

## Minutes of the Transportation Committee

The Transportation Committee of the McLean County Board met on Tuesday, June 4, 2002 at 7:30 a.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

Members Present: Chairman Bass, Members Emmett, Hoselton, Owens, Selzer

Members Absent: Member Johnson

Staff Members Present: Mr. John M. Zeunik, County Administrator;  
Ms. Martha B. Ross, County Administrator's Assistant,  
County Administrator's Office

Department Heads/  
Elected Officials Present: Mr. Jack Mitchell, County Engineer, County Highway  
Department

Others Present: Ms. Jennifer Sicks, Transportation Planner, McLean  
County Regional Planning Commission

Chairman Bass called the meeting to order at 7:35 a.m. and declared the presence of a quorum. Chairman Bass presented the minutes of the May 7, 2002 meeting for approval.

Motion by Owens/Selzer to approve and place on file the minutes of the May 7, 2002 meeting of the Transportation Committee. Motion carried.

Chairman Bass presented the bills as prepared and recommended for transmittal to the Transportation Committee by the Auditor's Office.

Motion by Selzer/Emmett to approve the Bills as presented and recommended by the Auditor's Office. Motion carried.

Chairman Bass presented two requests for first time bicycle ride permits.  
Mr. Owens asked whether both permits could be considered with one motion.  
Mr. Jack Mitchell responded that both permits could be addressed with one motion.

Motion by Owens/Emmett to recommend approval of first time  
bicycle ride permits for Postemergent Metric and Multiple  
Sclerosis Bike Tour.

Mr. Hoselton asked whether the form used to apply for the permits was the new proposed form that the Committee considered at the May 2002 meeting. Mr. Mitchell responded that the form utilized for these two permits is not the new proposed form, but rather, it is the current form that has been in use for some time.

Mr. Selzer asked how the non-profit status of any applicant could be determined utilizing the present form. Mr. Mitchell responded that the present form does not address the non-profit versus for-profit status of permit applicants. Mr. Selzer suggested that the Federal Non-Tax Identification number should be requested on the new form.

Mr. Emmett asked if a charge would be assessed to a for-profit group for a bicycle permit. Mr. Mitchell responded that there has never been a charge for a bicycle permit, regardless of the financial status of the applicant, so it may be a moot point to request such information on the application.

Mr. Hoselton noted that one of the groups did not submit a certificate of insurance with their application. Mr. Mitchell responded that the certificate of liability insurance was submitted separately, but has been submitted.

Chairman Bass asked how the applications of church groups and other groups would be adjudicated. Mr. Emmett noted that each application is considered on its own merit, so making the application too specific with regard to for-profit or not-for-profit status is really unnecessary. Mr. Mitchell commented that the issue has not been a consideration in the past.

Motion carried.

Chairman Bass presented the Special Event Road Closure Permit Form. Mr. Mitchell explained that, at the Committee's request, a request for a Federal Non-Tax Identification number would be added to this form in the future.

Mr. Hoselton remarked that many groups may be unnecessarily confused by a request for a non-tax identification number. He suggested a simple statement of for-profit or not-for-profit status on permit forms.

Motion by Emmett/Owens to recommend approval of the new  
Special Event Road Closure Permit Form. Motion carried.

Mr. Mitchell presented two requests for special event road closures. The Village of Towanda requests a road closure for its July 4<sup>th</sup> celebration and parade. The Village of Arrowsmith requests a road closure for its Founder's Day celebration on June 22, 2002. Mr. Mitchell stated that his office has conferred with both village mayors regarding the road closures. Each certificate of insurance has now been submitted.

Mr. Mitchell stated that a certificate of insurance has not been required in past years for such special event road closures. However, in recent years, it has been made a requirement. Mr. Mitchell stated that the Highway Department will loan road closure signs to each village, but will not supply any labor to place or remove those signs.

Motion by Hoselton/Selzer to recommend approval of Special Event  
Road Closure Permits for the Village of Towanda for its July 4<sup>th</sup>  
Celebration and the Village of Arrowsmith for its Founder's Day  
Celebration on June 22, 2002. Motion carried.

Chairman Bass presented the bid results from the May 29, 2002 letting. Mr. Mitchell explained that the letting was for stockpile materials for the Lexington-LeRoy Road project and for several other projects.

