

**Proceedings of the Special Ogle County Board Meeting
January 10, 2019**

State of Illinois)
County of Ogle) ss

Call to Order

Chairman Gouker calls the Ogle County Board Meeting to order at 5:30 p.m.

Roll Call

The roll call shows that Oltmanns is absent. The invocation is given by Bowers and then followed by the Pledge of Allegiance.

Chairman Gouker asks State's Attorney Eric Morrow to give a brief explanation on the Zoning Board of Appeals (ZBA) process for the public and the new Board Members. Morrow explains that when a Special Use is requested the ZBA will hold a Public Hearing. The Public Hearing is transcribed and brought before the County Board for a decision on the Special Use. The County Board can set conditions for the Special Use which must be met.

Board Discussion

1. Visual Screen - Item L.2.A (C.5) of proposed conditions:

Fox would like a permanent screen instead of a seasonal screening for the life of the Solar Farm. Fox comments he would be comfortable with making the verbiage state the screening should be done in a permanent vegetative form.

2. Zoning Board of Appeals review of their recommendations based on new proposed conditions, as approved by County Board:

Chairman Gouker states that the Ordinances we have will not be in conflict, no discussion is needed.

3. Whether new requirements from new proposed conditions would require Solar Application process to be restarted:

Chairman Gouker states the ZBA standards have not changed only the conditions in the Ordinances which when they are adopted they are enforceable.

Chairman Gouker asks for clarification from Zoning Administrator Mike Reibel. Reibel states when the County Board adopts an Ordinance with conditions; then those conditions control the Special Use and are enforceable.

Morrow explains the applications presented and discussed tonight have special conditions within the Ordinance. If the conditions change then the Ordinances will be updated with the new conditions and will need to be approved by the County Board. Once the ZBA makes their recommendations and the County Board approves the Ordinance, it is then enforceable by the Zoning Department.

Sulser asks what does this mean for the three Solar Farms approved by the County Board are these conditions retroactive. Chairman Gouker states they will not have the conditions discussed this evening; but future requests will have to follow the recommended conditions.

Fox brings up there are several items that are required to be submitted along with the permit application like the Noxious Weed Control Plan, Decommissioning Plan and Interlock Agreement. Fox suggests changing the requirement to having these items submitted before starting construction.

4. Siting requirement of revised Solar Ordinance - Should Cities/Villages/Townships have the opportunity to approve/oppose Solar Applications within 1 1/2 mile border:

Corbitt comments she has worked with various zoning boards for 24 years and she is opposed to this point due to the fact that the Zoning Department always send communication to the City Council asking if they have any objections.

Hopkins agreed with Corbitt that the cities and townships should express their opinions on the matter but the County Board should still hold the weight of the decision-making responsibility.

Youman comments he disagrees as it goes against the Comprehensive Plan and thinks this process is backwards. He doesn't feel that we should site these within the 1 1/2 mile of a city or village without their input. These applications are changing the character of the land for greater than 30 years. Youman feels that making these requests Special Use Permits; we are basically saying their opinion doesn't matter.

Smith states the Zoning Department does notify the cities, villages or townships involved with these requests. However, he is concerned that the cities, villages and townships should have a little more weight bearing with the ZBA recommendations.

Whalen shared her support for the 1 ½ mile border and stated that maybe a letter isn't the best way to communicate with them but from here on out there should be an open communication with those Cities/Villages/Townships.

Youman feels that we should respect the citizens within the 1 ½ mile the city, village or township and Solar Farms should not be allowed that close unless they are wanted by the people.

5. Decommissioning Fund - Should a fund be required instead of current Bond:

Chairman Gouker explains that a Bond is like an insurance policy from the corporation.

Youman states this is a fund be set up like "renters insurance" to cover the costs incurred in case the sight is abandoned.

Reising clarifies an insurance policy and a bond are not the samething. An insurance policy if its property damage the insurance company will write a check to the party. A Bond is a third party and if the site is abandoned, the Bond Company writes the check and takes care of it; then they go back to the company to try and recoup their loss. Reising says the bonding company guarantees the money will be available as stipulated. Chairman Gouker clarified that the Bond Company forwards the funds and then goes back to the company to collect the funds. Youman clarifies that he is suggesting that the Bond and additional funds be required up front to make sure that the County is covered.

