

**MACON COUNTY BOARD
ENVIRONMENTAL, EDUCATION, HEALTH & WELFARE
COMMITTEE MEETING
Macon County Office Building
141 S. Main Street- Room #514
Decatur, IL 62523
July 27, 2023, 5:30 P.M.**

Members Present

Linda Little, Chair
Jeff Entler
Mary Scott
Jacob Horve
Vivian Goodman

County Personnel Present

Lindsey Munsterman, Health Department
Amy McKinney, P & Z and Environmental
Tamara Wilcox, County Administrator
Ed Yoder, County Board
Sheriff Atkins, Animal Control
Jill Reedy, Regional Office of Education
Tracy Sumpter, P&Z Administrator
Ross Munsterman, Attorney
Jerry Stocks, Attorney
Crystal Hugger, County Board Office

The meeting was called to order by Chair Little at the Macon County Office Building.

Approval of Minutes

Motion to approve the minutes from the prior meeting, 6/22/23 made by Mr. Entler, seconded by Mr. Horve. Motion carried 5-0.

Approval of Claim

Motion to approve the claims made by Mr. Horve, seconded by Chair Little. Motion carried 5-0.

Zoning-

Macon County Board Resolution Regarding Case R-01-07-23 A Petition for Rezoning Submitted by Gregory Hostetler

R-01-07-23 a petition filed by Gregory Hostetler requesting to rezone approximately 4.47 acres from A-1 Agricultural Zoning to M-2 Heavy Industrial Zoning.

This property is commonly known as: Along South Route 121, Hervey City, Illinois in Mt Zion Township.

On July 5, 2023, a public Zoning Board of Appeals hearing was held and based on the finding of facts, the board recommended approval. The Zoning Board of Appeals voted 3-2 for approval of the rezoning.

Motion made to approve by Mr. Entler, seconded by Mr. Horve.

Mr. Entler said he has had a couple of calls from a neighbor, and everyone is comfortable with that business being there obviously.

Ms. Sumpter said we have had one neighbor attend the zoning hearing in opposition not so much this one she is kind of against this one but more of the one I am getting ready to read on a different property. (Ms. Sumpter pulled the map over on display of the property).

(The representative for Mr. Hostetler, Mr. Jerry Stocks came up to the map and pointed out and explained his position).

Mr. Stocks said track with dealing here A-1 is A-1 zoning recently purchased within the last year. This already has special use in this area to what we are seeking the rezoning and the special use permit it is not quality farmland this is CN rail yard where they park railcars and other potential environmental concerns as well. It certainly is consistent with all the other use as we properly pointed out the objector is more focused as to what is over on this side of the road. For agricultural purposes you can barely turn equipment around in that parcel it is wet it drains quite well. The highest best use moving forward with this rezoning and special use they know the rules they must follow, and this area has never been operated more favorably for this purpose than it has been recently and can't say that 50 or 30 years ago, but the purpose of zoning is to punish people for violation when the violations occur. Purpose of rezoning is looking forward and setting the rules. Moving forward that is the highest best use. Businesses must go somewhere and this one has been in the area and none of the other neighbors are in opposition. Farmland owner that I think the findings have said there is no harm or injury to that owner so that all the statutory factors weigh in favor of rezoning, and I respectfully ask that it be approved.

Chair Little said how long the new owner has owned this property.

Mr. Stocks said he purchased this A-1 in late 2021 or 2022.

Chair Little said why you are asking for M-2 instead of an M-1.

Mr. Stocks said because for the junkyard it requires the M-2. Then the special use layered on top of that to comply with the Macon County ordinance.

Chair Little said this is forward on to the full board this is not something that is decided in committee.

Motion carried 5-0

Macon County Board Resolution Regarding Case S-02-07-23 a Petition Requesting a Special Use Permit Submitted by Gregory Hostetler

S-02-07-23 a petition filed by Gregory Hostetler requesting a special use permit for the operations of a salvage/junkyard in (M-2) Heavy Industrial Zoning

The property is commonly known as: Along South Route 121, Hervey City, Illinois in Mt Zion Township.

On July 5, 2023, a public Zoning Board of Appeals hearing was held and based on the finding of facts, the board recommended approval. The Zoning Board of Appeals voted 3-2 for approval of the special use permit with the stipulations listed on the resolution.

Chair Little said to clarify this is a special use permit for the approval that was just forwarded to the board in the prior vote.

Ms. Sumpter said yes.

Motion made to approve by Mr. Entler, seconded by Mr. Horve.

Mr. Stocks said in the existing property he owns he has unlimited special use permit for the same use this is continuous to it, but this permit will have one year I believe...

