



Executive Committee Meeting Minutes

Lee County, Illinois

Thursday, January 16, 2025, 11:00 AM

Old Lee County Courthouse, Third Floor Boardroom, 112 E 2nd St, Dixon, IL 61021

This meeting can be viewed in its entirety on YouTube using the web address below
<https://www.youtube.com/watch?v=VT-q6Ro6MrE>

I. Call to Order

Meeting was called to order at 11:00 a.m., by Vice Chair Tom Kitson.

II. Committee Member Roll Call: Chair Bob Olson, Vice Chair Tom Kitson, Jack Skrogstad, Mike Koppien, Mike Zeman, Jim Schielein, Tom Wilson, Nancy Naylor, Dean Freil

Tom Kitson, Mike Koppien, Mike Zeman, Tom Wilson, Nancy Naylor, and Dean Freil attended in person. Bob Olson was absent. Jim Schielein and Jack Skrogstad both attended via Zoom.

Also present: Keane Hudson (Board Member), Charley Boonstra (State's Attorney), Jeremy Englund (Administrator), Alice Henkel (Zoning Administrator)(in person and on Zoom), Deb Phillips (Chief Deputy in the Clerk and Recorder's Office)(9:00-11:22 and 11:42-11:46), Clay Whalen (Sheriff), and Becky Brenner (Board Secretary) all attended in person.

III. Public Attendees

Andy Shaw (Enterprise Zone and GIS Mapping Specialist for Blackhawk Hills Regional Council), and representatives from Constellation; Ryan Tozer (Local Government Affairs Manager at the Byron Clean Energy Center), Shane Harvey (Plant Manager), Bob Bolek (Project Manager), and Paul Dempsey (Manager, Generation Communications at Constellation Energy) all attended the meeting to speak on behalf of the Ordinances Amending Ordinance No 12-15-001 topic on the agenda.

IV. Approval of the Minutes from the Previous Meeting - (December 12, 2024)

Minutes from the December 12, 2024, Executive Committee Meeting were approved as presented without modification.

V. Reports from Committee Chairs

All committee chairs took the opportunity to report items discussed and motioned forward during their committee meetings.

During the reports, Jack Skrogstad asked Alice Henkel to walk the committee through the Petition to amend Financial Surety for Decommissioning for Maples Road Solar, LLC/Zoning Department item that was the agenda. Following is the information she shared during the County Services Committee meeting and Executive:

- Under Ordinance No. 11-22-008, once the Zoning Administrator has approved the cost estimate for decommissioning, "the Applicant shall deposit, in the

County escrow account, unless the County Board in its sole discretion agrees to accept alternative security, or a portion thereof, in the form a security bond approved by the County, an amount of one hundred twenty-five percent (125%) of the estimate, so as to cover the cost of decommissioning as well as inflation cost in future years. The value of surety shall not be reduced based on the salvage value of any materials or equipment." Maples Road Solar, LLC wishes to deviate from the ordinance in that they are requesting a decommissioning surety bond or letter of credit of roughly \$1 million which would be 125% of the decommissioning amount required. Alice made the members aware that the County had allowed a letter of credit from companies in the past that also included an administrative fee.

VI. Monthly Sheriff's Office Report Detailing Events Within the Department - Information Only

Clay Whelan asked that his report from Public Safety be added to the Executive Committee agenda so Board Members would be up to speed on the events happening at the Sheriff's Office.

VII. Administrator Report

Jeremy Englund reported the following information regarding the BEAD Grant (Broadband Equity, Access, and Deployment), the RAISE Grant Application (Rebuilding American Infrastructure with Sustainability and Equity), and an update on the HR hire. Details are below:

- Illinois was awarded slightly over \$1 billion dollars for Broadband infrastructure expansion throughout the state.
- The state is currently working towards phase one within the project.
- Lee County currently has the highest eligible Broadband serviceable locations in the state that are able to receive BEAD funding. Lee County, out of the entire state, has the highest unserved or needed serviceable locations; roughly 8,300, eligible for BEAD funding. The next highest is Ogle County, which has 6,300.
- The County is currently working with four (4) service providers that are crafting draft applications for the first phase of the project which targets the hardest to serve areas.
- Wave two (2) of the project will hopefully start in the Spring of 2025 and target the remaining locations.