6. Disposal Fund - Should a fund be required for material disposal after decommissioning is completed:

Youman states again setting up a fund that is \$100,000 per megawatt and if the Solar Farm closes down and leaves the panels; we have the money to help with the disposal. If they dispose and take away the panels then they can have their cash back in 20 years.

7. Environmental concerns - Sound requirements / Well-Water testing requirements:

Hopkins says they removed this clause because the EPA has sound requirements in place for the Agricultural community. Youman expresses his concern comes from the issue that these Solar Farms are running 24 hours a day. Smith shared that the Solar Farms should be looked at separately because it isn't agricultural and cannot be compared to the seasonal agricultural equipment he feels this is light industrial.

Janes stated there should be some sort of well monitoring set up to make sure that ground water levels are not being affected by the Solar Farms. These areas could be identified at the discretion of the Zoning Administrator and the County will have a baseline from the beginning. Youman comments the issue with the sampling is to have a baseline since this is an industrial product. There is a concern with the evidence of the chemicals that leech off these panels overtime and this would be an insurance policy.

8. Enforcement rights and accountability to landowner:

Youman says when you read the document we need to clearly specify the accountability and enforcement rights of the landowner. He feels the County is taking on the risks and the landowners are just seeing the profit and not be held to any sort of accountability.

Kenney asks State's Attorney Morrow if the Special Use Permit conditions are enforceable against a subsequent owner. Morrow stated yes, but there will have to be a mechanism for making sure that the Bond follows a subsequent owner. Reibel states he does not have any procedures in his office, but whatever stipulations are placed in the document would be followed.

Zoning - Adopt recommendations from Solar Farm Zoning Ad Hoc Committee - R-2019-0101

Chairman Gouker presents R-2019-0101 and states he would like to proceed with a motion to adopt the Resolution and a second; we will then review the document for amendments.

Janes makes the motion to adopt R-2019-0101 and Bowers seconds.

1. Amend - Visual Screen - Item L.2.A (C.5) of proposed conditions:

Fox makes a motion to delete verbiage from the document allowing for temporary screening and state screening must be a permanent screening. Youman seconds.

Motion carried.

2. Amend - Zoning Board of Appeals review of their recommendations based on new proposed conditions, as approved by County Board:

Chairman Gouker asks if there are any amendments; hearing none, move to the next item.

3. Amend - Whether new requirements from new proposed conditions would require Solar Application process to be restarted:

Fox moves to replace the verbiage regarding the document requirements to “accompany the application” be changed to “these items must be submitted before construction starts”. Finfrock seconds.

Typer clarified that this motion is to allow the current individuals who have started the process to get the rest of these requirements together before construction starts but any new applicant(s) will need to provide these documents at the time of the application.

Motion carried.

4. Amend - Siting requirement of revised Solar Ordinance - Should Cities/Villages/Townships have the opportunity to approve/oppose Solar Applications within 1 1/2 mile border:

Youman moves to change the language to state that Solar Farms should not be sited within 1 ½ mile of municipalities unless the associated municipality wants them there. Janes seconds.

A roll call is taken:

YES: Bowers, Corbitt, Droege, Finfrock, Fox, Fritz, Griffin, Janes, Kenney, McLester, Nordman, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, and Gouker

NO: Heuer, Hopkins, McKinney, and Reising

ABSENT: Oltmanns

Motion carries on roll call vote.

5. Amend - Decommissioning Fund - Should a fund be required instead of current Bond:

Sulser moves to require \$100,000 per megawatt Decommissioning Fund setup in addition to a Bond. Youman seconds. Typer asks for a clarification on how we came up with the \$100,000 figure. Youman states there is research and documents in regards to decommissioning costs and this is a fair value. Youman says in the document it states the Bond would be 125% of the value of decommissioning. This money would be in addition to the Bond, says Youman.

