



Lee County Board Meeting Minutes

Lee County, Illinois

Jun 22, 2023 at 6:00 PM CDT

Old Lee County Courthouse, Third Floor Boardroom

112 E. 2nd. St Dixon, IL 61021

I. Call to Order:

Chairman Olson called the regular session of the Lee County Board to order June 22, 2023, at 6:00 P.M. at the Old County Courthouse, 3rd Floor Boardroom in Dixon.

II. Pledge of Allegiance:

Chairman Olson led the Pledge of Allegiance

III. Invocation - Pastor David Menning - Bethel Church Dixon

Chairman Olson introduced Pastor David Menning from Bethel Church in Dixon to lead the Board in an invocation.

IV. Roll Call:

Clerk Petersen called the roll. Members physically present were Chairman Olson, members: Akre, Bivins, Book, Freil, Gascoigne, Hudson, Kitson, Koppien, Mimini, Naylor, Pearson, Robertson, Schielein, Shippert, Skrogstad, White and Zeman. Absent: Allen and Wilson.

V. Announcements:

Chairman Olson reminded everyone about the golf outing in Galena next month. The last day to reserve your reservation is Friday June 23rd.

A. Please mute or turn off cell phones

VI. Approval of Board Minutes: May 25, 2023 Regular County Board Meeting

There were no revisions to the minutes; Stand as read.

VII. Monthly Resolutions: (Joseph Meyer) - None

VIII. Zoning and Planning

A. Petitions Going To the Zoning Board of Appeals: 5 Petitions

1. Petition 23-P-1610, Petitioner HTIMS LP, PPN# 10-13-14-301-006, map amendment from R-2 to C-2 Planned Office & Business District-small equipment sales, service & repair-Harmon Township

Motion to move Petition 23-P-1610 to the Zoning Board of Appeals. **Moved** by Mr. Freil. **Second** by Mr. Skrogstad. **Motion carried** unanimously by voice vote.

2. Petition 23-P-1611, Petitioner HTIMS LP, PPN# 10-13-14-301-008, map amendment from R-2 to C-2 Planned Office & Business District-small equipment sales, service & repair-Harmon Township

Motion to move Petition 23-P-1611 to the Zoning Board of Appeals. **Moved** by Ms. Naylor. **Second** by Mr. Robertson. **Motion carried** unanimously by voice vote.

3. Petition 23-P-1612, Petitioner Lee County Zoning, PPN# 20-11-23-100-005, map amendment from I-3 Heavy Industrial District to C-3 General Business District-Viola Township

Motion to move Petition 23-P-1612 to the Zoning Board of Appeals. **Moved** by Mr. Freil. **Second** by Mr. Kitson. **Motion carried** unanimously by voice vote.

4. Petition 23-P-1613, Petitioner Lee County Zoning, PPN# 20-11-23-100-005, revocation of Special Use-Viola Township

Motion to move Petition 23-P-1613 to the Zoning Board of Appeals. **Moved** by Freil. **Second** by Mr. Hudson. **Motion carried** unanimously by voice vote.

5. Petition 23-P-1614, Petitioner Lee County Zoning, PPN# 20-11-23-100-006, revocation of Special Use-Viola Township

Motion to move Petition 23-P-1614 to the Zoning Board of Appeals. **Moved** by Ms. Naylor. **Second** by Mr. Pearson. **Motion carried** unanimously by voice vote.

B. Petitions Going To the Planning Commission: 1 Petition

1. Petition 23-PC-74 - Petition to amend 10-9-2 under Title 10 of the Zoning Regulations - HVAC/Plumbing/Lighting (Offsite service only, 1 onsite employee) in AG-1 with SUP

Motion to move Petition 23-PC-74 to the Planning Commission. **Moved** by Mr. Hudson. **Second** by Mr. Kitson. Under discussion Ms. Henkel clarified the issue of skilled trades type businesses in the AG Zone and allowing them potentially in the AG Zone as an accessory use. **Motion carried** unanimously by voice vote.