Mr. Hoselton stated that there is only one bid submitted for many of the items listed in the letting. Mr. Mitchell responded that for materials specified as stone, there are only two (2) quarries near Pontiac that provide such material. Valley View chose not to bid at this time. The sole bid was submitted by Prairie Materials, Pontiac, Illinois.

Mr. Mitchell stated that no bids were received for the trucking of materials. He explained that the Highway Department could haul materials and save the expense of trucking with an outside firm.

Mr. Mitchell remarked that the bid for Group 14 was a tie between two bidders, JMH Trucking in Bloomington and Crane Trucking in Forrest, Illinois. He explained that in the event of a tie, the options available to the Committee are: one bidder withdraws; the job could be split between both companies; flip a coin; or, the Committee may make the

award at its discretion. Mr. Mitchell noted that his recommendation is to award the bid to

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JMH Trucking, as they are a local company. This is the first time that a bid from Crane Trucking has been received.

Mr. Selzer remarked that in the past, the Committee has decried the fact that there are not enough bids made on particular jobs and more bidder interest has been sought. Now that a new bidder has entered the process, the Committee should carefully consider Crane Trucking's bid before automatically accepting the bid by JMH Trucking because they are a local company that the County has worked with in the past.

Chairman Bass remarked that no company is required to submit bids. He explained that some companies may already have enough work, and choose not to bid on projects, rather than to become overburdened.

Mr. Owens asked whether both companies would be willing to split the job equally. Mr. Mitchell responded that that he had posed that question to both companies. Crane Trucking responded immediately that they would be willing to split the job. JMH Trucking responded that they would also split the job with Crane, but reminded the Highway Department that they are a local firm that has done business with the County for a number of years.

Mr. Hoselton stated that he would prefer to employ the option of flipping a coin, in order to be equitable to both companies. That way, the choice would be entirely random.

Mr. Hoselton designated the "heads" of the coin to be for JMH Trucking. The coin toss produced a result of "tails." Therefore, the award will be made to Crane Trucking in its entirety.

Mr. Mitchell stated that the bid tabulation sheet indicated one job where the bid is to be rejected. That project is for Danvers, Section 02-00038-04-WR, and the bid was submitted by Rowe Construction Company, Bloomington, Illinois. In this case, Rowe Construction Company was 31.9% over the estimated cost for the project.

Mr. Mitchell explained that this job had been under close scrutiny since the bids were opened. Originally, this bid was as a contract job in which Rowe Construction Company would complete all specified work. Mr. Mitchell noted that this is a small job located in the Village of Danvers. In order to bring the project to a reasonable price, the Highway Department proposes to do all of the work except paving and the installation of curbs and gutters. The paving work would then be placed out for bid in the next cycle. It was hoped that this would attract a better price.

Mr. Mitchell stated that discussions with Rowe Construction Company revealed that one of their listed cost estimates was inconsistent with accepted costs for such an item. With the Committee's concurrence, the Highway Department will rebid the job as strictly a paving job. The Highway Department will complete the remainder of the work involved with this job, which will require both equipment rental and overtime.

Mr. Mitchell noted that the two-block road section in question is within the Village of Danvers and should not be confused with the Danvers-Yuton Road project. The job will be done as a paving job for \$210,000, with McLean County doing \$150,000.00 worth of the work.

Chairman Bass remarked that this project will be set aside to be rebid in the future.

Motion by Selzer/Owens to recommend approval of the bids as submitted, with Crane Trucking receiving the award of Sec. 99-00044-06-WR and a rejection of Sec. 02-00038-04-WR, which was bid by Rowe Construction Company, Bloomington, Illinois. Motion carried.

Mr. Hoselton remarked that the tie in bids for Sec. 99-00044-06-WR, and the subsequent coin toss to break the tie, should be reported to the full County Board during the Transportation Committee's report. Mr. Mitchell commented that the Minutes of the June 4, 2002 Transportation Committee meeting will also reflect the action taken by the Committee.

Chairman Bass stated that the Executive Session, the next item on the agenda, will be addressed as the last item on the agenda. The Committee members had no objection.

Mr. Mitchell presented the engineer's weekly reports for current and ongoing projects of the Highway Department. Mr. Mitchell noted that the percentage of project completion, number of contract work days, and the estimated completion date, are listed for each project.

Mr. Mitchell explained that the Illinois Department of Transportation report for Sec. 97-00165-00-FP refers to the south portion of the Towanda-Barnes Road project. It is approximately 49% complete, and has been somewhat delayed by recent heavy rainfall. Embankment and tile repair are ongoing.