- The County is working on the RAISE Planning Grant application of \$1.5 million dollars in partnership with Sauk Valley College and the Reagan Mass Transit District. The grant would be for a multi-use path from the City of Dixon to Sauk Valley College. The application is due by January 30th.
- This is the fourth application that the County has submitted for the grant. Jeremy Englund and Greg Gates met with the feds after the last submission to get a better grasp on what could be done to achieve a better response.

As of January 10th, the County started to review over 100 candidates for the newly approved Human Resource position. The hiring committee will be coming together to start the interview process.

VIII. Unfinished Business

There were no topics on the agenda for Unfinished Business.

IX. New Business

- A. *Ordinance Amending Ordinance No. 12-15-001 - An Ordinance Amending the Boundaries of the Lee County Enterprise Zone - Amendment 16*
- B. *Ordinance Amending Ordinance No. 12-15-001 - An Ordinance Amending the Boundaries of the Lee County Enterprise Zone - Amendment 17*
- C. *Ordinance Amending Ordinance No. 12-15-001 - An Ordinance Amending the Boundaries of the Lee County Enterprise Zone - Amendment 18*

Andy Shaw explained that the first request for amendment is in connection with the Fun on 52 project and a project at the gate of Woodhaven, both with the same investor. The second request is in connection with the HA International industrial project expansion just outside of Oregon, IL. The third request is in connection with Constellation and a substantial expansion at the Byron Clean Energy Center that will include the installation of six (6) low pressure turbines, two (2) high pressure turbines, and electrical upgrades.

D. *Truth in Taxation Per Diem*

Tom Kitson explained that not paying Board Members per diem for the November 21st, Truth in Taxation Meeting was discussed during the December Executive Committee Meeting, but because it was not on the agenda, no action was taken. On November 21, 2024, there was a 5:30 p.m., Truth in Taxation Meeting, followed by a 6:00 p.m., County Board Meeting. Per diem is paid to Board Members per meeting. Because the meetings were back-to-back, the suggestion was made to not pay members for the Truth in Taxation Meeting.

Motion to move the Truth in Taxation Per Diem item to the January County Board agenda. **Moved** by Tom Wilson. **Second** by Nancy Naylor. **Motion** passed unanimously by voice vote.

E. *Teamsters Local 722 (Clerk/Treasurer) Collective Bargaining Agreement*

This item was already on the agenda for the January County Board Meeting.

X. Appointment(s)

- A. *Resolution Appointment of Chase Sellers and Reappointment of Henry Orzech to the Compton Community Fire Protection District Board of Trustees*

Motion to move the Resolution Appointment of Chase Sellers and Reappointment of Henry Orzech to the Compton Community Fire Protection District Board of Trustees to the January County Board Agenda. **Moved** by Dean Freil. **Second** by Mike Zeman. **Motion** passed unanimously by voice vote.

XI. **Raffle Report(s)**

A. *Lee County FOP #220*

Motion to put the Lee County FOP #220 Raffle Report on file with the County. **Moved** by Nancy Naylor. **Second** by Tom Wilson. **Motion** passed unanimously by voice vote.

XII. **Review of Per Diem Report for County Board Approval - December Meetings for February Payout**

This topic was for information only. No changes to the report were requested during the meeting.

XIII. **Executive Session**

A. *5 ILCS 120/2.06 Examination of Past Executive Session Minutes and 5 ILCS 120/2 (c)(11) Litigation*

Motion to enter into Executive Session at 11:20 a.m., for the purpose of discussing 5 ILCS 120/2.06 Examination of Past Executive Session Minutes and 5 ILCS 120/2 (c)(11) Litigation. **Moved** by Dean Freil. **Second** by Nancy Naylor.

Roll call going into Executive Session: Tom Kitson, Mike Koppien, Mike Zeman, Tom Wilson, Nancy Naylor, and Dean Freil attended in person. Jim Schielein and Jack Skrogstad both attended via cell phone.

Also present: Keane Hudson, Charley Boonstra, Jeremy Englund, and Becky Brenner.

Roll call back in open session: Tom Kitson, Mike Koppien, Mike Zeman, Tom Wilson, Nancy Naylor, and Dean Freil attended in person. Jim Schielein and Jack Skrogstad both attended via Zoom.

Also present: Keane Hudson, Charley Boonstra, Jeremy Englund, Deb Phillips, and Becky Brenner.

Back in open session at 11:39 a.m.

