

**CHAMPAIGN COUNTY BOARD**  
**Committee of the Whole Minutes**

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*Tuesday, April 3 – 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, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Michaels, Mitchell, Moser, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder, Weibel

**MEMBERS ABSENT:** Jay

**OTHERS PRESENT:** Deb Busey (County Administrator), Alan Reinhart (Facilities Director), John Hall (Zoning Director), John Cooper (Asst. County Engineer), Chris Billing (Berns, Clancy & Assoc), Amy Marchant (CRIS), Rita Morocoima-Black (RPC), several members of the public

**Call to Order**

Board Chair Weibel called the meeting to order at 6:02pm.

**Roll Call**

The secretary called the roll and the following were noted as present: Alix, Ammons, Anderson, Bensyl, Berkson, Carter, Cowart, Esry, Holderfield, James, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Michaels, Mitchell, Moser, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder and Weibel. Weibel stated that Betz had notified him he would be arriving late to the meeting. He also noted that Jay had notified him he would not be able to attend the meeting.

**Approval of Minutes**

**Motion** by Langenheim to approve the minutes of March 6, 2012, as presented; seconded by Carter. **Motion carried unanimously.**

**Approval of Agenda/Addendum**

**Motion** by Rosales to approve the agenda for the meeting; seconded by Kurtz. There was no addendum. **Motion carried unanimously.**

**Public Participation**

Martell Miller, Jereme Bamberger and Chris Evans spoke about a recent News-Gazette article and the appointments to the Jail Issue Project Team.

Harold Scharlau spoke on behalf of the Preserve Olympian Farmland group in opposition to the proposed round-about on north Lincoln Avenue. He read a letter the group had sent to Bill Grey with the City of Urbana.

Norman Stenzel spoke regarding the LESA and urged the Board to not forward it to the Zoning Board of Appeals until further testing of it is completed.

**Communications**

Chair Weibel reminded the Board members they need to complete an Statement of Economic Interest that needs to be filed with the County Clerk's Office by May 1<sup>st</sup> and he has extra copies if anyone needed one. He also mentioned that some work had been done on the meeting sound system and it should be better.

Petrie announced for the public that applications are available on-line for the Local Foods Policy Council.

**County Facilities**

**Physical Plant Monthly Reports**

Reinhart noted the costs are significantly lower this year for heating costs compared to last year. Ammons asked what the dollar figures represent in the monthly report with regard to both of the jails. Reinhart will get that information emailed to those Board members requesting that. Petrie asked Reinhart about comprehensive maintenance plan for all of the buildings and asked for a report to be provided at a future meeting.

**Motion** by Quisenberry to receive and place on file the Physical Plant Monthly Reports for February, 2012; seconded by James. **Motion carried unanimously.**

**202 Art Bartell Construction Project  
Monthly Report**

Reinhart stated there has been no significant activity except for payments for engineering services. He also noted that all work is effectively complete, with the exception of the building project of the storm water project. Alix asked if the contingency had been drawn down yet and Reinhart said none has been used.

**Motion** by Kurtz to receive and place on file the 202 Art Bartell Construction Project Monthly Report; seconded by Esry. **Motion carried unanimously.**

**Recommendation for Award of Contract for East Campus Storm Water Management Project**

Reinhart explained the opening of the proposals. He said the Evaluation Committee, consisting of himself, John Jay, Gary Maxwell, Deb Busey, Jeff Blue, Tom Berns and Chris Billing, met and reviewed the bids. The bid comparison sheet is provided for the committee's information. The Engineer's opinion of probable costs was valued at \$396,460.00 for the base bid and \$457,960.00 for the alternate bid. The Evaluation Committee unanimously selected Cross Construction with a base bid of \$375,000 and \$439,575.00 for the alternate bid. He continued the review of the project budget. After figuring the standard construction contingency, a balance of \$2,861.71 would be left.

**Motion** by Mitchell to recommend award of contract to Cross Construction in the amount of \$375,000 for the installation of the CMP Arch Pipe; seconded by Langenheim. Alix asked Mr. Billing if the remaining amount will cover the remaining work of BCA and asked him to speak to the galvanized culvert. Billing said they have used this construction process in past projects in

Champaign-Urbana, the first one being nineteen years ago and the product has been around for about 75 years. He said the aluminized steel has a good track record and a long life. He said, so far, some of the testing has happened in the industry for over forty years and the life span could be well in the one-hundred year range. He feels this is the appropriate material to use for this project.

Petrie asked about the range of the bids, because that always raises a flag for her. She said her concern was with the longevity of the materials used with the lowest bid. Billing replied that a range like that is not an unusual span for the bidders. He said that half of the bids received were tightly grouped together. He said that means those bidders understood the project well. Petrie also asked if the contractors were minority contractors. Billing did not know specifically if they were minority contractors. She also wanted to know if the County could ask if the employees of the contractor could be required to be local. It was noted that request would had to have been made prior to the release of the RFP.