Mr. Mitchell noted that the Highway Department's Construction Project Summary is not as updated as the State's weekly reports. That is due to the fact that bills come in from the State on a monthly basis and usually run a month or two behind.

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Mr. Selzer asked whether any further expenditures against the Right of Way line item for Sec. 96-00168-00-FP would be made. This is the section of Towanda-Barnes Road that extends from Ireland Grove Road to Illinois Route 9. Mr. Mitchell responded that such was the case. Projections were made early in the process and the estimates were conservative. Mr. Mitchell noted that this section is 68% completed.

Mr. Mitchell presented the report for Sec. 98-00113-00-FP, which is the north portion of Towanda-Barnes Road, from Illinois Route 9 to Fort Jesse Road. This job is only 10% complete. Culvert work and tile work are in the process of being completed.

Mr. Mitchell presented the report for Sec. 98-00038-03-WR, which is the Danvers-Yuton Road. It is 99% finished. All of the field work is completed. The only remaining work to be completed is the final paperwork.

Mr. Hoselton commented that the Danvers-Yuton Road project is over budget. Mr. Mitchell noted that it is not significantly over budget.

Chairman Bass stated that he would need a motion from the Committee in order to go into Executive Session to discuss the lease or purchase of land for use as a stockpile site for cold mix materials.

Motion by Owens/Emmett to go into Executive Session to discuss the lease or purchase of land for use as a stockpile site for cold mix materials. Those people to remain for the Executive Session are: Chairman Bass; all members of the Committee; Mr. John M. Zeunik, County Administrator; and, Ms. Martha Ross, Recording Secretary. Motion carried.

The Committee went into Executive Session at 8:07 a.m.

The Committee came out of Executive Session at 8:52 a.m.

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Motion by Selzer/Hoselton to adjourn the meeting.  
Motion carried.

There being nothing further to come before the Committee at this time, the meeting was adjourned by Chairman Bass at 8:53 a.m.

Respectfully submitted,

Martha B. Ross  
Recording Secretary

Minutes of the Executive Session of the Transportation Committee  
Tuesday, June 4, 2002

The Transportation Committee of the McLean County Board went into Executive Session at 8:07 a.m. on Tuesday, June 4, 2002 to discuss a possible lease or purchase of land from the City of Bloomington for use as a stockpile site for cold mix.

Mr. John Zeunik, County Administrator, stated that he had recently talked with Mr. Tom Hamilton, City Manager, City of Bloomington. Mr. Hamilton indicated that the City of Bloomington ("the City") is amenable to the County's proposed lease of approximately 6.5 acres of the City of Bloomington Police Training Facility on Illinois Route 9 East.

Mr. Zeunik displayed an aerial map of the proposed location. Mr. Mitchell indicated on the map where the proposed stockpile site would be located. He stated that the total area proposed for the leased site is approximately 6.3 acres.

Mr. Zeunik remarked that a lease agreement governing the County's use of the property is the City's preference, rather than a purchase. Mr. Hamilton will telephone Mr. Don Meyer, University of Illinois Cooperative Extension Office, and inquire what the lease rate is for agricultural land. Mr. Zeunik stated that the speculative amount per acre is currently \$150.00 per acre. However, that amount is unconfirmed.

Mr. Zeunik commented that the City requested that the County position its stockpile site as far away from the existing buildings as possible. The site should be located as far north on the proposed site as possible, as one of the existing buildings is an indoor firearms range that is still in use by the City.

Mr. Mitchell noted that part of the reason the proposed area was selected was that there is a drainage structure in a portion of the proposed area, which is also partially located under the road and drains away from the property. There can be no blockage to this drainage system, which subsequently limits where the stockpile site can be located.

Mr. Selzer asked where the ingress and egress would be located. Mr. Mitchell responded that the ingress/egress would be located off of the Township road that borders a portion of the property. Mr. Mitchell commented that he indicated to the Township Road Commissioner that the township's gravel road would be widened and additional gravel would then be added. He indicated that the Road Commissioner agreed to such action.

Mr. Emmett asked how long the County would lease the property. Mr. Mitchell responded that a two (2) year lease is desirable. Materials would be brought in to the site, and a pug mill would be rented and located at the site. Once the pug mill is in place, oil would be brought in and fed directly into the pug mill, which would then be mixed with other materials to create a cold mix. A second stockpile would then be created to accommodate the finished material prior to its use.