Fritz asks who pays for the Engineer to estimate the cost of the decommissioning. Reibel states the project developer or corporation and then we can have our own Engineer review the documentation.

Fox asks if we can ask for a percentage of the cost of decommissioning instead of a set amount; he doesn't feel comfortable about the number. Youman states the amount was set to not be a burden to the solar applicants or developers.

Motion carried.

6. Amend - Disposal Fund - Should a fund be required for material disposal after decommissioning is completed:

Smith moves to setup a Disposal Fund of \$100,000 per megawatt for the disposal of the panels should they abandoned the sight. Youman seconds. Youman states more long range homework needs to be done before the next round of applicants. Susler would like to see the Decommission and Disposal Fund combined. Chairman Gouker states this could be combined at a later date.

Motion carried.

7. Environmental concerns - Sound requirements / Well-Water testing requirements:

Chairman Gouker asks if there is an amendment to #7; hearing none, move to the next item.

8. Enforcement rights and accountability to landowner:

Youman moves to add a clause that there will be joint and several liability by both landowner and Solar Developer/Operator. Smith seconds.

Typer asks Morrow about the language that could be used for this motion. Morrow states there could be language added like “that the conditions of the Special Use Permit are specifically enforceable against the landowner”. Youman asks if we can add the language for “joint and several liability by both the landowner and Solar Developer/Operator”. Morrow says yes, this can be added.

Motion carried.

7. Youman asks to go back to #7. Youman moves to include the EPA sound requirements specified in the document as well as specify well water testing once every 5 years. Janes seconds.

Motion carried.

Chairman Gouker presents R-2019-0101 and asks if there is any discussion or debate as amended.

Smith asks if someone is responsible for finalizing the document with all the changes and verbiage.

Morrow stated obviously there was a concern in the actual policies that were within the document but with tonight's amendments most of the policy items have been addressed and now the document will need to go through a drafting and clarify the items.

Youman suggested that after all of the drafting is finished that a small group should take the time to review the document to make sure that nothing has been missed and that a time limit should be put on it to make sure it is done quickly.

Chairman Gouker stated that Reibel and Morrow will update the verbiage according to the amendments and have that document ready to be taken back to the Planning Assessment and Zoning Committee meeting for final review.

Smith expressed that the County Board members who did most of the amending should also be at that meeting to review the final document.

A Roll call is taken:

YES: Corbitt, Droege, Finfrock, Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, McLester, Nordman, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, and Gouker

NO: None

ABSENT: Oltmanns

Motion carries on roll call vote. (Placed on file)

Zoning - End or Suspend Solar Farm Zoning Moratorium - O-2019-0101

Chairman Gouker presents O-2019-0101 to End or Suspend the Solar Farm Zoning Moratorium. Gouker suggests the board suspend this Ordinance until the end of the month or if the board wishes to end it, end it.

Hopkins moves to end the Solar Farm Zoning Moratorium O-2019-0101 and McKinney seconds. Hopkins states we can always put this Moratorium back on at a County Board meeting.

Youman believes we should suspend to vote on the applications that are being presented this evening. There was discussion on whether to end or suspend the moratorium. Hopkins and McKinney withdraw their motion.

Typer makes the motion to suspend the Solar Farm Zoning Moratorium until midnight tonight, Youman seconds. A roll call is taken:

YES: Droege, Finfrock, Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, McLester, Nordman, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt, and Gouker

NO: None

ABSENT: Oltmanns

Motion carries on roll call vote. (Placed on file)

Zoning - #6-18SU - Pifkin - O-2019-0102

Janes presents the petition of #6-18SU - Pifkin - O-2019-0102 FFP IL Community Solar, LLC, % Sam Youneszadeh, 100 Montgomery St., Ste. 725, San Francisco, CA; and Ronald E. & Carolyn A. Pifkin, 6821 E. Hales Corner Rd., Stillman Valley, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Ronald E. & Carolyn A. Pifkin, and being leased by FFP IL Community Solar, LLC: Part of the East Half (E) of G.L. 2 of the Northeast Fractional Quarter (NE Fr. 1/4) of Section 3; and part of G.L. 1 and G.L. 2 of the Northwest Fractional Quarter (NW Fr. 1/4) of Section 2 Marion Township 24N, R11E of the 4th P.M., Ogle County, IL, 55.3 acres, more or less - P.I.N.(s):10-03-200-012 & 10-02-101-001 - Common Location: 7000 block of E. Hales Corner Rd.