Ms. Sumpter said we put it on one year and if it passes. After one year if there have been any issues or whatever than we would have to look at it and possibly revoke it.

Mr. Entler said so you did that as a precaution. One year sounds fair.

Ms. Sumpter said yes.

Mr. Stocks replied if given the full history certainly the landowner understands that and recognizes that he needs to operate within the four corners of the special use permit in that business on that property.

Ms. Goodman said what is the primary concern for the neighbor who is opposing that?

Mr. Stocks said a long-standing dislike for one another is probably more it. I don't know in terms of how it impacts their property I have no idea. We do not drain on it, and it has no drainage on it has no contiguity with it. There is a highway between it. It would not reduce the value of the farm. Farmland is valued on a productivity index which we discussed at the hearing primarily. I think the findings of staff is that there is really no harm they have spent an awful amount of money improving the drainage on this farm and they have spent some money dressing it up. They have the farm in a good presentation lately. There is a potential boundary dispute, and they produced a plat to which we responded more appropriate when we get on that side, I think that is beyond the scope of zoning.

Motion carried 4-1.

Macon County Board Resolution Regarding Case R-04-07-23 A Petition for Rezoning Submitted by Gregory Hostetler

R-04-07-23 a petition filed by Gregory Hostetler requesting to rezone approximately .52 acres from (RMH-1) Single Family Residential Zoning to (M-2) Heavy Industrial Zoning. The property is commonly known as 1350 S State Route 121, Hervey City, Illinois in Mt Zion Township.

On July 5, 2023, a public Zoning Board of Appeals hearing was held and based on the finding of facts, the board recommended approval. The Zoning Board of Appeals voted 3-2 for approval of the rezoning. This parcel also had a petition for a variance to change the required lot size from 1 acre to .52 acres in (M-2) Heavy Industrial Zoning.

The Zoning Board of Appeals voted 3-2 for approval of the variance contingent upon the county board's approval of the rezoning and special use petitions.

Mr. Entler made a motion to approve, seconded by Mr. Horve.

Ms. Scott said her question is the company on the other side that was not going from residential to that it was going from Ag... I have a concern when it goes from residential to that.

Chair Little said this is going from A-1 to M-2.

Ms. Sumpter said RMH-1 which is a residential zoning. There is not a resident on the property it is zoned as residential and everything around it is zoned M-2 except for the agricultural land here. He owns all of this, and it is all zoned M-2.

Mr. Stocks said on this piece it has not been residential probably since the 1960's. A family named Sowa would have lived there and moved. It probably got its zoning because somebody did a trailer on there but again that would have been prior owners.

Chair Little asked if there is currently a fence around the other M-2 areas.

Mr. Stocks said there is on the south end and will also be along highway frontage the half acre is not closed off all the way. Right now, we are in a boundary dispute as to where that south fence should be and then we are not rezoned yet.

Chair Little said the RMH really is because somebody's parents needed to live in a mobile home on their property and that is how it got rezoned 30 years ago that is how we did it.

Ms. Goodman said how far this is from the opposing neighbors.

Mr. Stocks said the objecting neighbors it is contiguously from the farmland they don't reside out there. It does have contiguity to their farm which is about 328 acres.

Chair Little said where do they reside.

Mr. Stocks said in Decatur it is absentee's ownership and the neighbor right across the street has no objection to it and the other neighbor across the street is your petitioner's parents and prior owners of the property.

Motion carried 5-0.

***Macon County Board Resolution Regarding Case S-06-07-23 a Petition
Requesting a Special use Permit Submitted by Gregory Hostetler***

S-06-07-23 a petition filed by Gregory Hostetler requesting a special use permit for the operation of a salvage/junkyard in (M-2) Heavy Industrial Zoning.

The property is commonly known as 1350 S State Route 121, Hervey City, Illinois in Mt Zion Township. On July 5, 2023, a public Zoning Board of Appeals hearing was held and based on

the finding of facts, the board recommended approval. The Zoning Board of Appeals voted 4-1 for approval of the special use permit with the stipulations listed on the resolution.

Motion made to approve by Mr. Enter, seconded by Mr. Horve.

Chair Little said am I correct that if the zoning does not go through the special use permit just dies all by itself.

Ms. Sumpter said right...it must be rezoned.

Motion carried 5-0.

Planning & Zoning-

Macon County Board Resolution Amending the Planning & Zoning Fee Schedule for the Unincorporated Areas of Macon County, Illinois

Ms. Sumpter said fees were last updated in 2014. Due to rising costs and the economy, a consideration of adjustment is necessary and would more accurately represent current issues. I have put a fee schedule in your packet along with an example showing the old and the new way of figuring those.