Mr. Mitchell explained that a rock base would need to be laid over the site to protect the underlying ground while the materials are stored there. Dirt grading, including stripping of any available black dirt, would be done first, followed by leveling, and laying the rock base.

Mr. Mitchell stated that the materials from this stockpile site would be used to complete the Lexington-LeRoy Road project and the Arrowsmith Road project. It is expected that the Lexington-LeRoy Road project will be completed this year, and the Arrowsmith Road project will be completed next year. He noted that there does not appear to be sufficient room at this site to stockpile materials for both jobs concurrently.

The rock base that will be laid over the stockpile site can be utilized as part of the base for the road shoulders on the Arrowsmith Road project. Following the completion of both projects, the remaining materials will need to be removed, the black dirt replaced, and grass seed applied. By doing so, the site would be returned to as near its original condition as possible.

Chairman Bass asked whether the proposed lease agreement would need to be approved by the Bloomington City Council. Mr. Zeunik responded that a lease between the City and McLean County, for no longer than a two (2) year term, would be necessary. A two-year term would be the limit, since a longer term would require the City to apply for a Special Use Permit, as per the County Zoning Ordinance. The Ordinance currently allows for a Temporary Use Facility for the purpose of paving a road.

Mr. Zeunik stated that the City proposes a lease that stipulates the amount of property to be leased at the Agricultural lease rate and provides for the reclamation of the site so that it is returned to as near its original state as possible.

Mr. Hoselton commented that odors from the materials stored and mixed on the site may present a problem to nearby residents. Mr. Mitchell stated that there are no residents nearby and that no raw oil would be stored on the site.

Mr. Mitchell stated that time is of the essence with regard to the preparation and execution of a proposed lease agreement. Mr. Zeunik remarked that the Transportation Committee should make its recommendation to the full County Board for its consideration at the June 2002 meeting. Mr. Mitchell explained that the proposed lease agreement could be presented to the Transportation Committee at a Stand-Up meeting prior to the County Board meeting, and then presented to the full Board at the June meeting. The proposed lease would also need to be presented in a timely fashion to the Bloomington City Council.

Mr. Owens commented that the Bloomington City Council meeting would need to take place prior to the County Board's meeting in order for the lease to be fully executed in time for the site to be utilized for the first project. Mr. Mitchell remarked that the Bloomington City Council will meet on Monday, June 10th prior to the County Board's meeting.

Chairman Bass asked whether the site owned by Rowe Construction Company ("Rowe") had been considered as a stockpile site. Mr. Mitchell responded that the Rowe site was considered as a stockpile site, along with a privately owned site near Colfax. However, it was felt that since the use of the site would only be temporary, the City's site would be more advantageous than acquiring a privately owned site.

Mr. Owens asked what was budgeted for the lease agreement. Mr. Mitchell responded that there wasn't a specific line item for leasing in the budget. Purchase is specified, but the lease is a minor amount of money compared to what the anticipated purchase would be. A separate line item may need to be added to accommodate the lease agreement.

Mr. Hoselton asked what is the status of the 5-10 acres that was proposed for joint purchase with the City of Bloomington. Mr. Mitchell stated that he has recently been contacted by Mr. Mike LaPier, Executive Director of the Central Illinois Regional Airport, who advised that no airport-owned land was available for purchase. Therefore, the two remaining choices are the 5-acres within the Deneen Trust, and the 37-acre parcel owned by Rowe Construction Company located on Illinois Route 9. Mr. Mitchell commented that the Rowe property could potentially be obtained for approximately \$4,000.00 per acre.

Mr. Mitchell remarked that, if the Highway Department were to locate further outside of town, then the Rowe-owned site would be the most advantageous. The Rowe site currently does not have either water or septic service, and that situation would need to be addressed if the site were to be seriously considered for future development.

Mr. Emmett asked where the proposed by-pass is located in relationship to the Rowe property. Mr. Mitchell remarked that the Rowe property is located on Illinois Route 9 east, about 2.5 miles from the proposed east side highway by-pass. The corner of the property is low ground, which would be of little practical use. However, with a total of 37 acres, finding a section of high ground to utilize would be relatively easy.

Mr. Mitchell explained that the consultant-recommended route for the proposed by-pass passes approximately 3,000 feet east of the Towanda-Barnes Road and continues south about  $\frac{3}{4}$  mile. The second alternative by-pass route may utilize the Rowe property for the installation of an interchange.

