



Town of Cortland

Board of Trustees Town Board Meeting

Lions Den, 70 S Llanos St Cortland, IL 60112

April 27, 2026

MINUTES

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Mayor Pietrowski called the regular meeting of the Board of Trustees to order at 7:00p.m. The Pledge of Allegiance was recited and roll was called showing as present Trustees Corson, Fioretto, Haier, Siewierski, Stone and Olson. Quorum was present. Also present were Town Clerk Cheryl Aldis, Attorney Kevin Buick, Director of Public Works Joel Summerhill, Police Chief Lin Dargis, Julie Thomsen, Lauterbach & Amen, Town Engineer Brandy Williams and Deputy Clerk Catherine Koks.

APPROVAL OF AGENDA

Trustee Corson moved and Trustee Siewierski seconded a motion to approve the agenda as presented. Unanimous voice vote carried the motion.

PUBLIC WISHING TO SPEAK

Heather Black addressed the board. She thanked the board for their careful consideration of the Solar Stone Energy project. She stated that regardless of their approval of the special use permit, the project would be completed, therefore it was in their best interest to annex and grant the special use permit so the Town and the Library could receive tax benefits.

PUBLIC HEARING

1. Public Hearing for tentative budget for the Town of Cortland and Cortland Community Library for the fiscal year beginning May 1, 2026, and ending April 30, 2027, as published in the *Daily Chronicle* March 19, 2026

Mayor Pietrowski opened the public hearing at 7:05pm. Clerk Aldis read a summary of the public notice published in the *Daily Chronicle* on March 19, 2026 into the record. There were no questions from the public and no comment from the board.

Mayor Pietrowski closed the public hearing at 7:06pm.

CONSENT AGENDA

2. Minutes of regular meetings of the Board of Trustees March 23 and April 13, 2026, Approval of Expenditure Report and Acceptance of Treasurer's Report of March 2026
Clerk Aldis read the consent agenda into the record; Minutes of regular meetings of the Board of Trustees March 23, 2026 and April 13, 2026, Approval of Expenditure Report and Acceptance of Treasurer's Report of March 2026

Trustee Corson moved to approve the Consent Agenda as presented, seconded by Trustee Haier. There was no discussion.

Roll Call vote:

Yeas: Trustees Stone, Siewierski, Corson, Fioretto, Olson, Haier

Nays: None

Absent: None

Motion Carried

NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

3. Approval of FT 2027 Budget

Mayor Pietrowski introduced the Fiscal Year 2027 budget. Presented by Julie Thomsen from Lauterbach & Amen.

Trustee Corson made a motion, seconded by Trustee Stone, to Approve the FY27 Budget and restore the annual donation to the Lions Club to \$20,000.

Trustee Corson made a formal request to the board to restore the annual donation to the Lions Club to \$20,000 from \$10,000. Trustees asked Thomsen where this would change in the budget. Thomsen explained the change had been made due to previous year's commentary mentioning reducing the donation and modifying it back to the \$20,000 amount would not change any other line item in the General Fund.

The board discussed the history of the donation being \$20,000. Mayor Pietrowski stated that he had encouraged the Lions Club to do more fundraising on their own so they can fund some of the annual activities without the support from the Town in the future.

Roll Call Vote

Yeas: Trustees Stone, Siewierski, Corson, Fioretto, Olson, Haier

Nays: None

Absent: None

Motion Carried

4. Consider a motion to approve an Engagement Letter for the Town's GASB 74/75 Actuarial Evaluation; April 2025 through April 2028 with Lauterbach & Amen

Mayor Pietrowski introduced the Engagement Letter for the Town's GASB 74/75 Actuarial Evaluation for the next 4 years (from April 2025 through April 2028).

Trustee Siewierski made a motion, seconded by Trustee Olsen, to approve the Engagement Letter for the Town's GASB 74/75 Actuarial Evaluation; April 2025 through April 2028 with Lauterbach & Amen.

Roll Call Vote

Yeas: Trustees Stone, Siewierski, Corson, Fioretto, Olson, Haier

Nays: None

Absent: None

Motion Carried

UNFINISHED BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

5. Consideration of Ordinance 2026-XX, An Ordinance Granting a Special Use Permit to SolarStone Partners to Operate a Solar Garden on 80.33 Acres of Land Located North of Illinois Route 38 and South of the Union Pacific Railroad, PINS 09-27-100-002 and 09-27-300-004 in the Town of Cortland, DeKalb County, Illinois (*This ordinance, if passed in the affirmative, would grant the previous request for a special use permit sought by Solar Stone Partners to construct and operate a solar garden on 2 parcels identified as 09-27-100-002 and 09-27-300-004 within the Town of Cortland limits. The Town Board may, alternatively, pass an ordinance denying the request.*)

Mayor Pietrowski introduced consideration of Ordinance 2026-XX, An Ordinance Granting a Special Use Permit to SolarStone Partners to Operate a Solar Garden on 80.33 Acres of Land Located North of Illinois Route 38 and South of the Union Pacific Railroad, PINS 09-27-100-002 and 09-27-300-004 in the Town of Cortland, DeKalb County, Illinois.