Motion made to approve by Mr. Entler, seconded by Mr. Horve.

Chair Little said at the end of the day is this an increase in our fees.

Ms. Sumpter said for residential new construction and commercial new construction it is a reduction in fees not by a whole lot. There is a reduction in hopes that we don't deter people from building in the County rather than attract people in the County. You might get less money, but you may get more permits or building being constructed. Swimming pools in ground pools they used to be based on the cost of the project so if the pool was \$100,000 dollars the fee would usually be \$1000 dollars for the permit which was a little excessive, so we changed the fee on that. The only other thing we changed was the re-inspection fees so if the inspectors go out and do an inspection and they fail the inspection, and we must have the inspector go back out again then we charge \$150 dollars for re-inspection instead of \$50.

Ms. Little said what expense the County puts out with a building permit.

Ms. Sumpter said that would be the inspections and we currently pay our inspectors \$100 per inspection plus mileage.

Motion carried 5-0.

Reports:

Animal Control-

***Macon County Board Resolution Approving an Intergovernmental Agreement
Between the County of Macon, Illinois, and the City of Decatur, Illinois
Regarding an Animal Control Program***

Sgt. Atkins reported that the current contract with the City is twelve years old and that contract provides animal control services in the City of Decatur and needs a little bit of tweaking. There were somethings that was out of date. The three significant changes are the existing contract would allow for cancellation within three months. We all plan out for further than three months so that would change it to twelve months to cancel the contract. This City Police would investigate all felony offenses regarding animals and the city would also pick up dead wild animals that occur anywhere in the City of Decatur streets. Then would require them to pick up dead animals from people's property or anything like that but they would keep their own streets clear. There are other changes in there, but they are minor and supporting language change for those larger issues there.

Motion made to approve by Mr. Entler, seconded by Mr. Horve.

Chair Little asked how we are holding up financially. Are they paying their fair share?

Sgt. Atkins said we are currently exploring funding options to see if there are other avenues to increase our revenue before we necessarily go holding out our hat and demanding more. There are some budget concerns, but it is nothing that is going to push us into the red anytime soon. There is plenty of time to address those issues and get them corrected before they become a problem.

Chair Little said what the longevity of this contract is.

Sgt. Atkins said it would renew continually unless it was cancelled or renegotiated.

Motion carried 5-0.

Macon County Board Resolution Appointing Animal Control Administrator

Sgt. Atkins said that the law requires a formal appointment so I would ask to approve the Chairman desire and have me appointed.

Motion made to approve by Mr. Horve, seconded by Mr. Entler.

Chair Little said this is just making it official that he is going to keep doing the job that he has been doing.

Motion carried 5-0.

***Macon County Board Resolution Approving Permission to Dispose of Surplus
Equipment***

Sgt. Atkins said that this is to dispose of a monitor that is of no real use to anyone and some radios that are obsolete.

Motion to approve by Mr. Horve, seconded by Mr. Entler. Motion carried 5-0.

Macon County Board Resolution Approving the Purchase of Radios for Animal Control

Sgt. Atkins said we are still playing catch-up from COVID so there are some larger purchases we need to make. One of those are replacing the Wardens radios. The radios they currently have are obsolete. They are fine until they stop working and then they can't be repaired. Motorola simply does not offer the service to repair them. They are badly falling into disrepair, and I have been lucky to keep the ones that I have going. We ultimately need to replace seven and they are pricey, and I would like to spread out the cost and buy four this year and three next year. My quote to replace four of them is \$24,843.12 and that does include all the programming, shoulder mic and everything we need to get them going. I realize that is a large expense, but we do have cash on hand. I am sure everybody understands this but for the record I want to point out Animal Control has its own separate funds aside from the General Funds as required by law to maintain its own funds. In that fund, cash on hand currently is \$429,000 with a fund balance of \$340,000 dollars so it is a big bite, but the money is there to be appropriated to do what you choose to do so.

Chair Little said so you are not asking for this out of General Funds.

Sgt. Atkins said I am not.

Motion to approve made by Mr. Entler, seconded by Ms. Goodman. Motion carried 5-0.

