of County Highway 1 Section #12-00432-00-RS; seconded by McGinty. Petrie said there is a possibility the County would not be able to get all of that money. He said there is already 1.6 million received from the federal funding, plus this one million for a total of 2.6 million. He is waiting on the other funding and there is some room to be able to appropriate from County Motor Fuel Tax if needed. He said the total of this project would be approximately \$6 million. **Motion carried unanimously.**

Resolution Appropriating \$850,000 for replacement of Structure #010-4151 on CH1

Blue pointed out map on page 14 of the agenda for both of the bridge petitions on the agenda. He said they are old precast bridges and the steel on the bottom of both bridges is beginning to show and in an effort to do the bridges along with the road project, he wants to appropriate the work and do the projects in tandem in order to save some money.

Omnibus motion by McGinty to recommend approval to the full County Board of a Resolution Appropriating \$850,000.00 from County Bridge Funds for a Replacement of Structure #010-4151 Located on CH1 (Dewey-Fisher Rd) Section #12-00992-00-BR and a Resolution Appropriating \$650,000.00 from County Bridge Funds for a Replacement of Structure #010-4152 Located on CH 1 (Dewey-Fisher Rd) Section #12-00993-00-BR; seconded by Esry. Maxwell encouraged using local engineering firms, if possible, for work on the project. Blue said he is currently working with Sodemann & Associate for the entire corridor. Kurtz asked if minority firm bidding will be used and Blue said minority goals are in the package. **Motion carried unanimously.**

Resolution Appropriating \$650,000 for replacement of Structure #010-4152 on CH1

See paragraph above.

Resolution of Award Authority – 2013 Township Materials Maintenance

Mr. Blue said the County conducts the bidding on behalf of the townships for their annual maintenance materials. All of the materials are listed in one bid package so as to obtain the best possible price for the townships. The letter is November 29th and he is asking for the authority to award the bid to the low bidders so they can start immediately. – each township has their own program and all township are put into one bid package.

Motion by James to recommend approval to the full Board of a Resolution for Contract Award Authority; seconded by Maxwell. **Motion carried unanimously.**

Other Business

None.

Designation of Items to be placed on the Consent Agenda

All items requiring Board action are to be placed on the consent agenda.

Environment & Land Use

Zoning Case 717-AM-12

Motion by James to recommend approval to the full Board to amend the Zoning Map to change the designation from the existing R-4 Multiple Family Residence Zoning District to the AG-2 Agriculture Zoning District to allow the expansion and use of a non-conforming water treatment plant as a Special Use in related Special Use Permit Zoning Case 718-S-12, on property located at 709 N. Prairieview Road, Mahomet; seconded by Langenheim. Kurtz briefly spoke about the ZBA approval.

Motion by Petrie to suspend the rules to allow questions to be answered by representatives of the Village of Mahomet and the Water District; seconded by Esry. **Motion carried unanimously.**

This said it is legally permissible to do this in this manner. He mentioned the Village is not interested in coming to an Intergovernmental Agreement. Petrie asked if there was a possibility this would end up in court. This briefly explained there are a couple of ways it could end up in court. Alix asked what their basis is for asking for this change. This said his clients do not feel obligated to the Village of Mahomet, but under the County's ordinance, the petitioner is asking that they not be required to annex because they serve residents beyond their boundaries. Alix also said they are a unit of government, not a private entity. James said this water district has been in operation for a long period of time and is strongly in favor of moving this request forward.

Schroeder said it gets down to the fact the majority of users of the water district are in the unincorporated areas and it is this Board who they come to for this zoning change. He doesn't feel it is a problem doing what the water district is asking. Jay said we need to remember that the Sangamon Valley Water District is there for a reason and that is because the Village didn't want it back then, so the citizens formed the SVWD and it has worked well. He reiterated the County Board is the county residents' voice. He said there is no reason an intergovernmental agreement couldn't be reached and encouraged moving this forward.

Langenheim said this is an opportunity to allow the residents to have control. Esry asked if we're just looking at this as a zoning issue, where the expansion would happen. He said a lot of the infrastructure is already in place and this seems to be an appropriate request. Alix stated he had questions for the representative for the Village of Mahomet. Bob Martin, Planner for the Village of Mahomet, came to the podium. Alix asked about the street pattern because the parcel in question seems somewhat land locked. Martin said that Middletown Drive was planned to continue curving around to the west and then north of the condominium complex in that area. Alix asked how the village would be affected if this property were not annexed. Martin said it would create a strip of un-annexed parcels. Alix then asked what harm the Village sees if this property were not annexed. Martin said there was a need to work with Middletown Drive and surrounding parcels. He also said the Village felt the Water District didn't obtain appropriate permits and such for other subdivisions in the past.

Jay said the village wants annexation without stating a need. Jay said the Water District was there before all of the annexations took place. He also said the Water District wants to expand their facility in order to serve the residents and doesn't understand why we wouldn't support this request. James said in his mind that the Water District has done the right thing and there haven't been any complaints. Ammons wanted to remind the Board that we can only control the zoning issue. She said her understanding was they will have to fight it out later.

Motion by Ammons to call the question; seconded by Betz. **Motion carried.**

A roll call vote on the original motion carried with Alix, Ammons, Anderson, Berkson, Betz, Carter, Cowart, Esry, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Moser, O'Connor, Schroeder and Weibel voting yes and with Petrie voting no.

Zoning Case 710-AT-12

Motion by Esry to recommend to the full Board approval of a text amendment to the Champaign County Zoning Ordinance in Zoning Case 710-AT-12 to amend the Champaign County Land Evaluation and Site Assessment (LESA) System; seconded by Kibler. Petrie asked if the County was obliged to receive comment from the IL Department of Agriculture. Hall said that Susan Monte had been in touch with the NRCS and the Department of Agriculture and they are okay with the County Board moving ahead with this and, once approved, the County Board Chair should send a letter to the NRCS asking that this be added to the LESA. Brief discussion continued. **Motion carried unanimously.**

Zoning Case 711-AT-12

Motion by Esry to recommend to the full Board approval of a text amendment to the Champaign County Zoning Ordinance in Zoning Case 711-AT-12 to amend the definition of “best prime farmland”; seconded by Carter. **Motion carried with a no vote.**

Direction to Zoning Administrator re: Proposed Ordinance Text Amendment to Implement LRMP Policies 4.22, 4.23, 4.24 and 4.35

Motion by Anderson to recommend to the full Board approval to proceed with a public hearing for proposed Zoning Ordinance Text Amendment; seconded by Langenheim. Kurtz directed the Committee’s attention to the updated copy placed on the desks and also sent electronically to the Board members. Kibler said that item d. in the table on the first page has a typo and that “negative affect” should be changed to “negative effect”.

Motion by Petrie to call the roll; seconded by O’Connor. Motion carried.

A roll call vote on the original motion failed with the following voting yes: Alix, Anderson, Berkson, Betz, Carter, Cowart, Kurtz, Langenheim, McGinty and with Esry, James, Jay, Kibler, Maxwell, Moser, O’Connor, Petrie, Richards and Schroeder voting no.

Monthly Report

Motion by Carter to receive and place on file the Zoning Department’s Monthly Report; seconded by Kibler. **Motion carried.**

Other Business

None.

Designation of Items to be placed on Consent Agenda

Item B. is to be placed on the Consent Agenda.

Other Business

Approval of Closed Session Minutes

Motion by Jay to approve the Closed Session minutes of October 2, 2012, as presented; seconded by Kibler. **Motion carried unanimously.**

Adjournment

Chair Weibel declared the meeting adjourned at 7:46pm.

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.