The proposed by-pass may be 15-20 years away. However, the issue could come before the five involved governmental entities involved for a recommendation within a few months. Mr. Mitchell noted that each of the alternatives has advantages for the current Interstate system.

Mr. Selzer asked how much the Rowe site would cost. Mr. Mitchell responded that the price per acre would most likely be in the \$4,000.00 range, and that the parcel is 37 acres. Mr. Mitchell added that the Deneen site would be a total of 10 acres, with 5 each for the City and County. However, he stated that the City might pull out of the Deneen acquisition. Mr. Emmett commented that there is more ground for the money with the Rowe site.

Chairman Bass noted that the County should strongly consider a land purchase rather than some other means of acquiring an expansion site. Mr. Selzer commented that the County should develop a site plan for new property at the outset.

Chairman Bass asked whether the County should pursue the land acquisition. If so, the Property Committee should be included in the process. Mr. Zeunik remarked that because of the dollar amount involved, as well as the amount of land to be purchased, the Transportation Committee would make its recommendation to the Property Committee. Under the Board Rules, the Property Committee has oversight responsibility over the acquisition of property of this size and cost. Since there are some members who sit on both Committees, any member could make a recommendation.

Mr. Emmett noted that the same procedure would need to be employed if the Deneen property was proposed for purchase. He remarked that the Rowe location is very advantageous for its proposed usage.

Mr. Selzer asked whether the Rowe site is available for purchase immediately. Mr. Mitchell responded that it is available for a lease usage now. However, if a long-term usage is proposed, the zoning of the site would need to be changed.

Mr. Selzer asked whether either Mr. Zeunik or Mr. Mitchell could provide the Committee with a report on the proposed long-term usage of both the Deneen property and the Rowe property. He stated that under the County's ownership of the property, it would be well-utilized, regardless of what the usage would eventually be. Mr. Mitchell commented that there is no sewer or water available to the property at this time. However, if the proposed by-pass is built, the availability of both sewer and water would increase dramatically in order to accommodate the accompanying growth.

Mr. Hoselton asked about the possibility of moving the Highway Department offices to the Government Center Building. Mr. Selzer remarked that a discussion of this subject is outside the scope of the current Executive Session.

Chairman Bass asked whether there is a firm commitment from Rowe for the County's acquisition of their 37-acre property. Mr. Mitchell responded that his intuition is that Rowe would sell the property for approximately \$4,000.00 per acre. However, all 37 acres would need to be included in the transaction, rather than subdividing the acreage.

Mr. Hoselton suggested that Rowe should be approached by both Mr. Mitchell and a member of the Administrator's Office regarding the potential sale of Rowe's acreage. Additionally, if a price for the five-acre Deneen property could be agreed upon, some comparisons could then be made.

Mr. Selzer commented that a price of \$35,000.00 per acre has been proposed as a price for the Deneen property. Mr. Hoselton noted that such a price is not practical and should not be seriously considered.

Mr. Owens asked what is the current value of the present Highway Department facility site, in the event it would be offered for sale. Mr. Emmett stated that the present site is not being offered for sale. In fact, it will most likely become more valuable in the future and should be retained for possible future use.

Mr. Selzer asked for a plat view of the Rowe property to be provided, so that surrounding property owners could be identified.

Chairman Bass suggested that the Committee representatives should return to Rowe to get a more firm commitment on the sale, and a fair asking price, for their 37-acre parcel. He asked whether the Committee should schedule a formal meeting between representatives of Rowe Construction Company and the Transportation Committee.

Chairman Bass asked both Mr. Mitchell and Mr. Zeunik to represent the Transportation Committee at the meeting. Mr. Selzer suggested that either Chairman Bass or Mr. Hoselton also attend the meeting.

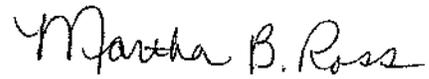
Chairman Bass suggested that Mr. Mitchell and Mr. Zeunik begin with the first meeting. Subsequently, Chairman Bass advised that he and Mr. Hoselton would be available to participate in any follow-up meetings, as needed.

Motion by Selzer/Emmett to return to Open Session. Motion carried.

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The Transportation Committee of the McLean County Board returned to Open Session at 8:52 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Martha B. Ross".

Martha B. Ross  
Recording Secretary