Macon County Board Resolution Approving Purchase of New Vehicles for Animal Control

Sgt. Atkins said again we are dealing with the same Animal Control fund balances here. We need to replace two vehicles. The first one is a thirteen-year-old Ford Transit connect van just had the transmission replaced in it and it makes a variety of exciting noise when you are driving down the road. It is rusting badly and has over a hundred twenty thousand miles on it. We can replace it with a new reliable vehicle for a fair price. The second is a sixteen-year-old Tahoe and it is also starting to rust out, but the miles are not bad on it. Mechanically it is decent and would be a fantastic vehicle to keep as a spare if somebody else vehicle went down but it is not the greatest as a daily driver. We can also replace it and there is plenty of fund balance available to replace both vehicles.

Chair Little said are you planning to keep the Tahoe as a backup.

Sgt. Atkins said yes, the Transit is going to go away the Tahoe we would keep as a backup, and we already have replaced one vehicle this year from an earlier appropriation. After this if it is

approved, we should be able to get back to where it should be replacing one vehicle every other year. The only wild card in that is we do have a dump truck that we haul dead animals to it could last ten years or it could die tomorrow and there is no way of really saying on it, but it does not see regularly use. I expect we will be able to keep around for a while.

Motion made to approve by Mr. Horve, seconded by Ms. Scott. Motion carried 5-0.

Sgt. Atkins said he had a very busy day and forgot to print his report out. Staffing we are only short one person and other than that we are completely full staff.

Veteran's Assistance – No Report

Health Department –

Macon County Board Resolution Approving Increase in Appropriations in the FY23 Health Fund Budget for (The purchase of new Dental Equipment including 4 delivery carts and 1 chair)

Ms. Munsterman reported that the equipment we currently have is about nineteen years old. We think that at some point it will become a liability just given the nature of the work that is completed in a dental office. We are just wanting to replace some of our dental equipment.

Motion made to approve by Mr. Horve, seconded by Ms. Scott. Motion carried 5-0.

Macon County Board Resolution Approving Increase in Appropriations in the FY23 Health Fund Budget for (The completion of a Salary Assessment by Clifton Larson Allen, LLP)

Ms. Munsterman said that it is something that we are wanting to do to make sure we are staying where we should be at with our salaries for our employees. In past years we tried to more just compare and access it ourselves and I think that doing that there is always a bias when you are accessing the salaries of the place that you are employing. We found a company that has done salary assessments for other public health departments such as Sangamon County, Champaign County, and so we are using the same company because they are frequently used by health departments. We are requesting an increase in our health fund to be able to complete that salary adjustment.

Motion made to approve by Mr. Horve, seconded by Mr. Entler.

Chief Little said my only comment is that I wished this had been part of your original budget. I am challenged with have given rise to an emergency, but I also understand that language must be in there or you can't do it until the next budget cycle. I would encourage you as you go forward in your new position that you keep these types of things in mind and try to make them part of your ongoing budget. I think it is completely worthwhile especially with as much as the State has changed.

Ms. Munsterman said I thought about that, and I said I wished this was in the budget but of course I couldn't have created the budget.

Chief Little said right you have the money, so it is not like you are squeezing something to get the money to pay for it.

Mr. Entler said I have a small comment as a member of the Health Department board we have pushed hard to get some salary surveyed data and to Lindsey's point we want something that has got validity to it, and we researched what was done in the past. We have even looked at some of the salary and there seems to be a real disparity and I think this will give us a good level set and might give us some bases to make some rights.

Chair Little said I think it is completely worthwhile and I know you operate on all different budget years which makes it even more challenging.

Motion carried 5-0.

Environmental Management-

Ms. McKinney reported that she wanted to give a quick update on what the recycle center has been up to. This year we have disposed of one hundred and sixty-five gallons of oil-based paints. One thousand forty-five gallons of latex paint, and we have currently had ten or fifteen barrels just waiting to get a few more to get another shipment out. The electronics we have done three thousand two hundred and three pounds so far with another approximately eighteen thousand pounds being picked up tomorrow. We will also be out at the Farm Progress show this year sharing a booth with EMA. We are going to do a rain barrel giveaway there and advertise for our household hazardous waste collections that is coming up in October. That is scheduled for October 28th contingent on our site visit with our contractor and the EPA and we our planning to hold it out at Progress City if they give approval at the site which I see no reason why they wouldn't because they have held one there before. That date will be set in stone, and I will be able to start get working on advertising that. If we have a good enough turnout for that for a couple of years just on an applying every year bases, we can get on an annual schedule with the EPA so we would have a set time of year every year to have this household hazardous collection. With the number of fun calls that I received since I have started this position, I feel like it will be well received by the community.

Chair Little said in your participation at the Farm Progress show will you have recycled bins available or are you just going to be part of the booth.

Ms. McKinney said we are going to provide them with the clear stream containers. They will be responsible for taking the recycling to the facility.