Janes states ZBA denied the petition 3-2, denied by the Township and the Regional Planning Commission approved 3-2.

Janes moved to deny O-2019-0102, Fritz seconds. A roll call is taken:

YES: Finfrock, Fox, Fritz, Griffin, Heuer, Janes, Kenney, McLester, Nordman, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt, Droege and Gouker

NO: Hopkins and McKinney

ABSENT: Oltmanns

Motion carries on roll call vote. (Placed on file)

Ogle County Board Special Meeting

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Zoning - #7-18 SU - Terhark - O-2019-0103

Janes presents the petition of #7-18 SU - Terhark - O-2019-0103 - FFP IL Community Solar, LLC, % Sam Youneszadeh, 100 Montgomery St., Ste. 725, San Francisco, CA; and Dan Terhark, 3997 N. Pear Rd., Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Dan Terhark, and being leased by FFP IL Community Solar, LLC: Part of the Southwest Quarter (SW1/4) of Section 27 Marion Township 25N, R11E of the 4th P.M., Ogle County, IL, 52.68 acres, more or less - P.I.N.(s): 05-27-300-011 - Common Location: 8248 N. Kishwaukee Rd.

Janes states ZBA approved the petition 5-0, denied by the Township and the Regional Planning Commission denied 3-1.

Janes moved to approve O-2019-0103, Asp seconds. A roll call is taken:

- YES: Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, McLester, Nordman, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt, Droege, Finfrock and Gouker
- NO: None
- ABSENT: Oltmanns

Motion carries on roll call vote. (Placed on file)

Zoning - #12-18SU - Stocking - R-2019-0102

Janes presents the petition of #12-18SU - Stocking - Stillman Valley Solar, LLC by Richard J. Squadron, an authorized party c/o SunEast Development, LLC, 121 W. Miner St., Ste. 1E, West Chester, PA; and Stocking Family Trust #2-96, c/o Ronald Stocking - Trustee, 3749 E. Pine Rock Rd., Oregon, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Stocking Family Trust #2-96, and being leased by Stillman Valley Solar, LLC: Part of the Southwest Quarter (SW1/4) of Section 35 Marion Township 25N, R11E of the 4th P.M., Ogle County, IL, 146.78 acres, more or less - P.I.N.: 05-35-300-004 - Common Location: 7000 block of Hales Corner Rd.

Janes states ZBA denied the petition 5-0, denied by the Township and the Regional Planning Commission denied.

Janes moves to withdraw R-2019-0102 as requested by the petitioners. Smith seconds. Youman asks why we are not denying this petition since it was denied at the ZBA. Morrow states the petitioner has the right to ask for no consideration from the County Board. There was discussion as to whether or not the petitioners would reapply after being denied.

Motion carried. (Placed on file)

Zoning - #15-18SU - Hongsermeier – O-2019-0105

Janes presents the petition of #15-18SU - Hongsermeier - SV CSG Mt. Morris3, LLC, %Tim Polz, Manager, 25 N. River Lane, Geneva, IL; and Wilma L. Hongsermeier, 3747 W. IL Rte. 64, Mt. Morris, IL for a Special Use Permit to allow a solar farm in the I-1 Industrial District on property described as follows, owned by Wilma L. Hongsermeier, and being leased by SV CSG Mt. Morris3, LLC: Part of the Southeast Quarter (SE1/4) of Section 22 Mt. Morris Township 24N, R9E of the 4th P.M., Ogle County, IL, 65.78 acres, more or less - P.I.N.: 08-22-4100-017 - Common Location: 3300 to 3500 Block of N. Mt. Morris Rd.

Janes states ZBA approved the petition 5-0 and the Regional Planning Commission had no recommendation.