Back in open session: **Motion** to release in full, minutes from the July 11, 2024, *Executive Committee* Executive Session and minutes from the November 14, 2024, *Finance Committee* Executive Session, and to release with redactions, minutes from November 14, 2024, *Executive Committee* Executive Session. Copies of the minutes released will be attached to a copy of the Executive Committee Minutes and included in the January County Board agenda packet.

Moved by Tom Wilson. **Second** from Nancy Naylor. **Motion** passed eight (8) in favor, one (1) abstained.

XIV. January 23, 2025, County Board Agenda Items

- A. Call to Order
- B. Pledge of Allegiance
- C. Invocation
- D. Roll Call
- E. Board Chair Announcements
- F. Approval of Board Minutes: December 19, 2024, County Board Meeting
- G. Joseph E. Meyer Resolution(s) - None
- H. Zoning and Planning
 - 1. Petitions Going To the Zoning Board of Appeals: 2 Petitions
 - a. Petition No. 25-P-1636, (Farmers Market), by Kevin J. and Shelly L. Rod, as owner of certain real property identified as PIN 05-17-05-100-007 and commonly known as 2506 Shaw Road, West Brooklyn.
 - b. Petition No. 25-P-1637, (Farm Machinery Repair), by Kevin J. and Shelly L. Rod, as owner of certain real property identified as PIN 05-17-05-100-007 and commonly known as 2506 Shaw Road, West Brooklyn.
 - 2. Petitions Going To the Planning Commission: 1 Petition
 - a. Petition No. 25-PC-77 by the Lee County Engineer, was filed in which Petitioner seeks to amend the text of Title 11: SUBDIVISION, FLOOD CONTROL & STORM WATER MANAGEMENT, Chapter 4: STORM WATER MANAGEMENT, of the Lee Cty Code of Ordinances.
 - 3. Petitions Coming From the Zoning Board of Appeals: 1 Petition with resolution.
 - a. Petition No. 24-P-1634, by Georgios Karountzos, as owner of certain real property identified as PIN 12-14-16-300-001 and commonly known as 823 Sterling Road, Dixon.
 - b. Resolution for Petition No. 24-P-1634.
 - 4. Petitions Coming From the Planning Commission: None
 - 5. Petition to Amend Financial Surety for Decommissioning - Maples Road Solar, LLC/Zoning Department.
- I. Administrator Monthly Update and Board Member Comments
- J. Public Comments:
- K. County Organization Presentations/Updates
 - 1. Tom Demmer - LCIDA Director - Quarterly Report and Updates
- L. Reports of Committee
- M. Unfinished Business
- N. New Business
 - 1. Ordinance Amending Ordinance No. 12-15-001 - An Ordinance Amending the Boundaries of the Lee County Enterprise Zone - Amendment 16

2. Ordinance Amending Ordinance No. 12-15-001 - An Ordinance Amending the Boundaries of the Lee County Enterprise Zone - Amendment 17
 3. Ordinance Amending Ordinance No. 12-15-001 - An Ordinance Amending the Boundaries of the Lee County Enterprise Zone - Amendment 18
 4. Teamsters Local 722 (Clerk/Treasurer) Collective Bargaining Agreement
*** Truth in Taxation Per Diem - This topic was added to the January County Board Agenda during the meeting.*
- O. Appointment(s)
1. Resolution Appointment of Chase Sellers and Reappointment of Henry Orzech to the Compton Community Fire Protection District Board of Trustees
- P. Executive Session
- Q. Approval of County Officer's Reports/Quarterly Treasurer's Report
- R. Roll Call Approval of Monthly Revenue Reports, Claims Paid, Claims Paid in Vacation, and Payroll Paid.
- S. Approval of Board Member Mileage and Per Diem
- T. Adjournment - County Board Meeting Agenda
- XV. Motion to Approve the Proposed County Board Agenda
Motion to approve the Proposed County Board Agenda. **Moved** by Nancy Naylor. **Second** by Dean Freil. **Motion** passed unanimously by voice vote.
- XVI. Adjournment - Executive Committee Meeting
Motion to adjourn at 11:46 a.m. **Moved** by Tom Wilson. **Second** by Dean Freil. **Motion** passed unanimously by voice vote.

The next Executive Committee Meeting is scheduled for
11:00 a.m., Thursday, February 13, 2025

Respectfully submitted by:
Becky Brenner – Board Secretary

A motion was made during the January 16, 2025, Executive Committee Meeting to release these minutes in full.



