

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, October 4, 2007 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Sweeney, Ahart, Caisley, Baggett

Members Absent: None

Other Board Members Present: None

Staff Present: Mr. John Zeunik, County Administrator;
Ms. Diana Hospelhorn, Recording Secretary,
County Administrator's Office

Department Heads/
Elected Officials
Present: Mr. Phil Dick, Director, Building and Zoning

Others Present: Ms. Michelle Covi, Director, Ecology Action
Center

Before beginning the meeting, Chairman Gordon welcomed Diana Hospelhorn as the new Recording Secretary.

Chairman Gordon called the meeting to order at 4:45 p.m. Chairman Gordon stated that the first order of business is consideration of the September 6, 2007 minutes. He asked if there were any additions of corrections. Hearing none, he declared the minutes approved.

Chairman Gordon presented the bills from September, 2007 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and the fund total is \$17,163.84. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Sweeny/Ahart to recommend approval of the October 4, 2007 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon stated that the first item for the Committee's consideration is a Request by the McLean County Solid Waste Management Technical Committee to approve the Five-Year Update to the Integrated Solid Waste Management Plan. He asked for discussion on the Five-Year Plan Update.

Mr. Caisley suggested we purchase and place three recycling bins/truck bodies in Chenoa, Lexington, and LeRoy and enter into an agreement with the Town of Normal to collect recyclables on a schedule, defined by the need.

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Chairman Gordon invited Ms. Michelle Covie, Director of the Ecology Action Center, to address Mr. Caisley's proposal.

Ms. Covi stated Lexington and Chenoa have recycling programs funded through their municipalities. The Solid Waste Fund supports each Community with a \$1,000 yearly Grant. LeRoy has a recycling program of their own. All other villages contract with private Waste Companies and haulers.

Chairman Gordon thanked Ms. Covi and asked the Committee for other questions or comments.

Mr. Segobiano referred the Committee to page 3 of the Solid Waste Management Plan Five Year Update Plan. Mr. Segobiano will noted the following;

- Concentrate on increasing participation by the commercial and industrial sectors in existing recycling programs
- Evaluate high potential areas for curbside recycling expansion
- Shift emphasis to residential recycling

Mr. Segobiano stated that, within the City of Bloomington and the Town of Normal, when Landlords evict tenants or renovations are made, the trash is put on the curb for the City of Bloomington or the Town of Normal, to pick up. Mr. Segobiano stated that some type of code should be established, holding the Landlords responsible for the cost of disposal. He further stated that he would like to see a Resolution or an Ordinance stating, if a profit is made, the Landlord is responsible for the pick up and recycling of the waste created due to tenants being evicted. He asked if this has ever been discussed or considered.

Ms. Covi responded she believes the larger apartment buildings are privately contracted for waste removal.

Mr. Segobiano stated that the trash on the curb, as a result of evicted tenants, is a problem and needs to be addressed. He added, as an elected official, it is his responsibility to try and find a solution.

Ms. Covi noted that the Landlords are held responsible. However, the cities put a higher priority on removal of the trash, rather than recycling.

Mr. Segobiano suggested that when tenants are evicted, a dumpster be required, at the expense of the Landlord. Mr. Segobiano noted that there needs

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to be some coordination between the City, Town, and the County and the Landlord, to determine what can be recycled and what cannot.

Ms. Covi agreed.

Mr. Caisley stated that the Town of Normal has made an effort in that respect with regards to indoor furniture being placed on the curb. The Town of Normal had several of fires with upholstered furniture placed on porches and by the curb.

Mr. Segobiano stated that he believes we are not strict enough on recycling.

Mr. Baggett asked if we have a percentage breakdown of what makes up the municipal garbage. He stated that this question has been asked before and a satisfactory answer was not given.

Ms. Covi responded that the Ecology Action Center does have accurate information as to what is recycled in McLean County. She stated however there is no assessment done, other than weight, on trash that is landfilled. The statistics you see are based on studies completed by William Rothchue, a professor at the University of Arizona. The National USPCA has, on their website, what is in typical garbage. The typical American's garbage is made up of about;

- 40% paper
- 10-12% plastic
- 7-8% glass
- The rest is landscape material, leaves and brush, which is banned from the Landfill, as are tires.

Ms. Covi explained that, in McLean County, these statistics are not available due to the fact there is no one to do the work.

Mr. Baggett stated by using the National Averages, they would at least have some numbers to work with when making decisions. He stated he would also like to see the statistics broken down into percentages for residential, industrial, and also building materials.

Ms. Covi stated the percentage for Construction and Demolition Waste is about 50%. This is a huge area of growth. Businesses face significant challenges in recycling. Recycling building materials is very labor intense and expensive.

Without incentive, it is difficult to get businesses interested in recycling.

Mr. Baggett stated if 50% of the waste is Construction and Demolition, this should be the primary area to target.

Chairman Gordon recognized Mr. Segobiano.

Mr. Segobiano stated the Community and Committee are not apprised of what recycling or the lack of recycling is doing to our current landfill. He stated that we need to be informed monthly or even yearly, of the possible future cost of another landfill. Mr. Segobiano said that the Community does not understand the seriousness or the possibility of needing a different landfill in as little as five years.