Janes moved to approve O-2019-0105, Asp seconds. A roll call is taken:

- YES: Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, McLester, Nordman, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt, Droege, Finfrock and Gouker
- NO: None
- ABSENT: Oltmanns

Motion carries on roll call vote. (Placed on file)

Zoning - #18-18 SU - Bocker – O-2019-0106

Janes presents the petition of #18-18 SU - Bocker - DG Illinois Solar, LLC, %Matthew Handel, 700 Universe Blvd., June Beach, FL; and Gary O. Bocker Trust #2-789 by Gary Bocker, Trustee, 10662 W. IL Rte. 64, Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Gary O. Bocker Trust #2-789, and being leased by DG Illinois Solar, LLC:

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Part of the Northwest Quarter (NW1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), all in Section 18 Mt. Morris Township 24N, R9E of the 4th P.M., Ogle County, IL, 177.4 acres, more or less - P.I.N.: 08-19-100-007 - Common Location: 8225 to 8500 Block of W. Haldane Rd.

Janes states ZBA approved the petition 3-2 and the Regional Planning Commission had no recommendation. Janes moved to approve O-2019-0106. Corbitt seconds.

Motion carried. (Placed on file)

Zoning - #19-18SU - Burandt -O-2019-0107

Janes presents the petition of #19-18SU - Burandt - SolarStone Illinois, LLC, %Gordon Simanton, 3944 Xerxes Avenue S, Minneapolis, MN; and Burandt Family Trust by Wesley & Kathryn Burandt, Trustees, 3890 Baxter Rd., Rockford, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Burandt Family Trust and being leased by SolarStone Illinois, LLC: Part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 28 Scott Township 42N, R1E of the 3rd P.M., Ogle County, IL, 74.02 acres, more or less - P.I.N.: 11-28-300-010 - Common Location: 11,000 block of E. Big Mound Rd.

Janes states ZBA denied the petition 3-2, denied by the Township and the Regional Planning Commission had no recommendation.

Janes moved to deny O-2019-0107, Fritz seconds. A roll call is taken:

- YES: Fritz, Griffin, Heuer, Janes, Kenney, McLester, Nordman, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt, Droeger, Finrock, Fox and Gouker
- NO: Hopkins and McKinney,
- ABSENT: Oltmanns

Motion carries on roll call vote. (Placed on file)

Zoning - #20-18SU - Bauer – O-2019-0108

Janes presents the petition of #20-18SU – Bauer - OneEnergy Development, LLC, %Travis Bryan, Chief Operating Officer, 2003 Western Ave., Ste. 225, Seattle, WA; Bradley J. & Donna S. Bauer, 1357 W. IL Rte. 64, Oregon, IL; and Erik P. Bauer, 1305 W. IL Rte. 64, Oregon, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Bradley J. Bauer, Donna S. Bauer, and Erik P. Bauer, and being leased by OneEnergy Development, LLC: Part of G.L.3 and part of of G.L.4 of the Northeast Fractional Quarter (NE Fr. 1/4) Section 5 of Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 115.29 acres, more or less - P.I.N.: 16-05-200-012 - Common Location: 1226 W. Oregon Trail Rd.

Janes states ZBA approved the petition 4-0 and the Regional Planning Commission denied 5-1.

Janes moved to approve O-2019-0108. Griffin seconds.

Motion carried. (Placed on file)

Zoning - #21-18SU - Freeberg – O-2019-0109

Janes presents the petition of #21-18SU – Freeberg - SolarStone Illinois, LLC, %Gordy Simanton, 701 Xenia Ave. South, Ste. 300, Minneapolis, MN; and, Curtis R. Freeberg Trust and Norma L. Freeberg Trust by Curtis R. & Norma L. Freeberg, Co-Trustees, 5754 E. IL Rte. 72, Byron, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Curtis R. Freeberg Trust and Norma L. Freeberg Trust, and being leased by SolarStone Illinois, LLC: Part of the Southeast Quarter (SE 1/4) of Section 33; part of the South Half (S) of the Northeast Quarter (NE 1/4) of Section 33; and, part of the Southwest Quarter (SW 1/4) of Section 34, all in Township 25N, R11E of the 4th P.M., Marion Township, Ogle County, IL, 153.76 acres, more or less - P.I.N.(s): 05-33-426-003, 05-34-302-001 and 05-34-376-001 - Common Location: 6400 Block of E. Hales Corner Road.

