

# Minutes of the Land Use and Transportation Committee

The Land Use and Transportation Committee of the McLean County Board met on Tuesday, July 5, 2022, at 8:00 a.m. in Room 400 of the Government Center, 115 E. Washington St., Bloomington, Illinois.

Members Present: Chairman Soeldner Members William Friedrich, Gerald Thompson, Lea Cline, Jim Rogal and Beverly Bell

Members Absent Member Shayna Watchinski

Other Members Present: None

Staff Members Present: Cassy Taylor, County Administrator; Cathy Dreyer, Assistant County Administrator; Anthony Grant, Assistant County Administrator; Christopher Spanos, First Assistant State's Attorney – Civil Division, Taylor Williams, Assistant State's Attorney; Julie Morlock, Recording Secretary

Department Heads Present: Jerry Stokes, County Engineer; Phil Dick, Building and Zoning

Others Present: Luke Hohulin, Assistant County Engineer; Ms. Laura Dick, Show Bus

The meeting was called to order by Chairman Soeldner at 8:00 a.m. and a quorum declared.

Chairman Soeldner presented the June 7, 2022, Land Use and Transportation Committee regular meeting minutes for approval.

Motion by Cline/Thompson to approve the June 7, 2022, Land Use and Transportation Committee regular meeting minutes.  
Motion Carried.

Chairman Soeldner presented prepaid bills in the amount of \$888.15 for the Building and Zoning Department and \$1,118,063.31 for the Highway Department.

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### EXPENDITURE SUMMARY BY FUND

#### Transportation Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0006	SHOW BUS		\$300,437.14	\$300,437.14
0120	HIGHWAY		\$229,533.50	\$229,533.50
0121	BRIDGE MATCHING FUND		\$194,542.12	\$194,542.12
0123	MOTOR FUEL TAX		\$262,347.59	\$262,347.59
0501	TOWNSHIP MOTOR FUEL TAX		\$131,202.96	\$131,202.96
			\$1,118,063.31	\$1,118,063.31

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AS OF 6/30/2022

**EXPENDITURE SUMMARY BY FUND**

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$888.15	\$888.15
			<hr/>	<hr/>
			\$888.15	\$888.15

  
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COMMITTEE CHAIRMAN

Motion by Thompson/Friedrich to recommend payment of bills as presented.  
Motion carried.

Chairman Soeldner confirmed with Cassy Taylor there were no appearances by members of the public or County employees.

Chairman Soeldner presented for action on behalf of Jerry Stokes and the Highway Department a request to approve an Illinois Department of Transportation Capital Assistance Grant Application for SHOW BUS. Ms. Laura Dick indicated this was a request under Stage 3 of the Build Illinois plan. She stated it was a request for equipment to perform more in-house repairs on their vehicles. Mr. Thompson asked if they were having trouble finding places to do repair work. He also asked if she was having issues retaining current workers. She indicated they have been able to utilize their regular repair shops, but they have lost some workers through retirement both in house and at repair shops. She noted they have a mechanic willing to train which will benefit them. Mr. Soeldner asked if they will need to purchase upgrades for diagnostic equipment in the future. Ms. Dick indicated upgrades are a regular expense but equipment and upgrades are not as expensive as it was in the past. Mr. Soeldner asked about security at the location. Ms. Dick indicated it had not been put in place as that request was part of Stage 2 of the Rebuild Illinois plan. She noted Stage 1 requests were recently executed by the State.

Motion by Cline/Friedrich to recommend approval of an Illinois Department of Transportation Capital Assistance Grant Application for SHOW BUS  
Motion Carried.

Chairman Soeldner presented for action a request to approve a Resolution for the June 28, 2022, Construction and Maintenance Letting. Mr. Stokes indicated County Highway Department had done some of the work on Lexington East Road, and this would be for Rowe Construction to finish work with last layer and hot mix. He noted this letting covered resurfacing work in Randolph Road District as well as a micro-surfacing project on Holder Road. Mr. Soeldner noted some of the bids came in lower than estimate.

Motion by Friedrich/Thompson to recommend approval of a Resolution for the June 28, 2022, Construction and Maintenance Letting  
Motion Carried. Mr. Soeldner made point that he would be abstaining.

Chairman Soeldner presented for action a request to approve a Motor Fuel Tax Resolution for Lake Spur (CH 8), Section 22-00046-16-RS. Mr. Stokes indicated road was last resurfaced in 1998. He indicated this request included environmental work and design plans and they would bring a resolution for construction next spring. Mr. Soeldner asked about timing as this road leads to the lake. Mr. Stokes indicated they planned to start early so work would be completed by early June. Mr. Soeldner asked if road would be completely closed to traffic. Mr. Stokes indicated it would be one lane throughout the project.

Motion by Cline/Bell to recommend approval of a Motor Fuel Tax Resolution for Lake Spur (CH 8), Section 22-00046-16-RS  
Motion Carried.

Chairman Soeldner presented for action a request to approve a Motor Fuel Tax Resolution for Saybrook-Arrowsmith Road (CH 36), Section 22-00045-05-RS. Mr. Stokes indicated this road was last done in 1991 and would be a hot-mix removal, hot-mix replacement and new shoulders. Mr. Soeldner asked if they were only paving up to the railroad. Mr. Stokes confirmed it would not involve the railroad tracks. Mr. Friedrich asked if they were planning to extend work in this area. Mr. Stokes indicated the road beyond the previous project was oil and chip and scheduled for replacement/maintenance every 5 years.

Motion by Thompson/Cline to recommend approval of a Motor Fuel Tax Resolution for Saybrook-Arrowsmith Road (CH 36), Section 22-00045-05-RS.  
Motion Carried.