Ms. Covi explained the owners of the Bloomington Landfill are the same owners of the Livingston Landfill as well as others around Illinois. Trash is being trucked to wherever the owners choose. McLean County waste doesn't necessarily go to the Bloomington Landfill.

Mr. Caisley stated that the trash put on the curb due to an eviction, is done by our Sheriff, pursuant to State Law. Moving people's belongings on the street is not something Deputies enjoy doing.

Mr. Segobiano responded that he still believes the Landlord should be held accountable for the cost.

Mr. Caisely stated the court is full of evictions and the Landlords are really not making much money.

Ms Ahart stated, that Landlords are usually evicting someone because they have not been paid rent, which causes them to lose money because they are still making mortgage payments. The problem is Poverty, not Landlords exploiting the poor.

Mr. Caisley referred the Committee to page three Recommended Recycle and Reuse Efforts. Line recommends increasing the County Tipping fee surcharge at the Allied Landfill. He asked if this was even being considered.

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Mr. Dick responded that this is a very good question. There is no tipping fee or expected tipping fee in the future. This was all part of the original Five Year Plan.

Ms. Covi explained pages 2, 3, and 4 are part of the old plan, pages 5 and 6 are current implementations, and page 9 lists the new recommendations.

Mr. Dick stated we now have a host agreement, which takes the place of tipping fees.

Chairman Gordon referred to page 8- E. Chairman Gordon asked if the recycling program include provisions for compliance, including incentives and penalties. He asked if the County is permitted by State Law, to include in the County Ordinance, recycling incentives or penalties.

Ms. Covie responded she did not know.

Mr. Zeunik stated he is not aware of any provisions that permit the County to provide recycling incentives or penalties.

Chairman Gordon stated his original question was why there are not provisions for compliance. He stated that he wanted the question on the record, to possibly track it in the future. The focus is not to create incentives or penalties for compliance, unless it comes to that. He stated he was surprised to see that the tonnage of what is recycled to be just under half of the tonnage landfilled,

Ms Ahart stated this is amazing.

Chairman Gordon referred to the figures on page 9, comparing the tonnage of waste recycled per year (75,955 tons) to the tonnage of waste landfilled per year (159,400).

Ms. Covi stated the percentages are based on the total waste generated.

Chairman Gordon stated the total is around 32%, and this is without incentives or penalties.

Ms. Covi stated that one of the things the Solid Waste Technical Committee debated in the Update to the Five Year Plan was to raise the recycling goal from 25% to 40%.

Mr. Dick responded that it has to do with the way solid waste and recycling is handled. Most Municipalities run their own programs determining if they want incentives or to charge Land lords. In the County, if someone would put all their trash on the curb, it would not be picked up. It would be the County's responsibility to notify the property owner they are starting a junk pile. In the City the system of removal of waste from rental apartments is to put in on the curb and the City agrees to take it away. The County does not have the authority to penalize for not recycling. The County does offer an incentive of \$1,000 from the Solid Waste fund to municipalities wanting to start a Recycling Plan.

Mr. Segobiano stated Mr. Dick has a good point. The city of Bloomington, the Town of Normal and the County need to agree on one recycling plan. There is only one landfill in McLean County. The Moahomet aquifer water resource study is a good example. Bloomington is now talking about doing wellls and so is Normal. Mr. Segobiano added the problem is, every one is doing their own thing. It creates the same problem with recycling.

Mr. Segobiano stated we should work together and accomplish what needs to be done and decide how we get there.

Chairman Gordon noted the recommendation on page 10-2, to develop a Compact Florescent Light recycling program. Chairman Gordon is in agreement with the Integrated Solid Waste Management Plan concerning the energy efficient compact florescent bulb. He asked if Mercury contamination creates a recycling concern.

Ms. Covi replied Mercury contamination becomes a concern if the bulbs are not recycled.

Chairman Gordon asked the Committee for other questions or comments. Hearing none, he presented the request to recommend approval of the Integrated Solid Waste Management Plan Five Year Update.

Motion by Segobiano/Ahart to recommend approval of a request by the McLean County Solid Waste Management Technical Committee to approve the Five –Year Update to the Integrated Solid Waste Management Plan.
Motion carried.

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Chairman Gordon continued with Information item 5-A Ecology Action Center Quarterly Solid Waste Report.

Chairman Gordon asked if the Committee had questions for Ms. Covi. Hearing none, he presented the request to recommend approval of the Ecology Action Center Quarterly Solid Waste Report.

Motion by Segobiano/Caisley to recommend approval
of the Ecology Action Center Quarterly Solid Waste
Report.
Motion carried

Chairman Gordon thanked Ms. Covi.

Chairman Gordon referred back to Action Item 4-B, Review the fiscal year 2008 recommended budget for the Department of Building and Zoning.

Chairman Gordon referred the Committee to the Budget highlights appended to the agenda.

Mr. Phil Dick, Director of Building and Zoning addressed the Committee.

