



## Town of Cortland

### Board of Trustees Town Board Meeting

Town Hall, 59 S. Somonauk Road Cortland, IL 60112

April 08, 2024 at 7:00 PM

#### MINUTES

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#### CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Mayor Mark Pietrowski called the regular meeting of the Board of Trustees to order at 7 p.m. Clerk Aldis called the roll showing as present Trustees Doug Corson, Brad Stone, Charmaine Fioretto, Jim Walker, Randi Olson and Mike Siewierski. Quorum was present. Also present were Public Works Director Joel Summerhill, Zoning Administrator/Engineer Brandy Williams, Police Chief Lin Dargis, Town's Attorney Kevin Buick and Deputy Clerk Kaity Siewierski.

#### APPROVAL OF AGENDA

Motion made by Trustee Corson seconded by Trustee Stone moved to approve the agenda with the addition of Comments/Concerns being added after Department Head Reports.

Roll call vote carried the motion.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson

#### PUBLIC WISHING TO SPEAK

Tammy McMahan addressed the Board regarding the last Planning Commission meeting [3/7/24] regarding a solar farm project. She stated that she had since spoken with Paul Bottum, representative of the solar company. She stated that her family concerns were about real estate property values and extra vegetation not included in the original plan. She stated she is depending on the Board to have complete information. The family would be affirming and supportive if all items discussed with Mr. Bottum are included in the final plan if the Board were to approve this project.

Laurie Dahlquist addressed the Board regarding the proposed solar project. Her large concern is human health with the large transformers. She is concerned about the look of the project. How many of these projects are really needed? Vegetation takes a long time to grow, fences are ugly and an eye sore.

Mayor Pietrowski read a letter from Dave and Pamela Rediger regarding the large solar project into the record. Their enumerated concerns are real estate property values, the project counters the Town's website description, objections across the country, approving this project opens a Pandora's box; this is not a two to three-year project, it is a lifetime; we should be preserving this farmland, this company has offered direct monetary funds to local groups or other agencies. They believe the Board should accept the Planning Commission recommendation to reject this project.

Approved: \_\_\_\_\_

## NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

1. An Ordinance Granting a Special Use Permit to Aspasia Solar Project, LLC to Operate a Solar Farm on 103.49 acres of land located south of Barber Greene Road and East of Somonauk Road, PINs 09-17-200-023 and 09-17-400-012 in the Town of Cortland,

DeKalb County, Illinois *(This ordinance, if granted, would grant a Special Use Permit to allow Aspasia Solar Project, LLC to operate a Solar Farm on approximately 103 acres of land located on East Barber Greene Road. On March 7, 2024, the Plan Commission conducted a public hearing on this request and has recommended denial of the special use permit by a 5-0 vote. Accordingly, this ordinance must pass by a favorable vote of 2/3 of the members of the Board of Trustees in order to approve and grant the request. The Town Board may act to approve this request by passage of the ordinance, may fail to pass the ordinance and thus deny the request, or may refer the matter back to the Plan Commission for further hearing on additional evidence.)*

The petitioners were present. Mark Gershon, Cultivate Power representative and Paul Bottum, Community Solar Development Project. They presented a PowerPoint for the Board and audience and stated that they believe the project was designed to meet the Town's ordinances. Another presentation regarding real estate appraisals was provided by Andrew Lines, MAI, CRE. His conclusion is concurrence of approval based on a study out of the University of Rhode Island that shows no measurable impact.

It was noted that there is minimal concrete used in construction. The posts are galvanized steel.

Attorney Buick reported that the Planning Commission concluded that the three main criteria were not met by this proposal. For the Board Mr. Buick reviewed their options regarding its determination. Additional information was presented that the Planning Commission did not see. The Town Board may act to approve this request by passage of the ordinance, may fail to pass the ordinance and thus deny the request, or may refer the matter back to the Planning Commission for further hearing on additional evidence.

Motion made by Trustee Corson, seconded by Trustee Stone to refer the matter back to the Planning Commission for further hearing on additional evidence.

The motion carried on roll call vote.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson

Mr. Buick stated that it will be up to the Zoning Administrator to schedule consideration of the existing public hearing.

