

MINUTES
McLEAN COUNTY REGIONAL PLANNING COMMISSION
REGULAR MEETING

WEDNESDAY, February 6th, 2018, 4:00 P.M.
GOVERNMENT CENTER, ROOM 404
115 EAST WASHINGTON STREET, BLOOMINGTON, ILLINOIS

Members Present:

Carl Teichman, Chair; Mary Kramp, Vice-Chair; Jim Fruin, Executive Committee Representative; John Burrill; Mark Wylie; Kelly Pyle; Carl Olson

Members Absent:

Mary Jefferson

Others Present:

McLean County Regional Planning Commission staff - Jordan Brown, Office Manager; Vasudha Gadhiraaju, Executive Director; Jennifer Sicks, Transportation Planner; Lauren Gibson, Community Planner; Alyssa Cooper, Community Planner; Teresa Anderson, Assistant Planner; Scott Diveley, Intern; Town of Normal – Wayne Aldrich, Director of Public Works; Mercy Davison, Planner; Ryan Otto, Director of Engineering; Sulaski & Webb, CPAs – Mary Ann Webb; WGLT – Bobby Castillo

Call To Order:

Mr. Teichman called the meeting to order at 4:01 p.m. and noted the presence of a quorum.

Public Comment:

None

Consent Agenda:

Mr. Teichman called for a motion to approve the Consent Agenda as presented. Mr. Burrill moved for approval. Ms. Kramp seconded the motion, which passed unanimously.

Regular Agenda:

FY 2018 Financial Audit

Ms. Gadhiraaju reminded the Commission about the high indirect cost rate recorded in the FY 2018 draft audit report at the December meeting. She clarified that this high indirect rate was due to a couple of factors. 1) There was a change in the indirect cost allocation methodology in 2018. Unlike previous fiscal years, fringe benefits were budgeted and billed as direct costs. This change in methodology has not been communicated to the auditors and caused some confusion in how they were accounted for. 2) IMRF costs were booked at a higher rate than those incurred. Ms. Webb explained that this was due to the fact that

MCRPC is part of McLean County's IMRF system. She indicated that they used a proportional rate to arrive at the numbers in compliance with GAAP procedures. Discussion ensued.

Mr. Teichman called for a motion to approve the FY2018 Financial Audit for MCRPC. Ms. Kramp moved for approval of the FY2018 Financial Audit for MCRPC as presented. Mr. Olson seconded the motion, which passed unanimously.

Consistency Review – College Plaza

Ms. Davison gave a brief presentation of the consistency review and located the property commonly known as the College Plaza on the map. Mr. Teichman inquired about rear doors, dumpsters, and other aesthetic aspects of the building since the rear of the building faces Veterans Parkway. Ms. Davison explained that dumpsters will be placed to the side of the building with masonry hiding them and the back of the building will still have a few access doors to look more like a front door. She also noted that the entrance and exit from the parking lot of the proposed building has been a known issue. Town staff is currently working with the developer to address that issue by making the exit a right only turn onto College Avenue. Staff is also exploring the possibility of having people use Patriot Drive to Susan Drive to exit the lot. She made it clear that they do not have an agreed upon solution yet. Discussion ensued.

Ms. Kramp inquired about the building height and if any thought was given to the visibility of existing businesses located on the far end of the parking lot. Ms. Davison answered that it will only be one story and she assumed that the developer was in communication with the businesses to address any visibility concerns. Mr. Burrill inquired what will be in the building. Ms. Davison stated that it will be a multi-tenant building with one being a restaurant. She then stated that the consistency review is overall very positive. Ms. Gadhiraju explained that if a consistency review doesn't meet "the minimal features in the comprehensive plan", it would get a failing grade. There are two items on this review that don't meet the "the minimal features in the comprehensive plan". However, this development was graded keeping in mind that the Town recently adopted their new Comprehensive Plan and their city code has not yet been updated to reflect the goals and aspirations of the plan. Mr. Teichman asked if there were any more questions.

Hearing none, he called for a motion to approve the College Plaza consistency review. Ms. Pyle moved for approval and Mr. Fruin seconded the motion, which passed unanimously.

Approval of TLC grants

Ms. Gadhiraju gave a brief presentation on the TLC program and the two applications received during the first round. These include 1) Town of Normal Bicycle and Pedestrian Master Plan update and 2) McLean County Route 66 Historic Catalogue project. Ms. Gadhiraju said MCRPC staff enthusiastically supports these projects and invited the applicants to make a brief presentation for the Commission. Mr. Aldrich spoke about the

McLean County Route 66 Historic Catalogue project that will be a permanent resource for future projects relating to Route 66 as a transportation facility, a cultural touchstone, and a sought-after tourism opportunity. He highlighted the interest from various regional partners including the Town, the City and the County on this project before he began answering questions that arose.

Ms. Davison and Mr. Otto presented the Town of Normal Bicycle and Pedestrian Master Plan project that will update the previous plan that is a decade old. They highlighted the connection between this project to the Long Range Transportation Plan, the Town's Comprehensive Plan and MCRPC's strategic priorities. They then answered questions that arose.

Mr. Teichman called for approval of the TLC grant applications. Mr. Olson moved for approval. Mr. Burrill seconded the motion, Mr. Wylie abstained. Motion passed. Ms. Gadhiraju reminded the applicants that the recipients cannot incur any expenses on these projects until the grant dollars are approved by the State. She anticipated that approval happening sometime prior to April.

2019 Member appointments to the Information Forum Subcommittee

Ms. Gadhiraju explained that since Mr. Teichman and Ms. Kramp are now on the Executive Committee, she explained that when the Information Forum consisting of three members from the Commission meet, it would trigger Open Meetings Act (OMA) requirements. In the interest of keeping the Information Forum Sub-Committee meetings nimble, she requested that the Commission appoint new members so as not to trigger OMA. After a brief discussion, Mr. Techman volunteered to resign from the Sub-Committee, Mr. Wylie volunteered to serve in his place and Ms. Kramp expressed interest to continue her service on that sub Committee along with Ms. Jefferson.

Mr. Teichman called for a motion to appoint Ms. Kramp, Mr. Wylie, and Ms. Jefferson to the Information Forum Subcommittee. Ms. Pyle moved to approve and Mr. Olson seconded the motion, which passed unanimously.

Items of Information or Discussion:

Executive Committee updates

Mr. Teichman gave a brief synopsis of what was discussed at the most recent Executive Committee meeting. Topics included creation of a staff advisory committee to discuss open data issues and an update on regional housing initiatives. Ms. Gadhiraju added that the goals of the open data committee is to identify the available data at the regional level, find synergies across agencies and to reduce redundancies and barriers in collection and distribution.

That which may arise

Ms. Gadhiraju announced the soft launch of BN Vitals 2.0 dashboard on the MCRPC website. She then gave a brief tour of the new dashboard.

Adjournment:

Mr. Teichman called for a motion to adjourn the meeting. Ms. Kramp moved to adjourn the meeting. Mr. Fruin seconded the motion, which passed unanimously and the meeting adjourned at 4:48 p.m.

Respectfully submitted,
Jordan Brown
Office Manager