Building and Zoning – 0038-0001 The Revenue can be found on pages 116 of the FY'2008 Recommended Budget.

Mr. Dick noted the following changes;

Line item 410.0017 has decreased from \$150,000 in FY' 2007 Adopted Budget to \$95,000 in the FY' 2008 Recommended Budget. This decrease is based on the permits that are expected to be issued in 2008 for the construction of the Wind Farm to be built northwest of Normal along the I-74 corridor into Woodford County.

Line item 608.0001 has increased from \$1,840 in FY'2007 Adopted Budget to \$2,340 in the FY'2008 Recommended Budget. This increase is based on the increase in the price of gasoline and oil and a review of last year's expenditures and the year-to-date expenses as of the date the FY'2008 Recommended Budget was prepared.

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Line item 620.0001 has increased from \$900 in the FY'2007 adopted Budget to \$1800 in the FY'2008 Recommended Budget. This increase is based on the cost of a color cartridge for the laser printer to print color maps. A replacement color cartridge cost \$900.

Mr. Caisley asked where Building and Zoning purchased gasoline.

Mr. Dick answered the Department's gas is purchased from Freedom.

Gasoline was purchased through the City of Bloomington, however due the poor quality of the gasoline, Building and Zoning switched to Freedom. The cost is not a factor.

Motion by Segobiano/Ahart to recommend tentative approval of the Building and Zoning FY '2008 Recommended Budget as submitted.

Mr. Caisley asked why the Sheriff's Department is getting gasoline from the City of Bloomington if it is defective.

Mr. Segobiano suggested, the County Administrator check with the Departments of the County as to the number having credit cards used for gasoline and the number purchasing gasoline from the City of Bloomington and report back to the Executive Committee.

Mr. Caisley stated bulk purchases normally carry a lower rate.

Chairman Gordon asked if the Committee had other questions for Mr. Dick. Hearing none he requested a vote on the Motion to recommend tentative approval of the Building and Zoning FY'2008 Recommended Budget.

Motion carried.

Chairman Gordon continued with the FY'2008 Recommended Budget.

Chairman Gordon asked Mr. Zeunik to summarize the County Board/Solid Waste Management FY'2008 Recommended Budget, can be found on pages 5-7 of the FY'2008 Recommended Budget.

Mr. Zeunik stated that there is no projected increase in revenue.

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Line item 410.0043 Tipping Fee revenue has been budgeted at \$170,000 in host fees. The Count no longer has a tipping fee. This will need to be corrected and listed under the Landfill Host Fee in the FY'2008 Recommended Budget. This revenue amount is based on the approved host fee agreement between American Disposal Services and the County. In FY'2008, the landfill is anticipated to be operating at less than full capacity. Total tipping fee revenue is estimated at \$340,000.00 with 50% of this revenue budgeted in the Waste Management Fund and 50% budgeted in the General Fund.

Mr. Zeunik explained the Waste Management Fund can only be used to support the Solid Waste Management Program. There are basically two expenses that the revenue is used for.

Line item 706.0001 has been budgeted at \$155,000 in the FY'2008 Recommended Budget. This amount will fund the County's share of the contract with the Ecology Action Center, as administrator of the Solid Waste Management Program

Line item 999.0001 Interfund Transfer has been budgeted at \$15,000 in the FY'2008 Recommended Budget. The proposed transfer of \$15,000 from the Solid Waste Management Fund to the County's General Fund 0001 will fund the following conservation and recycling activities: maintenance of demonstration composting site and educational programs on resource conservation by the Parks and Recreation Department.

Mr. Zeunik explained the reason that there is no increase FY'2008 is that the landfill has not received final approval from the Illinois Environmental Protection Agency on the permit to expand the landfill. The final approval on the full expansion is still pending before IEPA. Allied Waste is expecting a final permit on the full expansion sometime before the end of the second quarter of 2008.

Mr. Segobiano asked if this would impact the Budget.

Mr. Zeunik answered it will not.

Chairman Gordon asked the Committee for questions or comments. Hearing none, he presented the request to recommend approval of the Waste Management Fund – 0159-0001 FY 2008 Recommended Budget as submitted.

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Motion by Segobiano/Baggett to recommend tentative approval of the Solid Waste Management fund FY'2008 Recommended Budget as submitted.
Motion carried.

Chairman Gordon stated the next informational item is the meeting in November is being moved from the first Thursday in November to the second Thursday in November. The next meeting will be November 8, 2008.

Chairman Gordon stated the last informational item will be addressed by Mr. Dick.

Mr. Dick stated the Citizen Planners workshop on "Planning for an Aging Population" is Friday, October 5, 20208. He has placed registration forms in all of the Committee's mail boxes. Mr. Dick informed the Committee, if they have not completed a registration form, they are still welcome to attend. He asked the Committee for ideas as to the type of topics they would like to see addressed next year. If they have any, please let him know.

Chairman Gordon thanked Mr. Dick. He asked the Committee for any other items to come before the Committee at this time. Hearing none, he adjourned the meeting at 5:30 pm.

Respectfully Submitted

Diana Hospelhorn
Recording Secretary