James said his experience was that some of the contractors may be “hungrier” and bid lower for the work. Ammons asked if all the bidders were bidding on the same type of equipment that was wanted for the project to which Billing confirmed.

**A vote on the motion to award the contract to Cross Construction carried unanimously.**

Courthouse Sound System Project Update  
Certificate of Substantial Completion

This update was provided for information. Reinhart stated the certificate was given to CV Lloyd for the job. He said there was a walk-thru and they are now in the process of the closeout paperwork.

Letter from Presiding Judge re: Court Audio/Video Replacement Project

This letter was provided for information. Quisenberry asked if we were able to add the power filtering system and upgraded UPS to the racks. Reinhart replied in the affirmative.

Bike Racks

It was noted for the committee’s information the color is black. Kibler asked what happened to the old racks. Reinhart said they could be donated and if no one accepts them, they can be recycled. It was also noted there is no cost to the County for this. Installation costs will be paid for by the Regional Planning Commission.

Chair’s Report

None.

Other Business

Ammons stated her appreciation for the public’s comments because she hadn’t seen the news article mentioned. She thinks one of the problems with the process is the process itself. Brief discussion continued.

**Environment & Land Use**

**Request to Authorize CRIS Application for Public Transportation Assistance Grants for Operating and Rolling Stock Capital Under the Illinois Department of Transportation's Authority on Consolidated Vehicle Procurements, Job Access Reverse Commute and New Freedom**

**Motion** by James to recommend approval of a Request to Authorize the CRIS Application for Public Transportation Assistance Grants for Operating and Rolling Stock Capital under the Illinois Department of Transportation's Authority on Consolidated Vehicle Procurements, Job Access Reverse Commute and New Freedom; seconded by Kibler. **Motion carried unanimously.**

**Recreation & Entertainment License**

**Motion** by Alix to forward this item to the full Board without recommendation; seconded by Richards. Kibler stated a concern with the event date and the closeness to the Board meeting date. It was noted there are some corrections that need to be made to the application. **Motion carried unanimously.**

**Request Approval from ELUC to Place the Draft LESA on the Zoning Board of Appeals Agenda for a Public Hearing**

**Motion** by Anderson to place the Draft LESA on the Zoning Board of Appeals Agenda for a Public Hearing; seconded by Schroeder. Kurtz thanked the LESA Review Committee. x Thanked those that served on the LESA review committee. Deb Greist, Chair of the review committee, gave an overview of the work they completed. She commended the County Board for the appointment of the well-qualified individuals on the LESA committee.

She stated the committee had many discussions and worked hard to comply with the law and be consistent and objective. She said the LESA is one of several tools when making land use decisions and should be used in conjunction with the LRMP and the County's policies. She said as a past Chair of the ZBA relies on this tool to make its recommendations. She said it is not perfect, but the plan is reasonable, effective and impartial. She encouraged the County Board to send this on the ZBA for public testimony.

Alix asked Ms. Greist to speak to comments made by Mr. Stenzel in public participation. She said that Mr. Stenzel had made many comments, but she said the committee believes that all of the sites have been tested and it is now ready for "real world" testing. John Hall added that the staff worked many weekends to ensure this tool was tested completely. He said he had spent many hours replying to Stenzel's comments and it was sometimes challenging to respond.

Alix asked how to manage the transition and how to remedy any problems. Hall said the existing LESA was put in place in 1984 and was recommended for review two years later, but it never happened. He encouraged the Board to revisit this on a regular basis. Greist said there were fifteen sites that were tested. Weibel asked, on average how often would the LESA be used. Hall said it would be rare to be used more than once a month. He said there have been possibly four re-zonings in the last twelve months. Griest said there is always an opportunity to make a recommendation if there is a major or minor flaw after it is adopted. She said the committee worked hard to troubleshoot the probabilities of what could go wrong.

Moser said in the last twenty-eight years, they've seen huge improvement in how the soils are classified by the states and improvement in productivity. He liked the way the soils were classified. They recognized the top four in the county and didn't think this was designed to keep every acre from having a house built on it. Anderson said she felt that a review every two years was possibly too quick and suggested a review every five years. Hall said he didn't think a review every two years was unreasonable, but said given the economic times, two years will not be too many tests on the tool. He said he would inform the Board if there was any critical problem. Petrie wanted to explore the opportunity for any persons outside of the staff and committee and she said she expressed she didn't think the ZBA should see this before the County Board has the opportunity to review it. Weibel said the ZBA public hearing does exactly what Petrie was talking of. Schroeder wanted to remind those watching and listening that the meetings were open to the public for comment and there were definitely individuals that showed up, gave comment.