C. Petitions Coming From the Zoning Board of Appeals: 3 Petitions

1. Petition 23-P-1604, Woosung Solar, LLC, PPN# 16-01-13-100-001 & PPN# 16-01-14-200-003, Special Use for a community Solar Energy System-Palmyra Township

Motion to approve Resolution #2023-06-001 Petition 23-P-1604 Woosung Solar LLC, Special Use for a community Solar Energy System-Palmyra Township as presented with conditions. **Moved** by Mr. Kitson. **Second** by Mr. Schielein. Under discussion Mr. Kitson noted that the Zoning Board of Appeals found several issues with this petition and they voted 2 to 2. Ms. Henkel noted that the Zoning Board found that "due to the state of the Petitioner's evidence-more particularly, as outlined herein, the inconsistencies, the incorrect assertions, the failure to comply with a number of Lee County Ordinance requirements which should have been met by this stage, the number of unknown or unaddressed project details, implied corporate cash flow questions and the lack of familiarity with basis SES Special Use Permit considerations, there arise legitimate concerns as to whether the Developers will, or may at this point, even can, comply with the requirements of the Lee County Solar Energy System Ordinance for this proposed project." Further, on a roll call vote, a motion to recommend approval of Woosung Solar LLC's Petition for Special Use was defeated. A motion to recommend denial of petition was not made by the ZBA. Should the County Board

approve this petition, the ZBA is recommending several conditions.

Roll call vote is called.

YES: None

NO: Zeman, Akre, Bivins, Book, Freil, Gascoigne, Hudson, Kitson, Koppien, Mimini, Naylor, Pearson, Robertson, Schielein, Shippert, Skrogstad, White and Olson

ABSENT: Allen and Wilson

Motion denied

2. Petition 23-P-1606, Amboy IL Solar 1 LLC, PPN# 06-09-12-400-003, Special Use for a community Solar Energy System-Franklin Grove Township

Motion to table Petition 23-P-1606 Amboy IL Solar 1 LLC

Moved by Mr. Kitson. **Second** by Mr. Schielein. **Motion carried** unanimously by voice vote.

3. Petition 23-P-1607, Amboy IL Solar 2 LLC, PPN# 12-14-24-300-003, Special Use for a community Solar Energy System-Marion Township

Motion to approve Resolution #2023-06-002, Petition 23-P-1607 Amboy IL Solar 2 LLC Special Use for a community Solar Energy System-Marion Township as presented with conditions. **Moved** by Mr. Kitson. **Second** by Mr. Schielein.

Roll call vote is called

YES: Akre, Freil, Gascoigne, Kitson, Koppien, Naylor, Schielein, Skrogstad, White, Zeman and Olson

NO: Bivins, Book, Hudson, Mimini, Pearson, Robertson and Shippert

ABSENT: Allen and Wilson

Motion carried by roll call vote.

D. Petitions Coming From the Planning Commission: 2 Petitions

1. Petition 23-PC-72, Text Amendment to 10-15-15, Wind Energy Systems

Motion to hold over Petition 23-PC-72 until the July County Board Meeting. **Moved** by Ms. Naylor. **Second** by Mr.

Pearson. Under discussion, Ms. Henkel clarified what is being amended to the Wind Ordinance. **Motion carried** unanimously by voice vote.

2. Petition 23-PC-73, Text Amendment to 10-15-20, Solar Energy Systems

Motion to hold over Petition 23-PC-73 until the July County Board Meeting. **Moved** by Mr. Bivins. **Second** by Mr. Hudson. Under discussion, Ms. Henkel clarified what is being amended to the Solar Ordinance. **Motion carried** unanimously by voice vote.

IX. Administrator Monthly Update and Board Member Comments

Ms. Ryerson had a few highlights:

1. Broadband grant was not awarded to Ogle/Lee Counties.
2. County Administrator job opening is posted, deadline to apply will be June 30th with a hopeful start date of September 1st.
3. Jeff Hilden, the new Facilities Director will start on June 26th.
4. The cable on the flagpole located in the Old Courts Building lawn broke therefore the flag will not be flying until it is replaced.

X. Public Comments:

Brett Nicklaus President/Owner of Trinity Insurance & Financial Services and Chairman for the Lee County Republican's Central Committee spoke on behalf of the Republican Party's ribbon cutting ceremony on July 19th at 4:00 p.m. in front of the Lincoln Statue in Dixon. Invitation is extended to all to attend the ribbon cutting ceremony and the Central Committee's monthly meetings held the third Tuesday of month.

XI. County Organization Presentations/Updates:

None

XII. Reports of Standing Committees:

- A. County Services Committee: Jack Skrogstad, Chair

Mr. Skrogstad stated all the information is in the agenda packet as well on YouTube.