Chairman Soeldner presented for action a request to approve a Resolution for Boiler Replacement at Highway Department. Mr. Stokes indicated yearly inspections of boiler have noted it was close to end of life. He stated they want to get new boiler in place before winter. Mr. Friedrich indicated he was concerned the bid was much lower than others and asked if it included pumps and thermostats. Mr. Stokes indicated Pipeworks came out and looked over old boiler before putting in their bid and bid was only for the boiler. Mr. Soeldner asked if this provided heat to that building. Mr. Stokes confirmed. Mr. Soeldner asked if they had a system that burned used oil. Mr. Stokes confirmed they do have a heating system in the middle garage that works with used oil.

Motion by Cline/Friedrich to recommend approval of a Resolution for Boiler Replacement at Highway Department.  
Motion Carried.

Mr. Stokes provided an update and pictures of projects including Brand II Bridge on Stringtown, Meadows Road project, and PJ Keller Highway project. Mr. Stokes went over center lane technology they are now using. Mr. Soeldner asked how long they had been using that and whether it was working. Mr. Stokes indicated they first used in 2017 and seems to be holding well. Mr. Stokes went over Chenoa Road project and then also provided an update on the Lexington East project.

Mr. Thompson – asked if center line technology was added during final lift. Mr. Stokes confirmed. Mr. Thompson asked about how far they have to dig down. Mr. Stokes indicated usually about 8 inches but may be 12 inches before they hit hard land.

Mr. Friedrich asked who completes inspections for projects. Mr. Stokes indicated someone from the department is assigned to each project to make sure all the requirements and contract parameters are met. He indicated that during the busy season they might include inspections from an outside source as part of the contract.

Mr. Soeldner ask if they could get some pictures for next month around Sapphire Windfarm. He also asked if there had been any issues. Mr. Stokes indicated it had been going well and the company had been responsive to the few dust complaints received. Mr. Stokes indicated about 50 foundations had been poured with about 14 left. Mr. Soeldner stated he noted pipe line work was being done in the same area that could lead to dirt and mud complaints. Mr. Thompson asked for more details about the dust complaints. Mr. Stokes noted complaint by resident who was cooking out. Mr. Stokes indicated they asked company to extend area where they were putting down water and dust reduction material.

Mr. Soeldner indicated another accident near Lexington-Leroy Road/Rt. 9 and asked about overhead light at that intersection. Mr. Stokes indicated he would talk with IDOT about it. Discussion about options among members and Mr. Stokes.

Mr. Stokes let the Committee know there would be a public open house meeting in Downs at Tri-Valley middle school on July 20<sup>th</sup> for Seminary Street project.

Mr. Thompson asked if they were planning a weight upgrade on 136 to Sabina. Mr. Stokes indicated the road does not receive enough traffic.

Mr. Soeldner moved to the next item on the agenda and noted there were no action items for the Building and Zoning Department but Mr. Dick had provided a report. Mr. Dick noted there were four cases before the Zoning Board of Appeals that evening. He went over process to provide information on projects and when they issued notices. He also indicated Board members are welcome to come and ask questions at the public hearings. Mr. Dick indicated they do not share all questions they receive from the public about land use, but instead only share information once a formal application has been received. Mr. Soeldner asked him to confirm they do not share because individuals or company may decide they do not want to proceed. Mr. Dick indicated they want individuals and companies to use them as a resource and feel they would not want to if individuals and companies felt all of their inquires would be made public knowledge.

Ms. Cline asked if there was a typical time of the year they received applications for solar and wind farm projects. Mr. Dick indicated there is not a specific time in the year. Ms. Cline indicated she knew companies reach out to Building and Zoning with questions when they are working on a potential project. Ms. Cline asked if Members could get a heads up when people have indicated interest and an alert email when an official application has been received.

Mr. Dick went over procedure and noted they prefer to have County Board Members not involved in the process until after the zoning hearing. Ms. Cline stated she was not wanting to negotiate with anyone but felt she could be better prepared when companies come to them to lobby for support if members were provided additional information. Mr. Dick noted they caution companies not to contact County Board Members. Ms. Cline asked about getting a notice as soon as they receive an application. Mr. Dick confirmed he sends notice to board members when they receive an application. Mr. Thompson stated he appreciated Ms. Cline's point of view but also understood not wanting to share every question about windfarms or solar farms that comes into the Building and Zoning office. Mr. Soeldner noted it can be embarrassing when asked by a constituent about something Members are not aware of. Ms. Cline noted when her constituents get letters, etc. from companies it speaks to more than just random questions about a project. Mr. Dick indicated companies work to get people signed on in support of a project years in advance. He stated they might hear a company is signing people but still not get application or get a final application for a project in the same area from a different company. He stated they did not want to share information prior to the application as it might have legal implications.

Mr. Soeldner asked about report provided in the packet for new permits. Mr. Dick went over information. Mr. Soeldner thanked them for the information as he felt it was helpful to understand current projects in the County.

Ms. Cassy Taylor noted Administration did not have any items for the Committee to consider.

Under Other Business Mr. Friedrich asked for an update on 136 at Funks Grove as IDOT closed the road over a year ago and there had been several accidents and deaths. Mr. Stokes indicated he spoke with the IDOT field engineer who noted they closed 136 because it goes under the interstate and they did not want construction debris to fall on the road way. Mr. Stokes stated field engineer indicated the project was now scheduled to be done by the end of July. Mr. Stokes also indicated the field engineer stated the project was originally to be completed in November and the company would be assessed penalties based on that delay. Mr. Stokes indicated the deck was poured last week and that he would follow up again.

Chairman Soeldner asked if there was any other business to come before the Committee; hearing none, he adjourned the meeting at 9:16 a.m.

Respectfully submitted,

*Julie A. Morlock*

Julie A. Morlock  
Recording Secretary