

**MINUTES**  
**McLEAN COUNTY REGIONAL PLANNING COMMISSION**  
**REGULAR MEETING, WEDNESDAY, AUGUST 2, 2006, 4:00 P.M.**  
**GOVERNMENT CENTER, ROOM 404**  
**115 EAST WASHINGTON STREET, BLOOMINGTON, ILLINOIS**

**Members Present:**

Don Fernandes, Chair; Chris Brauer, Mark Klinger, Jeff Kowalczyk, Shane Rutherford, Janet Smith, Carl Teichman.

**Members Absent:**

Scott Lay, Vice Chair; Bernard Anderson, Erin Elder, Joe Underwood.

**Others Present:**

McLean County Regional Planning Commission: Paul Russell, Executive Director; Rick Nolan, Community Planner; Teresa Casselman, Office Manager; City of Bloomington: Ken Emmons, City Planner. Town of Normal: Mercy Davison, City Planner. McLean County: Mike Behary

**Call To Order:**

The meeting was called to order at 4:00 p.m. by Chairman Fernandes.

**Consent Agenda:**

Mr. Kowalczyk requested the chart of FY2006 Consistency Reviews be removed from the Consent Agenda for discussion. Ms. Casselman indicated that a Income Statement had been provided which corrected the McLean County Regional Service Agreement and miscellaneous revenue line items. Mr. Teichman moved the consent agenda be approved. Mr. Kowalczyk seconded the motion which passed unanimously.

**Regular Agenda:**

FY2006 Consistency Reviews

Mr. Kowalczyk expressed his concern with the number of projects that received C and D ratings that had been approved by the councils. Mr. Fernandes responded that the land use and design principles adopted in the comprehensive plans are not being compromised in the staff review process. Mr. Kowalczyk pointed out the councils adopted the comprehensive plans, yet are approving projects that do not support or have minimal features supporting the comprehensive plan. Mr. Russell indicated there is a disconnect between what the governments want and what they are approving, but that there is value in reviewing the projects in a joint staff meeting. He indicated this situation can be addressed through the Executive Committee, where the city managers and county administrator can be made aware of the situation. He also indicated the issue could be addressed in the Regional Plan. Mr. Kowalczyk noted 6 of the FY2006 projects which had been approved had received a D rating, and he thought the projects should receive a C rating or higher before being approved. Mr. Russell stated discussing the issue was a starting point, and Mr. Fernandes added an Executive Committee meeting needed to be scheduled.

Mr. Kowalczyk moved the consistency review chart for FY2006 be approved. Mr. Teichman seconded the motion which passed unanimously.

### Main Street Redevelopment Project Funding Agreement

Mr. Russell indicated the agreement provided the funding mechanism to cover the consulting fees for the Main Street Redevelopment Project. The agreement identified the funding level for the participants and provided for an initial payment of 25 percent. It specified the Commission's role as project coordinator and contract administrator, which includes assistance with selecting the consultant and negotiating the contract, being the contact for the participants and the consultant, monitoring and reporting progress, invoicing, and paying the consultant. The Commission's services will be funded through the Regional Service Agreements. Mr. Russell indicated the agreement had already been approved by ISU, IWU and BroMenn, and was scheduled to go before the Bloomington and Normal Councils in the next two weeks. Once the agreement is signed, the Commission would execute the Professional Services Agreement with Farr, which outlines the detailed scope of services and incorporates the funding agreement by reference. Ms. Brauer asked whether the participants were comfortable with Farr Associates as the consultant. Mr. Russell responded that Farr had an outstanding proposal and presentation, and exceeded five excellent proposals. Mr. Klinger moved the agreements for funding and professional services be approved. Mr. Kowalczyk seconded the motion which passed unanimously.

### Summer 2006 Issue of VISIONS Newsletter

Mr. Russell indicated that the VISIONS Newsletter's feature article was on regional tax base sharing. The article pointed out some of the deficiencies of typical local taxing systems, such as when economic development in one community generates residential development in another. The article described some of the alternative approaches that are being used in various parts of the country, and the need for further research for applicability in McLean County.

Ms. Brauer moved the newsletter be approved for publication subject to minor editing. Mr. Teichman seconded the motion which passed unanimously.

### **Items of Information or Discussion:**

#### Workshop on the Role of MCRPC

Mr. Russell reported the workshop is now being planned for October 4, and the city managers and county administrator had indicated their availability on that date.

#### Summer 2006 Issue of Planning Commissioners Journal

Mr. Russell indicated the theme of the latest issue was food, featuring an article on farmland preservation, and described the growing interest and greater success of the tools being used to preserve farmland. A discussion regarding land preservation strategies ensued. Mr. Russell indicated that all those involved in the land use process should exercise prudence with how the available land in McLean County is used. Mr. Fernandes suggested that the Commission could take the topic of land acquisition and preservation and use it for a local information forum. Ms. Brauer suggested also that speakers from other communities that have implemented land acquisition strategies for land preservation could be invited to speak at future Commission meetings.

#### Citizen Planners Workshop

Mr. Nolan reminded the Commission members that a Citizen Planners Workshop will be held at the Government Center and the Coliseum on October 13. He indicated that the cost of attending would be

paid for the Commission members wishing to attend, and those interested in attending should contact Ms. Casselman.

**Adjournment:**

Ms. Brauer moved to adjourn the Commission meeting. Mr. Teichman seconded the motion, and the meeting was adjourned at 4:45 p.m.

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Teresa Casselman  
Office Manager