- B. Public Safety and Court Services Committee: Mike Koppien, Chair
Mr. Koppien stated all the reports are located in the agenda packet as well as on YouTube.
 - C. Facilities and Maintenance Committee: Tom Wilson, Chair
In Mr. Wilson's absence Mr. Freil gave the report.
 - D. Claims Committee: Mike Zeman, Chair
Mr. Zeman gave his report and reported a total of 127 claims.
 - E. Finance: Jim Schielein, Chair
Mr. Schielein gave his report.
 - F. Executive Committee: Bob Olson, Chair
Mr. Olson states minutes are in the agenda packet and located on You Tube.
- XIII. Reports of Other Committees or Appointments
- A. Board of Health: Katie White, Liaison
Ms. White had nothing to report.
 - B. 911 Board: Keane Hudson, Liaison
Mr. Hudson gave his report.
 - C. Tourism: Ron Gascoigne, Liaison
Mr. Gascoigne did not attend this month's meeting. Publication is on everyone's desk.
 - D. Tri-County Opportunities Council: Angie Shippert, Liaison
Ms. Shippert stated minutes are in the agenda packet and spoke on behalf of the agency-wide audit presentation and it was completed with no significant findings.
 - E. Blackhawk Hills Regional Council/Lee-Ogle Enterprise Zone: Angie Shippert, Liaison
Ms. Shippert stated that the Lee-Ogle Enterprise Zone had a trailer bill signed by the governor, Senate Bill 1127 exempts the Lee-Ogle

Enterprise Zone from the state's new wind and solar siting statutes.

- F. Lee County Industrial Development Association (LCIDA): Reed Akre, Liaison

Mr. Akre gave his report. Highlights: Dixon Gateway Development Utilities are completed and roadbeds are being formed. Bonnell Industries had been approved for a tax credit so their expansion plans are underway. Senate Bill 1127 which exempts 800 acres of Industrial Zone land in Alto Township from the wind/solar siting statutes has been signed into law by the governor.

- G. Counties of Illinois Risk Management (CIRMA): Mike Zeman
Mr. Zeman had nothing to report.

- H. United Counties Council of Illinois (UCCI): Tom Kitson. Liaison
Mr. Kitson reminded everyone about the golf outing in Galena.

- I. Illinois Association of County Board Members (IACBM): Mike Koppien

Mr. Koppien gave his report.

XIV. Unfinished Business:

- A. Lee County Health Department - Proposed Environmental Health Code Updates (held over in May)

Motion to approve Ordinance #2023-06-003 Lee County Health Department Code Revisions that were held over from the May County Board Meeting. **Moved** by Mr. Koppien. **Second** by Ms. Naylor. **Motion carried** unanimously by voice vote.

- B. Ordinance: Revised Lee County Hotel/Motel Tax (held over in May)

Motion to TABLE the revised Lee County Hotel/Motel Tax Ordinance. **Moved** by Mr. Kitson. **Second** by Mr. Schielein. **Motion carried** unanimously by voice vote.

XV. New Business:

- A. Resolution: Salary of the County Engineer

Motion to approve Resolution #2023-06-004 Salary of the County Engineer. **Moved** by Mr. Bivins. **Second** by Ms. Naylor. **Motion carried** unanimously by voice vote.

- B. GSG Repower Road Use Agreement

Motion to approve Resolution #2023-06-005 GSG Repower Road Use Agreement. **Moved** by Mr. Freil. **Second** by Mr. Akre. **Motion carried** by voice vote.

- C. GSG Repower Escrow Agreement

Motion to approve Resolution #2023-06-006 GSG Repower Escrow Agreement. **Moved** by Ms. White. **Second** by Mr. Freil. **Motion carried** by voice vote.

- D. Eldena Solar - Request for an extension for special use permit issued September 17, 2020

Motion to approve the Eldena Solar Resolution for a 3-year extension of their special use permit. **Moved** by Mr. Zeman with a modification to change the extension from a 3-year to a 2-year term with an end date of September 17, 2025. **Second** by Ms. Naylor.

Roll call vote is called.

YES: Freil, Kitson, Koppin, Naylor, Schielein, Skrogstad, Zeman and Akre.

NO: Bivins, Gascoigne, Hudson, Mimini, Pearson, Robertson, Shippert and White.

ABSENT: Wilson and Allen

ABSTAIN: Book and Olson

Roll call fails-did not have an affirmative vote.

- E. 2023 Lease Agreement - BEST, Inc.

Motion to TABLE 2023 Lease Agreement-Best Inc.. **Moved** by Mr. Freil. **Second** by Mr. Pearson. **Motion carried** unanimously by voice vote.

- F. Revised Title VI Plan - LOTS

Motion to approve Resolution #2023-06-007 LOTS Revised Title VI Plan. **Moved** by Mr. Freil. **Second** by Mr. Koppien. **Motion carried** unanimously by voice vote.