Janes states ZBA failed to approve the petition 2-2, denied by the Township and the Regional Planning Commission denied 4-2.

Janes moved to deny O-2019-0109. Sulser seconds. A roll call is taken:

- YES: Griffin, Janes, Kenney, McLester, Nordman, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt, Finrock, Fox, Fritz and Gouker
- NO: Heuer, Hopkins, McKinney, Reising and Droeger
- ABSENT: Oltmanns

Motion carries on roll call vote. (Placed on file)

Ogle County Board Special Meeting

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Zoning - #22-18SU - Roberts – O-2019-0110

Janes presents the petition of #22-18SU – Roberts - OneEnergy Development, LLC,%Travis Bryan, Chief Operating Officer, 2003 Western Ave., Ste. 225, Seattle, WA; Larry Roberts, 1917 N. Brookville Rd., Polo, IL; Linda Powell, 1333 Long St., Dixon, IL; and Cindy Stauffer, 506 S. Evergreen Rd., Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Larry Roberts, Linda Powell, and Cindy Stauffer, and being leased by OneEnergy Development, LLC: Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 22 Buffalo Township 23N, R8E of the 4th P.M., Ogle County, IL, 75.05 acres, more or less - P.I.N.: 14-22-100-006 - Common Location: Southeast corner of W. Judson Rd. & S. Union Rd.

Janes states ZBA approved the petition 4-0 and the Regional Planning Commission approved 6-0.

Janes moved to approve O-2019-0110. Hopkins seconds.

Motion carried. (Placed on file)

Public Comments –

- Michael Shalbrack - Thanked those who have taken part in the process and wanted to make sure that the Board understands he still has some concerns with the conditions and he intends to follow all the way through the process to make sure all those in the County are treated fairly.
- Herb Olujic - he lives in the country and wants to know what his rights are. He understands that the cities and villages have the mile and a half boundary but wanted to know if he had any rights since he resides in the unincorporated part of the county.
- Heather Lalor - Thanks the County Board for taking the time and investigating with a Moratorium. She also wanted to make sure that the board realized how much time went into the item that was withdrawn. She expressed her concern that when they reapply the 700-page ZBA document is referenced again so that the previous public hearing time is not wasted.

Chairman Comments:

Thanked the County Board and Ad Hoc Committee for taking the time to work on this and to those of the community that showed up and made their views known.

Vice-Chairman Comments:

Thanked everyone who came and wished them safe travels home.

Adjourn Meeting

At 7:46 p.m., Nordman makes the motion to adjourn the meeting until Tuesday, January 15, 2019 at 5:30 p.m. at the Courthouse in Oregon, Bowers seconds and the motion carries.

Chairman, Kim P. Gouker
Ogle County Board

Attest: Laura J. Cook, Ogle County Clerk &
Ex-officio Clerk of the Ogle County Board

**Proceedings of the Ogle County Board Meeting
January 15, 2019**

State of Illinois)
County of Ogle) ss

Call to Order

Chairman Gouker calls the Ogle County Board Meeting to order at 5:30 p.m.

Roll Call

The roll call shows all are present. The invocation is given by Corbitt and then followed by the Pledge of Allegiance.

Consent Agenda – by Roll Call Vote

- Approval of December 3, 2018 Ogle County Board Organizational Meeting minutes
- Approval December 18, 2018 Ogle County Board Meeting Minutes
- Accept Monthly Reports – Treasurer, County Clerk & Recorder and Circuit Clerk
- Appointments -
 1. Regional Planning Commission - Dennis Probasco - R-2019-0112
 2. Zoning Board of Appeals (Alternate 2) - Robert Urish - R-2019-0113
- Resignations –
 1. Regional Planning Commission - Tom Smith - R-2019-0103
- Vacancies –
 1. Board of Health – 2 Vacancies - 1 applicant must be a dentist
 2. Regional Planning Commission - 1 Vacancy - unexpired term
 3. Housing Authority Board - 2 Vacancies
 4. Civic Center Authority Board - 3 Vacancies
 5. Franklin Grove Fire Protection District -1 Vacancy
 6. Mental Health 708 Board- 2 Vacancies