2. Approve a quote for Two Solar Light Pole Units in Robinson Farm from Fonroche Lighting America in the amount of \$12,361 (*Line item 01-6100-811 Capital Outlay Construction*)

Motion made by Trustee Siewierski, seconded by Trustee Fioretto to Approve a quote for Two Solar Light Pole Units in Robinson Farm from Fonroche Lighting America in the amount of \$12,361 (*Line item 01-6100-811 Capital Outlay Construction*)

Roll call vote carried the motion.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson

**C2024-02**

These lights will be installed at the intersections of Robinson Ave at Walnut St and at Llanos St. This style of light fixture could be moved in the future to a different location.

It was noted that ComEd is changing its procedures for new light fixtures. This may be the future street light type in the future.

3. Fulton Siren Services – 2024 Outdoor Warning Siren System one-year maintenance Contract (*this is an annual contract*)

Motion made by Trustee Walker, seconded by Trustee Siewierski to Approve Fulton Siren Services – 2024 Outdoor Warning Siren System one-year maintenance Contract.

Roll call vote carried the motion.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson

**C2024-03**

4. Lauterbach & Amen, LLP one-year contract in the amount of \$155,520 (*Contract for financial services to the Town; May 1, 2024, to April 30, 2025*)

Motion made by Trustee Corson, seconded by Trustee Fioretto to Approve Lauterbach & Amen, LLP one-year contract in the amount of \$155,520 (*Contract for financial services to the Town; May 1, 2024, to April 30, 2025*)

Roll call carried the motion.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson

**C2024-04**

It was asked if the mayor could negotiate the 9% increase for this contract. Mayor Pietrowski expressed his satisfaction with the company.

5. Chief of Police Revised Job Description (*Changes employment from non-exempt to exempt status*)

Motion made by Trustee Corson, seconded by Trustee Walker to revise the Chief of Police job description to change the status from non-exempt to exempt status.

Roll call vote carried the motion.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson

6. Civic Systems Software Purchase Agreement – one additional named hosted user  
Motion made by Trustee Siewierski, seconded by Trustee Fioretto to approve a Purchase Agreement with Civic Systems for one additional named hosted user (finance software package).  
Roll call vote carried the motion.  
Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson  
**C2024-05**
7. Waive fee for Cortland Lions Club Special Event Liquor License (*Summer-fest*)  
Motion made by Trustee Corson, seconded by Trustee Stone to Waive the Town's Liquor License Fee for Cortland Lions Club Special Event Liquor Licenses (*Summer-fest and Sock Hop*)  
Roll call vote carried the motion.  
Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Fioretto, Trustee Olson  
Voting Abstaining: Trustee Corson
8. Reappointment of Planning Commissioner Robert Barnhart – Term to expire May 2027  
Motion made by Trustee Siewierski, seconded by Trustee Fioretto to Reappoint Planning Commissioner Robert Barnhart – Term to expire May 2027  
Roll call vote carried the motion.  
Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson

### **PARKS ADVISORY COMMITTEE REPORT**

Trustee Fioretto reported the next meeting would be Wednesday, April 10 at 6:30 p.m. held at the Town Hall 59 S Somonauk Rd.

### **DEPARTMENT HEAD REPORTS**

There were no specific reports for this meeting.

### **COMMENTS/CONCERNS**

Trustee Corson stated he felt that there is an atmosphere of secrecy with this item being removed from the agenda. It is as if conversation at this table is being censored. He asked all trustees to pay attention to items that come to them.

**MAYOR'S REPORT**

Mayor Pietrowski reported that he had attended services for Sheriff's Department officer Christina Musil. He stated it was a beautiful service. He reported the Lions Club Egg Hunt at the Lions Den was a successful event; 5,000 eggs had been stuffed for this event. He reported that Kaity Siewierski would be leaving her position as Deputy Clerk. She thanked the Board for the educational opportunities. The mayor gave an update on the LRS past due accounts and garbage cans that were picked up; reported that the DeKalb County Community Foundation will be completing a Cortland write up of the project of accessible playground equipment for which they provided a grant. The mayor stated if trustees have an agenda item please submit it through him.

**ADJOURNMENT**

Motion made by Trustee Siewierski, seconded by Trustee Walker to adjourn the meeting. Unanimous voice vote carried the motion. The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Cheryl Aldis, Town Clerk