**Motion** by Holderfield to call the question for a vote; seconded by James. **Motion to call the vote carried unanimously.**

**The vote on the motion to forward to ZBA for public hearing carried with one no vote.**

Request Approval from ELUC to Place a Proposed Zoning Ordinance Amendment Changing the Definition of Best Prime Farmland on the Zoning Board of Appeals Agenda for a Public Hearing

**Motion** by Moser to place a proposed zoning ordinance amendment changing the definition of Best Prime Farmland on the ZBA Agenda for a public hearing; seconded by Mitchell. In answer to a question, Hall said the LESA is a new assessment. He said the definition of Best Prime Farmland is exclusive to the LRMP and the Zoning Ordinance. He recommended the Board send these two items separately, but at the same time to the ZBA for public comment. **Motion carried with one no vote.**

Monthly Report

**Motion** by Langenheim to receive and place on file the Zoning Department monthly report; seconded by Ammons to receive and place. **Motion carried unanimously.**

Other Business

None.

**Highway & Transportation**

County & Township Motor Fuel Tax Claims – March, 2012

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

Resolution Awarding of Contract for the Replacement of a Bridge Located in Crittenden Road District – Section #10-08968-00-BR

**Motion** by McGinty to recommend to the full Board a Resolution Awarding of Contract for the Replacement of a Bridge Located in Crittenden Road District – Section #10-08968-00-BR to Stark Excavating, Inc., Champaign, IL in the amount of \$188,628.26; seconded by Carter. Alix asked about the age of the current structure. Cooper thought it was twenty-plus years old. He stated the issue is not with its age, but the structure is deteriorating, mainly due to salt and water erosion. **Motion carried with one no vote.**

Resolution Awarding of Contract for Repair of a Culvert Wingwall Located on CH22 – Section #12-00982-00-BR

**Motion** by Betz to recommend to the full Board approval of a Resolution Awarding of Contract for Repair of a Culvert Wingwall Located on County Highway 22 to Big O Services, LLC, Danville, IL in the amount of \$17,527.00; seconded by Carter. **Motion carried with one no vote.**

Resolution Awarding of Contract for Bituminous Materials for Various Township Road Districts – Section #12-000-BR

**Motion** by Betz to recommend to the full Board approval of a Resolution Awarding of Contract for Bituminous Materials for Various Township Road Districts – Section #12-000-BR; seconded by James. Maxwell wanted confirmation that the differences in oil reflected the differences in cost and Cooper affirmed that. He said there were no surprises in the bids. **Motion carried with one no vote.**

Ordinance Speed Limit – CH54 (Tin Cup Road)

Cooper informed the committee that Tin Cup Road is currently set for a 55mph zone, but the other roads around it are set for 40mph.

**Motion** by Langenheim to recommend to the full Board approval of an Ordinance for the Establishment of an Altered Speed Zone on County Highway 54 (Tin Cup Road); seconded by Maxwell. Cooper explained for the committee there had been a study with speed counters. Weibel concurred with the proposal for the reduced speed. Holderfield also stated her support for a reduced speed zone because it is a residential area. Carter asked if the state IDOT had to approve and Cooper responded that since this is a County road it is the responsibility of the County to set the zone. **Motion carried unanimously.**

Resolution Authorizing the Chair to Sign a Joint Agreement with the Illinois Department of Transportation for the Replacement of Structure #010-0117 Located on County Highway 16 (St. Mary's Road) – Section #07-00944-00-BR

Motion by Betz to recommend to the full Board approval of a Resolution Authorizing the Chair to sign a Joint Agreement with the Illinois Department of Transportation for the Replacement of Structure #010-0117 located on County Highway 16 (St. Mary's Road) – Section #07-00944-00-BR; seconded by James. Schroeder said that particular bridge is at least thirty years old and it can't handle much load anymore. He also noted it is used by the State Police often between Pesotum and Rt. 130. Cooper said it is deteriorating and that the rebar was starting to show and it was downgraded and must be repaired or closed. In response to Petrie's question, Cooper said it should be approximately 70% federally funded. It was noted the County staff will do the engineering on the project.

**Motion** by James to call the question for a vote; seconded by Holderfield. **Motion to call the vote carried.**

**A vote on the motion to forward the Resolution to the full Board carried unanimously.**

Chair's Report

None.

Other Business

James asked about the status on a bridge project in Rantoul. Cooper stated it is about 95% complete. The asphalt plants weren't open yet for the season, but are expected to open soon.

Other Business

None.

Adjournment

Chair Weibel declared the meeting adjourned at 7:34pm

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.*