Application and Resumé deadline – Friday, February 1, 2019, at 4:30 p.m. in the County Clerk’s Office located at 105 S. 5th St – Suite 104, Oregon, IL
- Ogle County Claims –
 1. Department Claims - December 2018 - \$20,812.52
 2. County Board Payments – \$96,608.80
 3. County Highway Fund – \$117,870.00
- Communications –
 1. Sales Tax for October 2018 was \$30,864.22 and \$80,223.32
 2. ComEd Vegetation Management

Reising thanked Tom Smith for his time on the Regional Planning Commission. He stated although they did not always agree, Smith was passionate about his the issues and he is sad to be see Smith stepping down.

McKinney moves to approve the Consent Agenda and Bowers seconds:

YES: Corbitt, Droege, Finrock, Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, McLester, Nordman, Oltmanns, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, and Gouker

NO: None

ABSENT: None

Motion carries on roll call vote. (Placed on file)

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Public Comment –

- Curt Freeberg expressed his loss for understanding why his Solar Farm petition was denied. Freeberg shared that he felt their application was at the ZBA on a bad night because the regular ZBA representatives were not present. Freeberg also was unclear how a two-to-two vote was a denial of the application. Freeberg also expressed his concern on the County turning their application down when it could have provided the County with a great deal of tax dollars.

COMMITTEE REPORTS

The following committee minutes have been placed on exhibit: 911 ETS, County Facilities, County IT, County Security, Executive, Finance and Insurance, HEW & Solid Waste and Veterans, Judiciary and Circuit Clerk, Long Range and Strategic Planning, Personnel and Salary, Mental Health 708 Board, Regional Planning Commission, Road & Bridge, State’s Attorney – Court Services – Focus House, and Supervisor of Assessments and Planning & Zoning.

- **Finance**

- Ogle County as Trustee – 05-12-300-002 - R-2019-0104

Sparrow presents R-2019-0104 and moves to adopt as presented. Smith seconds.

Motion carries. (Placed on file)

- **Long Range Planning:**

- Long Range Invoices - R-2019-0105

Griffin presents R-2019-0105 for the following bills:

VENDOR NAME	DESCRIPTION	AMOUNT
Kelso-Burnett Co.	IT Fiber to Cell Tower / Tower Project	\$ 2,143.24
	TOTAL:	\$ 2,143.24

Griffin moves to approve R-2019-0105 for a total of \$2,143.24 and Bowers seconds.

The motion carries. (Placed on file)

- Jail Facility Capital Expense Bills - R-2019-0106

Griffin moves to approve R-2019-0106 and Janes seconds.

VENDOR NAME	DESCRIPTION	AMOUNT
Gilbane	Preconstruction work - Jail Project Invoice #6	\$21,460.00
Hellmuth, Obata & Kassabaum, Inc	Professional Services through Dec 31, 2018 - Construction Documents - Jail	\$81,178.75
Martin & Company Excavating, Inc	Sanitary Sewer & Watermain Replacement 6th Street - Jail Project Invoice #2	\$23,369.74
Willett Hofmann & Associates	Professional Services - Public Utility Relocation & Site Survey Construction Observation / Additional Services- Nov 11, 2018 Dec 8, 2018- Jail Project	\$3,046.83
	TOTAL:	\$ 129,055.32

Griffin moves to approve R-2019-0106 for a total of \$129,055.32 and Janes seconds.

Chairman Gouker explained to the Board that according to the Bond Council the Treasurer has to set up a sperate fund and all bond proceeds have to be kept segregated from all other funds.

These items will be brought before the board and passed separately from the Long Range bills until we finish the Jail construction process.

Motion carries. (Placed on file)

• **Executive**

○ Annual County Board Meeting Calendar R-2019-0107

Chairman Gouker presents R-2019-0107 for the Annual County Board and Committee meeting schedule. McKinney moves to approve R-2019-0107 and Bowers seconds.

