

MINUTES
McLEAN COUNTY REGIONAL PLANNING COMMISSION
REGULAR MEETING, WEDNESDAY, FEBRUARY 3, 2010, 4:00 P.M.
GOVERNMENT CENTER, ROOM 404
115 EAST WASHINGTON STREET, BLOOMINGTON, ILLINOIS

Members Present:

Carl Teichman, Chairman; George Benjamin, Vice-chair; Joe Butcher, Bill Doud, Mary Jefferson, Neale McCormick, Jay Reece, Shane Rutherford

Members Absent:

None

Others Present:

McLean County Regional Planning Commission: Paul Russell, Executive Director; Rick Nolan, Community Planner; Jennifer Sicks, Transportation Planner; Teresa Casselman, Office Manager. City of Bloomington: Mark Woolard, City Planner. McLean County: Mike Behary, County Planner. Town of Normal: Mercy Davison, Town Planner. Sulaski & Webb: Mary Ann Webb; Katie Hermes

Call To Order:

Mr. Teichman called the meeting to order at 4:00 p.m. and noted the presence of a quorum.

Consent Agenda:

No requests for removal of items from the consent agenda were made. Mr. Benjamin moved that the Consent Agenda be approved as presented. Mr. Butcher seconded the motion, which passed unanimously.

Regular Agenda:

FY 2009 Audit Report

Ms. Webb introduced Ms. Hermes, who had performed the annual audit. Ms. Webb explained the audit was performed under government auditing standards, and indicated the financial statements represented, in all material respects, the financial position of the Commission. She pointed out the management's analysis of the financial statements, and noted this year the format included comparative financial data. Ms. Webb reviewed the statement of net assets, noting changes in net assets and indicating the cash on hand was down from the previous year. She reviewed the statement of revenues, expenses, and changes in net assets, noting temporarily restricted assets, which is contract revenue that was received and restricted for a specific expenditure.

Ms. Webb indicated revenue was down from previous years and there was a decrease in net assets, and Mr. Russell added it had been planned to spend down reserves. Ms. Webb reviewed the statement of cash flows and noted the decrease in cash as explained by Mr. Russell. Ms. Webb reviewed the notes to financial statements and indicated there were no new pronouncements in the section.

Ms. Webb reviewed the budgetary comparison schedule, which compared budgeted amounts with actual amounts to show the variances. She reviewed the required letter on internal control and compliance with

government auditing standards and noted no difficulties, compliance or internal control issues that needed to be reported in the letter. She added there had been discussions with management regarding improvements in office procedures, but none were significant and required reporting in the letter.

Mr. Teichman noted several items that were corrected by management such as capitalizing of fixed assets and asked if this was problematic. Ms. Webb indicated nothing was identified that was problematic or troublesome.

Ms. Jefferson stated that rent expense had not been budgeted, but had been incurred. Ms. Webb explained that the rent income is an in-kind contribution. She explained rent income and expenses are not budgeted as they are noncash items and therefore revenue neutral to the budget.

Mr. Reece moved to accept the audit. Mr. Butcher seconded the motion, which passed unanimously. Ms. Webb noted that the acceptance of the draft audit was required and that the final audit could now be released. She further reviewed two letters received by the Commission members. She explained one letter discussed the responsibilities of the Commission members and the auditor. She explained the letter discussed accounting policies, and noted the auditor encountered no difficulties or disagreements with management. She explained the other letter communicated the lack of preparation of financial statements. She indicated Ms. Casselman was accurate in the preparation of financial data, but the statement referred to the adjusting entries made at audit time and the ability to evaluate the note disclosure information. She indicated there had been discussion with Ms. Casselman and Mr. Russell regarding future audit preparations.

Consistency Review - Trails on Sunset Lake - 2nd Revision

Ms. Davison reviewed the development located east of Airport Road and south of Shepard Road. She explained street layout and noted the entire parcel had been reviewed about a year ago, but further details about the project were now proposed.

Mr. Teichman noted the project had received a "D" rating. Ms. Davison explained the project did not meet Town requirements for street design and connectivity. Mr. Russell asked if there was a related issue with the subdivision code regarding the length of the road leading into the cul de sac. Ms. Davison stated there had been a variance requested and granted regarding that issue. Mr. Russell asked if the developer had provided a pedestrian connection to help alleviate concerns. Ms. Davison indicated sidewalk connections through some side yards had been provided as an alternative. Mr. Russell indicated this project could be reconsidered as a "C" as some adjustments had been made by the developer and waivers had been granted by the Town.

Mr. Reece asked about the rating, and Mr. Russell indicated that the main reasons the project had received a "D" rating had been addressed, and it would be appropriate for the project to receive a "C" rating. Ms. Davison stated she would report the revised grade in her council report. Mr. McCormick moved the consistency review be approved with a "C" rating. Mr. Reece seconded the motion, which passed unanimously.

Items of Information or Discussion :

Article from December 2009 issue of *New Urban News*

Mr. Russell indicated the article described how one developer was surviving a down economy by branching into different business directions, including designing and constructing the buildings and adding amenities such as a tavern and recreational facilities.

Article from December 2009 issue of *Governing*

Mr. Russell stated the article provided interesting comparison between the historical planning process of Route 66 with present-day high-speed rail. He said the author stated we should not repeat the initial mistake of Route 66 planning of spreading the funds so widely that the results were not discernible, but instead concentrate funds where results can be more dramatic.

Announcement

Mr. Teichman reported that progress had recently been made in filling the City of Bloomington vacancies on the Commission.

Adjournment:

Mr. Butcher moved the meeting adjourn. Ms. Jefferson seconded the motion, which passed unanimously. The meeting adjourned at 4:35 p.m.

Teresa Casselman
Office Manager