Executive Committee Meeting Minutes (Executive Session) Minutes

Lee County, Illinois

July 11, 2024

Old Lee County Courthouses, Third Floor Boardroom 112 E 2nd St, Dixon, IL 61021

I. Executive Session Meeting call to order:

The Executive Committee **Executive Session** meeting was called to order at 11:21 a.m., by Chair Bob Olson for the purpose of discussing 5 ILCS 102/2.06 Examination of Past Executive Session Minutes.

II. Committee Members present:

Bob Olson, Tom Kitson, Jack Skrogstad, Mike Koppien, Mike Zeman, Jim Schielein, and Tom Wilson all attended in person.

III. Board Members, Department Heads, or Employees present:

Dean Freil and Keane Hudson, and Nancy Naylor (Board Members), Charley Boonstra (State's Attorney), Jeremy Englund (Administrator), and Becky Brenner (Board Secretary) all attended in person.

IV. Discussion:

The committee met and reviewed past Executive Session minutes. State's Attorney Charley Boonstra reviewed the executive session minutes added since the previous review in January and recommended that only minutes from the January 11, 2024, Executive Committee Executive Session Meeting be released in full. The committee accepted the recommendations from the State's Attorney.

V. Motion to move out of Executive Session:

Motion to move out of Executive Session at 11:25 a.m. **Moved** by Tom Wilson. **Second** by Tom Kitson.

Respectfully submitted by:

Becky Brenner - Board Secretary

A motion was made during the January 16, 2025, Executive Committee Meeting to release these minutes in full.



Finance Committee Meeting Minutes (Executive Session) Minutes

Lee County, Illinois

November 14, 2024

Old Lee County Courthouses, Third Floor Boardroom 112 E 2nd St, Dixon, IL 61021

- I. Executive Session Meeting call to order:
The Finance Committee **Executive Session** meeting was called to order at 9:29 a.m., by Chair Jim Schielein, for the purpose of discussing 5 ILCS 120/2 (c)(2) Negotiating matters.
- II. Committee Members present:
Jim Schielein, Mike Book, Tom Kitson, Tim Bivins, Nancy Naylor, and Jennifer Dallas all attended in person.
- III. Board Members, Department Heads, or Employees present:
Dean Friel, Keane Hudson, Mike Koppien, and Tom Wilson (Board Members), Charley Boonstra (State's Attorney), Jeremy Englund (Administrator), Reid Mitchell (Finance Director), Paul Rudolphi (Treasurer), and Becky Benner (Board Secretary) all attended in person.
- IV. Discussion:
Tim Bivins and Jeremy Englund reported that negotiations with the Teamster's (County Clerk and Treasurer) went well. Major changes to the tentative agreement were raises of \$3.00 for the first year and \$1.75 for years two and three.
- V. Motion to move out of Executive Session:
Motion to move out of Executive Session at 9:45 a.m. **Moved** by Jennifer Dallas.
Second by Tim Bivins.

Respectfully submitted by:
Becky Brenner - Board Secretary

A motion was made during the January 16, 2025, Executive Committee Meeting to release these minutes with redactions.



Executive Committee Meeting Minutes (Executive Session) Minutes

Lee County, Illinois

November 14, 2024

Old Lee County Courthouses, Third Floor Boardroom 112 E 2nd St, Dixon, IL 61021

- I. Executive Session Meeting call to order:
Executive Committee **Executive Session** meeting was called to order at 11:40 a.m., by Chair Bob Olson for the purpose of discussing 5 ILCS 102/2 (c)(1) Personnel, 5 ILCS 102/2 (c)(2) Collective Negotiating Matters, and 5 ILCS 102/2 (c)(11) Litigation
- II. Committee Members present:
Bob Olson, Tom Kitson, Jack Skrogstad, Mike Koppien, Mike Zeman, Jim Schielein, and Tom Wilson all attended in person.
- III. Board Members, Department Heads, or Employees present:
Dean Freil, Keane Hudson and Nancy Naylor (Board Members), Charley Boonstra (State's Attorney), and Jeremy Englund (Administrator).
- IV. Discussion:
Jim Schielein reported that the Teamster's (County Clerk and Treasurer) negotiated raises for the next three years at \$3.00 for the first year and \$1.75 for the second and third year.



- V. Motion to move out of Executive Session:
Motion to move out of Executive Session at 11:48 p.m. **Moved** by Tom Kitson. **Second** by Mike Koppien.

Respectfully submitted by:
Becky Brenner - Board Secretary