Trustee Stone made a motion, seconded by Trustee Olson, to approve and confirm the special use permit to SolarStone to operate a solar garden on 80.33 Acres of Land Located North of Illinois Route 38 and South of the Union Pacific Railroad, PINS 09-27-100-002 and 09-27-300-004 in the Town of Cortland, DeKalb County, Illinois.

Mayor Pietrowski introduced Josh Marshall, Director of Development at SolarStone, who gave a presentation to the board about the basics of the project and gave more information about some areas that questions had been raised. He showed the location and explained 30-35 acres of the 80 acres in the two parcels would be used and the location is at least 750 ft from the nearest residential property. He stated there would be very little visibility to passersby. He explained how power is generated and connects to the grids. He addressed the TCLP tests for hazardous materials and reported that the type of panel that would be used was determined Non-Hazardous as a result of these tests. He explained how the Town of Cortland and the Cortland Library would benefit from property tax collection on these two parcels, and compared it to the same numbers if the Town chose not to annex and grant the special use permit.

Jamie Walters addressed the board and stated that farmers in the area are already in the energy business. The energy generated from this project will stay local and helps address needs from other local data centers as well as new development.

Trustee Stone stated that he had discussed this issue at length with Mr. Walters.

Attorney Buick explained the next steps to the board. They can pass an ordinance to approve the special use permit, alternatively they can approve an ordinance to deny the special use permit. The motion was clarified to approve the special use permit. It was also noted that a scrivener's error was made on the ordinance and annexation paperwork. Anywhere "John E. Walters" or "John R. Walters" appears should be changed to "James E. Walters" or "James R. Walters".

Roll Call vote

Yeas: Trustees Stone, Corson, Olson, Haier

Nays: Trustees Siewierski, Fioretto

Absent: None

Abstain: None

Motion Carried

Ord. No. 2026-05

6. Consideration of Ordinance 2026-XX, An Ordinance Annexing 80.33 Acres Owned by John E. Walter as Trustee of the John E. Walter Trust Dated November 13, 2024 and John R. Walter To The Town of Cortland, DeKalb County, Illinois. *(This ordinance, if passed, would annex 2 parcels identified as 09-27-100-002 and 09-27-300-004 into the Town of Cortland as part of the process associated with the request for a Special Use permit to operate a Solar Farm being brought by SolarStone Partners. The property must be annexed in order for the Special Use permit to become valid.)*

Mayor Pietrowski introduced Ordinance 2026-XX, An Ordinance Annexing 80.33 Acres Owned by James E. Walter as Trustee of the James E. Walter Trust Dated November 13, 2024 and James R. Walter To The Town of Cortland, DeKalb County, Illinois.

Attorney Buick clarified that because the special use permit had been approved, the annexation should be approved in order to make it valid and avoid complication.

Trustee Corson made a motion, seconded by Trustee Stone to approve Ordinance 2026-XX, An Ordinance Annexing 80.33 Acres Owned by James E. Walter as Trustee of the James E. Walter Trust Dated November 13, 2024 and James R. Walter To The Town of Cortland, DeKalb County, Illinois

Roll Call vote:

Yeas: Trustees Stone, Siewierski, Corson, Olson, Haier

Nays: Trustee Fioretto

Absent: None

Abstain: None

Motion Carried

Ord No. 2026-06

COMMENTS

Mayor Pietrowski commented that the large storm this week caused damage around town to residents and also to the Town's Well 2 building.

Public Works Director Summerhill stated that Public Works would be coming around through Thursday this week and Monday and Tuesday next week with the wood chipper. There would be no cleanup on Friday due to the Town-wide garage sales.

Board members asked if the street sweeper would also come out.

Clerk Aldis commented that LRS was aware of the garage sales and would be picking up garbage beginning at 6:00am and will not come back for any can put out late.

PARKS ADVISORY COMMITTEE REPORT

Trustee Fioretto reported that the Parks Advisory Board did not meet in April. She anticipated placing a sign at the newly proposed park location to honor Bill Abbott. Pietrowski asked Fioretto to find a good day for the Park Advisory Board members and the family to meet at the location to place the sign.

DEPARTMENT HEAD REPORTS

7. Police and Permit Reports for March 2026

The board reviewed the Police and Permit Reports for March 2026. There were no questions.

Town Engineer Williams reported that the North Avenue Road Project was going out for bid in May.

MAYOR'S REPORT

Mayor Pietrowski reminded residents not to blow grass from yards into the road while mowing. He also made an announcement to save the date, August 7th-8th, for Summerfest. Additionally, there will be an America 250th Celebration on June 27th at Suppeland Park with hot dogs, music, and fun at the Splash Pad.

8. Proclamations of the Mayor

57th Annual Professional Municipal Clerks Week, May 3-9, 2026

Open Roads ABATE of Illinois Month of May 2026 as Motorcycle Awareness Month

Mayor Pietrowski announced May 3-9, 2026 as 57th Annual Professional Municipal Clerks Week

and the Month of May 2026 as the Motorcycle Awareness Month for Open Roads ABATE of Illinois Month.

ADJOURNMENT

With no further business to discuss, Trustee Corson moved to adjourn, seconded by Trustee Fioretto. Unanimous voice vote carried the motion. The meeting adjourned at 7:39pm

Respectfully submitted,

Catherine Koks, RMC

Deputy Town Clerk