Smith asked if is possible to have a County Board meeting at Focus House in the spring. He feels this will be beneficial for board members to tour and see what this facility is all about. Chairman Gouker states if the Board would like to do that, we can. The meeting at Focus House was usually held in May.

Motion carries. (Placed on file)

○ Creation of IT Department - R-2019-0108

Whalen presents and moves to approve R-2019-0108, and Youman seconds.

Chairman Gouker stated that the State's Attorney has not seen this resolution; the adoption of this resolution is contingent upon State's Attorney approval. Smith asked what is the process if the State's Attorney reviews it and it isn't okay. Morrow stated that if he reviews the resolution and there were concerns he would contact the IT Committee Chairperson and have them address the concerns. Then this would come back before the County Board for approval.

Motion carries. (Placed on file)

○ IT Technical Support Job Description – 2019-0109

Whalen presents R-2019-0109 to create the IT Technical Support job description. Kenney moves to adopt R-2019-0109 and Nordman seconds.

Smith clarified that this person would then answer to Larry Callant. Yes, stated Chairman Gouker.

Motion carries. (Placed on file)

○ County Board IMRF Participation – R-2019-0110

Chairman Gouker presents R-2019-0110 for County Board Participation in IMRF; currently one Board member participates and we must pass this Resolution every other year. Smith moves to adopt R-2019-0110 and Janes seconds.

Motion carries. (Placed on file)

○ Re-Certifying Elected Officials for Participation in IMRF - R-2019-0111

Chairman Gouker presents R-2019-0111 to re-certify Elected Officials for participation in IMRF. Nordman moves to adopt R-2019-0111 and Bowers second.

Motion carries. (Placed on file)

Unfinished Business: none

New Business: none

Chairman Comments:

Chairman Gouker explained to the Board that at the meeting last month there was a motion brought before the board to combine the Supervisors of Assessment office with another existing County office. After further research into this option, it brought the potential of many questions in regards to the State reimbursements and would be easier to keep the office independent. Chairman Gouker stated the Supervisor of Assessments position has posted and the application deadline will be February 1, 2019; with hopes of placing someone by March 1, 2019.

Chairman Gouker informs the Board of the successful completion of the Bond financing for the jail project. Chairman Gouker thanked Raymond James, IceMiller, Harvard State Bank, Byron Bank, First

Ogle County Board Meeting

January 15, 2019

State Bank of Mendota, Central Bank of Illinois, Holcomb Bank, Sauk Valley Bank, StillmanBanc and County Treasurer Linda Beck for making this a smooth transaction. With the cooperation of these entities the County was able to stay local and get a lower rate.

Chairman Gouker also informed the Board that the efforts the County took to keep Ogle County within their current Workforce Development Region has paid off. Former Governor Rauner approved Ogle County to stay within the region as requested. Smith thanked Chairman Gouker for all of his hard work in making that happen. Smith expressed the loss that would have come to Ogle County if they had been moved to a different region, but because of Chairman Gouker's attention to the situation we are allowed to stay.

Vice-Chairman Comments: None

Closed Session: At 6:00 pm, Nordman makes a motion to go into Closed Session per 5 ILCS 120/2 (C)(5) for the purchase or lease of real property. Oltmanns seconds and a roll call is taken:

YES: Droege, Finfrock, Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, McLester, Nordman, Oltmanns, Reising, Smith, Sparrow, Sulser, Typer, Whalen, Youman, Asp, Bowers, Corbitt and Gouker

NO: None

ABSENT: None

Motion carries on roll call vote.

Open Session: At 6:21 pm, the board returns to Open Session.

Adjourn Meeting

At 6:21 p.m., McKinney makes the motion to adjourn the meeting until Tuesday, February 19, 2019 at 5:30 p.m. at the Courthouse in Oregon, Corbitt seconds and the motion carries.

Chairman, Kim P. Gouker
Ogle County Board

Attest: Laura J. Cook, Ogle County Clerk &
Ex-officio Clerk of the Ogle County Board