G. Resolution: Flag Flying and Display Policy for Lee County

Motion to approve Resolution #2023-06-008 Flag Flying and Display Policy for Lee County. **Moved** by Mr. Pearson. **Second** by Mr. Skrogstad. **Motion carried** unanimously by voice vote.

H. Resolution: Juror Mileage Compensation

Motion to approve Resolution #2023-06-009 Juror Mileage Compensation. **Moved** by Ms. Naylor. **Second** by Ms. White. **Motion carried** unanimously by voice vote.

I. Reallocation-ARPA Expenses

Motion to approve the Reallocation of ARPA Expenses. **Moved** by Mr. Pearson. **Second** by Mr. Bivins. Discussion: Mr. Schielein stated that there is \$63,888.32 that did not get expended through the ARPA process and the request is to put it back into ARPA Capital. **Motion carried** unanimously by voice vote.

XVI. Appointments:

A. Resolution: Reappointment of Janice McCoy to Lee County Board of Health

Motion to approve Resolution #2023-06-010 Reappointment of Janice McCoy to Lee County Board of Health. **Moved** by Mr. Kitson. **Second** by Ms. White. **Motion carried** unanimously by voice vote.

B. Resolution: Reappointment of Kevin Marx to the Quad Cities Regional Economic Development Authority

Motion to approve Resolution #2023-06-011 Reappointment of Kevin Marx to the Quad Cities Regional Economic Development Authority. **Moved** by Ms. Naylor. **Second** by Mr. Schielein. Discussion: Ms. Shippert asked how this position interacts with Tom Demmer and the Lee County economic development. Explained that they are two different positions and Kevin Marx

was approached and he excepted the position. **Motion carried** unanimously by voice vote.

- C. Resolution: Appointment of Renee Katschke to Paw Paw Community Fire Protection District
Motion to approve Resolution #2023-06-012 Appointment of Renee Katschke to Paw Paw Community Fire Protection District. **Moved** by Mr. Koppien. **Second** by Ms. White. **Motion carried** unanimously by voice vote. Chairman Olson noted that Renee Katschke will be replacing John Prentice as Trustee of the Paw Paw Community Fire Protection District after Mr. Prentice served for over 65 years with the department.
- D. Resolution: Reappointment of Keith E. Klein as Trustee of the Sublette Fire Protection District
Motion to approve Resolution #2023-06-013 Reappointment of Keith Klein as Trustee of the Sublette Fire Protection District. **Moved** by Mr. Pearson. **Second** by Mr. Freil. **Motion carried** unanimously by voice vote.
- E. Resolution: Reappointment of Mark A. Henkel as Trustee of the Sublette Fire Protection District
Motion to approve Resolution #2023-06-014 Reappointment of Mark Henkel as Trustee of the Sublette Fire Protection District. **Moved** by Mr. Robertson. **Second** by Mr. Hudson. Motion carried unanimously by voice vote.
- XVII. Executive Session:
None
- XVIII. Approval of County Officers Reports/Quarterly Treasurer's Report
Motion to approve County Officer's Reports. **Moved** by Mr. Kitson. **Second** by Mr. Koppien. **Motion carried** unanimously by voice vote.
- XIX. Approval of Monthly Revenue Report, Claims Paid, Claims Paid in Vacation, and Payroll Paid (Roll Call Vote)

Motion to approve the Monthly Revenue Report, Claims Paid, Claims Paid in Vacation, and Payroll Paid. **Moved** by Mr. Book. **Second** by Mr. Hudson.

Roll call vote is called.

YES: Book, Freil, Gascoigne, Hudson, Kitson, Koppien, Mimini, Naylor, Pearson, Robertson, Schielein, Shippert, Skrogstad, White, Zeman, Akre, Bivins and Olson.

NO: None

ABSENT: Wilson and Allen

Motion carried by roll call vote

XX. Approval of Board Member Mileage and Per Diem

Motion to approve the Board Member Mileage and Per Diem. **Moved** by Mr. Kitson. **Second** by Mr. Book. **Motion carried** unanimously by voice vote.

XXI. Motion to Adjourn:

Motion to adjourn. **Moved** by Ms. Naylor. **Second** by Mr. Pearson. **Motion carried** unanimously by voice vote.

Adjourned at 6:53 P.M.

Robert Olson Chairman Lee County Board

Attest: Nancy Petersen Ex-Officio Clerk of the Lee County Board