



## Town of Cortland

### Board of Trustees Town Board Meeting

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

May 13, 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 7:00 p.m. The Pledge of Allegiance was recited, and Clerk Aldis called the roll showing as present Trustees Doug Corson, Brad Stone (late arrival 7:04), Jim Walker, Charmaine Fioretto, Randi Olson and Mike Siewierski. Quorum was present. Also present were Police Chief Lin Dargis, Public Works Director Joel Summerhill, Engineer/Zoning Administrator Brandy Williams and Attorney Kevin Buick.

#### APPROVAL OF AGENDA

Motion made by Trustee Corson, seconded by Trustee Olson to approve the agenda as presented. Unanimous voice vote carried the motion.

#### PUBLIC WISHING TO SPEAK

Tammy McMahan addressed the Board stating that she has attended all of the meetings pertaining to the solar farm project. She has been provided with reams of paper, which she read, asked questions, received answers and has stated her opinions at each meeting. As of this evening she stated she feels the project is positive for most neighbors. The solar farm will preserve farmland for the future versus the 2006 development which had been planned.

#### NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

1. Approval of Town Board Minutes of April 22, 2024

Motion made by Trustee Walker, seconded by Trustee Corson to approve the April 22, 2024, minutes as presented. Unanimous voice vote carried the motion.

2. Consideration of Approval of 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, IL (*If approved, this would allow a special use permit on 103.49 acres with a solar farm being constructed, operated and maintained on 33 acres.*)

Motion made by Trustee Siewierski, seconded by Trustee Olson to approve 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, IL

The applicant, Paul Bottum reviewed with the Board that they had once again been before the Planning Commission as directed by the Town Board to provide them with new information. He stated he felt that they have achieved concurrence of meeting the standards of the comprehensive Plan and have received a recommendation of approval from the Planning Commission for this project. One of the Planning

Commission concerns was the interconnection of Tallgrass Parkway extension to the east. He stated that they went back and looked at the documents and moved the southernmost panels to the north. They have maintained the original 275-foot setback and the project remains aligned with the utilities and their access road.

Mayor Pietrowski read a letter from Laurie Dahlgren requesting consideration of a condition that the applicant plant trees to screen the west side and the southwest corner of her property into the record.

Trustee Corson asked how the town will be receiving taxes at this proposed greater rate.

Mr. Bottum stated through real estate tax rates set by the county assessor.

Trustee Fioretto asked regarding the split in fire protection districts.

Ms. Williams responded that the defining line is in the middle of the parcel. Both fire chiefs have been in discussions regarding this project. It is agreed that Cortland would be most likely to respond first.

Attorney Gershon stated that the company pays the real estate taxes. The receiving district will determine how the new or increased revenue would be budgeted.

Attorney Buick stated that the agricultural value is set low. He suggested the focus be on the special use criteria. The project will elevate the property tax to a certain level.

Ms. Williams stated the whole parcel is zoned AG except for the commercial on the corner.

Trustee Corson, looking for confirmation that screening would be completed, stated that the project screening at the Bethany Road project has not been completed.

Mr. Bottum stated that this would be a specific site plan that they would adhere to.

Attorney Gershon said the Board could make a condition to include the Dahlquist request. He suggested that the company could provide her with funds to provide and install the landscaping on her property as it is fifteen-feet elevation higher than this project to achieve essentially what she is looking for.

Trustee Corson asked about their scholarship programs.

Mr. Bottum stated that they have a community outreach department that administers scholarships.

Trustee Stone asked what the life expectancy of the panel and/or project are.

Mr. Bottum responded, the panels are effective over 20 years and the project could go as long as 40 years.

Trustee Fioretto asked how big a footprint the panel projects leave behind.

Mr. Bottum said they provide a surety bond as a part of their project. That bond is revisited every five years and updated every 10-years. This is a component of the decommissioning portion. When decommissioning all parts are removed and the ground is re-seeded. There is nothing deeper than five-feet, except for the pilings and they are five-to ten-feet deep.

Attorney's Gershon and Buick both discussed adjusting the conditions in the ordinance that could deal with the letter provided.

Suggested additional language ***bold/italic*** "1. That Petitioner shall submit an amended Site Plan addressing roadway and infrastructure connectivity east of Somonauk Road ***and screening concerns regarding adjacent property***, which shall be subject to the approval of the Town Engineer.

With no further discussion Trustee Siewierski moved to amend his motion to include the additional language in condition number 1 and approve the ordinance as amended, seconded by Trustee Olson.