Chair Little said you are just putting the bins out there.

Ms. McKinney said yes...we are just loaning out our bins hopefully by that time I will have the approval to advertise for the household hazardous waste as well.

Chair Little said great kickoff for that advertising.

Regional Office of Education –

Ms. Reedy reported that she had a quick update and that the busiest time of the year for them is summertime. We have been putting things in place and hopefully a year from now it will pay off from a lot of changes. We have back to school administrator breakfast, and I cannot believe I am saying that we host it every year but that is coming up on Monday and we have excellent participation of about one hundred and thirty administrators from Macon and Piatt County attend. That is always exciting, and I don't know if you are aware we have Macon and Piatt County superintendents of eleven districts we have five new districts leaders and five new superintendents. The Macon County schools Maroa, Forsyth had some Intern Superintendents and Meridian has a new one. Piatt County has three and first time in eight years I had that much turnover and in district leadership. Speaking with that we have been very busy in licensure trying to help our school district fill open positions it becomes more challenging every year. We are working hard to get people.

We have a lot of second career people coming in now that have a bachelor's degree and we can direct them to a program in Florida called teacher ready were they can get license to be in the classroom. Hat's off to my licensure specialist Steve William who has really worked with a lot of adults to get them certified in the classrooms and to fill our open spots which are in all our schools it is just not in Decatur it is everywhere. Same thing with substitutes so contacts our office if you know someone who would be interested in substitute teaching and teaching assistants.

Our new building is moving right along we might be able to move in on the date we were given which is October the 1st. It is coming along it is very exciting because this gives us so much opportunity we have been in the same building for twenty eight years and have completely outgrown it and the services we will be able to offer the community and our students and our community partners and the big one that I will be talking about soon as we start planning is opening an elementary alternative school and I want to call it therapeutic elementary lab school where it can be a teaching school for teachers. It is a program that we will pilot a year from now it might help we have a lot of planning to do but that is a high need in an area that is not being filled right now that all of the district have said we need and we do alternative ED so well with 6-12 and the State funds that but K-5 especially post COVID we are seeing behaviors and high needs and kiddos that need extra support. I am excited that the building will be able to offer that and hopefully community teams and partners that can come in. We can do so much more, and I will keep you updated on that it is very exciting lots of things to pack up and work through.

Mr. Entler said can you refresh my memory where is your new building.

Ms. Reedy said it is going to be off Rupp Parkway if you know where the old Seno warehouse. We have taken an empty warehouse and there has been a build out to fit our needs.

Mr. Entler said how big it is.

Ms. Reedy said almost fifteen thousand square feet and we only need about eight thousand for the office and so right now we have only rented that front portion but the possibility for the alternative elementary program on the other half that is what is exciting. We have been looking

for quite some time it is just hard to find a building. Anytime you want to see our current building please feel free to stop by at 1690 Houston Drive and for twenty-eight years we have been there. I would love to show you how we have outgrown it and we will host an open. The State did provide for the first time since I have been around which has been a little over eight or ten years, they put in a little more money in our regional state school grant. That was a huge surprise in, and our organization has been pushing for that. We have been bare bone with our education, so we have a little more funding to help support cost, more counselors, and mental health and things like that.

Mr. Entler said I would like to thank you for your updates and being faithful coming to the meetings it has been very informative and educational.

Ms. Reedy said that was the goal when I took over, we do a lot in our office, and I want to really make everybody aware of that because one of the first meeting when I came here someone said to me what do you do. We want to be part of the community get feedback, change, and grow. Thank you.

Mental Health – *No report*

Historical Museum – *No report*

U of I Extension – *No report*

Veterans-

Ms. Wilcox said she can give an update. We were invited to the Veteran's board meeting, and it was last night, and I guess they meet quarterly in this room, and we didn't even know it. I had reached out to them about who is their board because it is not listed. We were invited to a meeting, and I guess we even have a seat on the board but a non-voting seat. They gave a lot of numbers out last night people they have held the color-guard like there were over three hundred funerals and they don't have enough people to do that. It was interesting I am passion about supporting the Veteran's I know almost everyone is, but it was good, and I think that one of us will try to go every quarter.

Chair Little said I didn't know...

Ms. Wilcox said no... we were not getting the information.

Chair Little said glad to hear that someone will attend every time.

New Business: *None*

Old Business – *None*

Public Comment - *None*

Closed Session – *None needed.*

ADJOURNMENT -*The meeting was adjourned by Chair Little at 6:20 p.m.*

Minutes submitted by Crystal Hugger, Macon County Board.