

**Planning and Development Committee  
Draft Meeting Minutes for February 21, 2019**

**Members Present:**

Mick Madison, Chairman  
Phillip Chapman  
Dalton Gray  
David Michael  
Robert Pollard  
Larry Trucano  
Ray Wesley

**Members Absent:**

Nick Petrillo

**Others Present:**

Matt Brandmeyer	Andrea Marcus	Samantha Hearn
Breana Buncher	Steve Palen	Vincent Heacock
Chris Doucleff	Cheryl Maguire	Dalton Wesley

**Call of Meeting to Order and Roll Call:**

Chairman Madison called the regular meeting of the Planning and Development Committee to order at 5:00 p.m. and conducted roll call.

**Approval of Minutes:**

Chairman Madison asked the committee if any changes need to be made. None were proposed. Chairman Madison indicated that the meeting minutes are accepted and approved.

**Zoning Petitions and Subdivision Overview:**

Mrs. Yancey introduced J&D Astrauskas Minor Subdivision Plat stating that it is a lot split to separate the homestead from the row crop development in order to sell the house. Mrs. Yancey said that all zoning and subdivision requirements are satisfied. Mrs. Yancey introduced Vernon Vaughn's First Subdivision stating that they are also subdividing the existing house from the row crop development in order to sell the house. Mrs. Yancey said that new development is not being proposed at this time and that the Village of Marine reviewed the subdivision and opted out of review. Mrs. Yancey said that the subdivision met all zoning requirements but that it needs a subdivision variance in order to plat an additional lot along a private roadway. Mrs. Yancey said that they submitted an updated roadway agreement and staff has no concerns about the subdivision request.

**Pre-Application Presentation:**

None.

**Citizens Wishing to Address the Committee:**

None.

**Unfinished Business:**

None.

**New Business:**

Mr. Gray made a motion to approve the J&D Astrauskas and Vernon Vaughn's First Subdivisions. Seconded by Mr. Michael. Roll call vote. All ayes. Motion approved.

Mr. Brandmeyer discussed the Resolution Authorizing a Grant to the City of Wood River toward the Required Match for a USACE Combined Sewer Outflow Project. Mr. Brandmeyer said that resolution they received was for a \$150,000 grant that is an amendment to the host fee fund in order to provide Wood River with the money. Mr. Brandmeyer stated that he provided a narrative from the City in regard to the project and that the Mayor and the Public Works Director wanted to speak on behalf of the project.

Cheryl Maguire, Mayor of Wood River, said that Wood River was one of four sites nationwide to receive funding from the Corps to separate the sewers and it is a chance that will probably never happen again and is asking the County to ask in any way that they can. Steven Palen, Public Works Director of Wood River, stated that the funding is not something that becomes available very often and it is very rare and if it weren't for the funding, the project would probably not get done and they look forward to any cooperation in helping them match fund the project.

Mr. Chapman said at the last meeting there was discussion that approving the funding would set a precedent and he wanted to know if Mr. Brandmeyer thought it would set one in the future. Mr. Pollard said that he does not believe it was the case because they still have to follow the guidelines that it has to be sewer or stormwater related. Mr. Pollard reiterated that it is a once in a lifetime chance and they are trying to take advantage of it. Mr. Pollard also stated that it is federally mandated and it would have to be done eventually.

Mr. Wesley asked how the project would be funded if Madison County did not provide funds and Mayor Maguire stated that the City voted to move forward with the project and fund it by changing the budget and using loans if needed. Mr. Wesley asked if the City had reached out to the other County Board member whose district is over Wood River and stated that he spoke with Chrissy Dutton and said that she was not aware of the project. Mr. Palen stated that he has not reached out to her. Chairman Madison stated that he spoke with her and she was aware of it.

Mr. Brandmeyer explained the process on how Wood River was chosen for the project. A discussion ensued about the amount of match funding to provide to Wood River based on the 14.8 million amount and if the Committee should approve for \$150,000 or \$100,000.

Mr. Pollard made a motion to approve the Resolution Authorizing a Grant to the City of Wood River toward the Required Match for a USACE Combined Sewer Outflow Project. Seconded by Mr. Trucano. Mr. Gray made a motion to amend the Resolution Authorizing a Grant to the City of Wood River toward the Required Match for a USACE Combined Sewer Outflow Project from \$150,000 to \$100,000. Seconded by Mr. Michael. Roll-call vote. All ayes. Motion approved.

A discussion ensued about the resolution being a one-time approval and does not mean that the Committee is required to approve money in the future.

Roll-call vote to approve the Resolution Authorizing a Grant to the City of Wood River toward the Required Match for a USACE Combined Sewer Outflow Project for \$100,000. Roll-call vote. All ayes. Motion approved.

**Administrator's Report:**

Mr. Brandmeyer discussed with the Committee the 10-year budget projections on how host fee fund money is used and will be used in the future. Mr. Brandmeyer discussed the revenues of the department for the next 10 years. A discussion ensued about services provided by the department in the future. Mr. Michael asked what Planning and Development does for the Health Department and Mr. Brandmeyer stated it was private sewage and that it is possible to send private sewage to the Health Department.

**Adjournment:**

Mr. Gray made a motion to adjourn the meeting. Seconded by Mr. Wesley. Voice vote. All ayes. Motion approved.

Meeting adjourned.

Minutes were amended at the March 7<sup>th</sup>, 2019 meeting with the following amendments:

Mr. Wesley asked the town officials if they'd contacted all the County Board Members reference the proposed grant.

The guests indicated they had not.

Mr. Chapman stated the board paid great attention to board members opinions about projects in their districts. He stated he has great respect for Mr. Pollard and for Mr. King but was surprised at this oversight. He suggested it might be appropriate for the town officials to contact her as a courtesy.

The guests indicated they would be contacting Ms. Dutton in the upcoming week.

Mr. Gray indicated he would prefer providing a loan rather than a grant.

Mr. Chapman stated he would be voting for some money for the project whether it be grant or loan since it ensured proper sewage treatment.

Mr. Michael raised the issue of the amount of the grant or loan. He stated given the figures provided at the last P and D meeting the figure we determined that would be appropriate would be \$150,000. However, he had reviewed the figures provided that night and they were different than at last meeting. He plugged the new figures into our previous equation and determined a figure of \$100,000 for a grant would be appropriate.

Mr. Chapman indicated that Mr. Michael had been a Fortune 500 auditor and that he respected Mr. Michael's opinion. Chapman said if someone else made the motion he would vote for a \$100,000 grant. Chapman added this was in tune with previous votes on the committee when he had voted no against subdivision variance in which citizens had voiced concerns about health issues because the proposed sewage treatment systems seemed inadequate. Since this grant would ensure safe sewage treatment according to state statute he would vote for it.

Mr. King and Mr. Pollard both stated they respected Mr. Michael's opinion and that a \$100,000 grant seemed fair.