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

Voting Nay: Trustee Stone                      Motion carried 5-yea; 1-nay                      **Ord 2024-04**

3. Consideration of Approval of a Resolution for Improvement under the Illinois Highway Code *(If approved, the Board would be appropriating Rebuild Illinois Funds (RBI) in the amount of \$80,376.72 for the purpose of resurfacing streets (N Spruce St and W Amber Ave.)*

Motion made by Trustee Corson, seconded by Trustee Siewierski to Approve a Resolution for Improvement under the Illinois Highway Code using Rebuild Illinois funds in the amount of \$80,376.72 for the purpose of resurfacing N Spruce St and W Amber Ave.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson                      Motion carried                      **Res 2024-06**

4. Traffic Schedule Proposed Change - Installation of "No Parking Here to Corner" signs along the east side of Llanos St

Motion made by Trustee Stone, seconded by Trustee Corson to install "No parking Here to Corner" signs on the east side of Llanos St between Railroad St and North Ave.

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

5. Authorization to order a new squad vehicle from Gjovik, Plano, IL. The purchase price of \$58,930.03 does not include all necessary squad equipment.

Motion made by Trustee Corson, seconded by Trustee Walker to authorize an order for a new 2025 Ford Explorer in the amount of \$58,930.03.

Discussion:

The approved FY25 budgeted amount is \$55,000. The above amount does not include moving computers, cameras, installation of prisoner cages. The Chief stated those items are budgeted in other lines of the FY25 budget. The new squad will replace squad 17 which is intended to be kept for an administration use vehicle.

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

6. Authorize Mayor and Clerk to sign an Intergovernmental Agreement (IGA) for the Provision of Joint Salt Purchasing for the Town of Cortland in DeKalb County, IL (*This is a continuation of required documents for the joint purchasing of road salt for the 2024-2025 winter season.*)

Motion made by Trustee Siewierski, seconded by Trustee Walker to Authorize Mayor and Clerk to sign an Intergovernmental Agreement (IGA) for the Provision of Joint Salt Purchasing for the Town of Cortland in DeKalb County, IL.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson                      Motion carried                      **A 2024-05**

7. Consideration of Approval of an Intergovernmental Cooperation Agreement (IGA) with DeKalb County, IL for provision of regulations and controls relating to the Conduct of Raffles and/or Poker Run Licenses (*Cortland has no Code provision for licensing raffles or poker run activities within the Corporate limits.*)

Motion made by Trustee Corson, seconded by Trustee Stone to Approve an Intergovernmental Cooperation Agreement (IGA) with DeKalb County, IL for provision of regulations and controls relating to the Conduct of Raffles and/or Poker Run Licenses.

Voting Yea: Trustee Stone, Trustee Siewierski, Trustee Walker, Trustee Corson, Trustee Fioretto, Trustee Olson                      Motion carried                      **A 2025-06**

8. Budget - Future Utility Planning

Ms. Williams addressed the Board stating that she and Public Work Director Summerhill will perform a review of the town's infrastructure this summer. In the discussion would be the possibility of crafting language that may lead to an agreement for use of the Kishwaukee Water Reclamation District for a portion of the land lying within a boundary agreement area with the City of DeKalb. That territory was identified as south of I-88. The idea being that only sanitary service would be supplied. The town would provide water service in the area. Currently the DeKalb County Landfill is being serviced by the Reclamation District for its leachate. It is being pumped and trucked. The reclamation district will be laying a pipe that would eventually change that system.

### DEPARTMENT HEAD REPORTS

9. Public Works and Permits Report were in the packet.

Chief Dargis provided the Board with the 2023 Annual Cortland Police Department Report.

### COMMENTS

Trustee Corson referred to a comment made previously that one of the unnamed parks should be named for Bill Abbott, long time resident and community servant. He stated that he has started a petition to name a park for Mr. Abbott and has currently has over three hundred signatures. Mayor Pietrowski stated that the naming of parks is a Board decision. Once suggestions have been provided by the Parks Advisory Committee a thorough discussion could be had.

**MAYOR'S REPORT**

Mayor Pietrowski reviewed upcoming event dates. May 17 & 18 are town-wide garage sales and craft sales at Cortland Community Park. The Splash Pad will open for the season on May 23. He reported that the new Utility Billing Portal went live on the town's website on May 6,

**ADJOURNMENT**

Motion made by Trustee Siewierski, seconded by Trustee Stone. Unanimous voice vote carried the motion. Motion carried. The meeting adjourned at 8:02 p.m.

Respectfully submitted,

Cheryl Aldis, Town Clerk

DRAFT