

**PROCEEDINGS
OF THE
MACON COUNTY BOARD**

OCTOBER 11, 2018

Jay A. Dunn
Chairman

Stephen M. Bean
Clerk

The Chairman called the meeting to order at 6:00 p.m. with the Sheriff and State's Attorney present.

The Roll Call showed all members present with the exception of Mr. Brown, Mr. Jackson, and Mr. Noland.

Mrs. Taylor led the members in prayer.

All led in the Pledge of Allegiance.

A. APPROVAL OF THE MINUTES OF THE SEPTEMBER 13, 2018 MEETING

MOTION

Mr. Smith moved, seconded by Mr. Oliver to approve the minutes of the September 13, 2018 meeting.

ROLL CALL.

Ayes: Bird, Buckner, Cox, Dawson, Drobisch, Dudley, Dunn, Greenfield, Hogan, Joy, Kraft, Mattingley, Meachum, Oliver, Potts, Smith, Taylor, and Zimmerman

Nays: (None)

AYES = 18

NAYS = 0

MOTION CARRIED.

B. PROCLAMATION

Ms. Kraft: Ms. Kraft presented a proclamation proclaiming the fulfillment of the original Lincoln Memorial Parkway Plan with the planting of trees by the friends of Lincoln Trail Homestead State Park & Memorial, the Macon County Highway Department, community volunteers, and with the generous donations of community leaders.

ZONING/SUBDIVISIONS

COMMENT:

Mr. Dunn: Mr. Dunn said we have two different cases before us. One is involving a solar farm and the second is involving a zoning change on the property that the Public Building Commission owns on Wyckles Road. Mr. Dunn said he was going to allow 20 minutes of open comments. He wanted to start with the solar farm. He asked anyone that wanted to speak against the solar farm to come forward and give their name and address.

Michelle O'Bryan: Ms. O'Bryan lives at 2215 File Dr. Decatur, IL 62521. She said they attended the Planning & Zoning meeting in early September and there were a number of people from the neighborhood that spoke against the solar farm. A petition went around the neighborhood, which she thought was submitted as evidence. There were probably 76 of 84 residents from the neighborhood who signed the petition against having the solar farm placed on the property behind the subdivision. We are concerned about the changing of the landscape for 20 to 30 years. It is a long term lease. It is currently farmed land. It is not going to bring a ton of revenue from jobs here because they just bring in the solar panels, set them up, and then they're gone. So, it is not like there will be a lot of job revenue. Also, the tax base for that, she understands there is still a working ordinance on the tax base for the solar panels as opposed to the wind farms. She is not sure what kind of increased tax base that is also going to provide for the community. She thinks there is a lot of open farm land. She is not opposed to solar and she doesn't think that people in the neighborhood are necessarily opposed to solar. But, she thinks that it has its place and we are not quite sure being so new that it is not going to adversely affect our property values. We may not know that until we go to sell the property.

Mr. Dunn: Mr. Dunn asked if there was anyone at the meeting that wanted to speak for the solar farm and no one came forward. He said they would move on to the resolution on the zoning for the land out on Wyckles. He asked that anyone who wanted to speak against that come forward and give their name and address. He said they would have five minutes.

Don Roderick: Mr. Roderick said for all of the locations you would pick for a compost site that is one of the worst sites you could have picked. Your engineering didn't complete everything on this site. The pond is illegal with the EPA's site. He owns Decatur Compost and composting is a killer. He said 10 years ago he was stupid because he didn't know enough to wear a mask. He never smoked a cigarette in his life and his doctor told him his life has really been shortened. His lungs are gone from this compost. This here he thinks is wrong. Mr. Roderick feels there is a lot more that needs to be done than there used to. The one compost site they are comparing is (could not hear clearly who or what he was referring to). He stated that a lady quit doing inspections and that is why the site got so terrible. He said Mr. Garver had a good site. It was a good compost site when all the EPA permits were met. The last few years this lady was the EPA inspector and she quit inspecting and she got 11 terrible violations down there. Mr. Roderick said he has no violations on his site. He has been told he is going to close down. He has no intentions. He has a million dollars' worth of equipment. Mr. Roderick said he has saved all of his life and now the county wants to put him out of business. He doesn't think it is right.

Linda Little: Mrs. Little lives at 1413 W. Sunset Ave., Decatur, IL 62522. This is a zoning issue, period. This is not what's in it for us as the County Board as potential revenue or losses or whatever; this is a zoning issue. Every single individual or business that comes before this board with a zoning change request is in it for themselves. So, why are you in this? Best use of land should be the Zoning Board's number one focus,

and it was. It should be this board's number one focus. Unfortunately, she has heard that some folks have been successful in blurring the line between a nice facility that would be wonderful for Macon County, and best use of the land being proposed. She was not there to pooh pooh the plans for a great facility because it is a great facility. It would be lovely to have and Macon County and the surrounding areas would benefit greatly from it. But, this is not the best place for it. Macon County has plenty of properties already zoned manufacturing, light industry, whatever that are available. That should be looked at before this zoning mistake is made.

Harold Gilbert: Mr. Gilbert lives at 240 Magnolia Dr. in Forsyth. He has been a member of Tabernacle Baptist Church longer than he cares to remember. We are concerned about the location of the facility and also the effect it might have on our church. We are not just a one day a week operation. We have things going on at our church almost every day of the week and some evenings. So we are concerned about the effect it would have with the extra traffic. He said one of his friends led him to understand that an additional 75 vehicles a day is only like a small percentage, but it is an increase on a busy road already. We are also concerned about what happens at the facility. What kind of materials are going to be brought in. What kind of materials are going to be taken out. We just know that this is probably that camel's nose under the tent. This is a start of what could be other factors because you've got 106 acres, or there about. We are concerned about what the effect would be on our church and the membership. We are also wondering about what kind of materials would be processed. When you talk about composting you get all kinds of materials in different stages of decay. The young lady that was at the last meeting said compost smells really great. Well it does when you open a bag full that you purchase at Lowes. But, there is a process it goes through when it is green rotting vegetation and that does not smell good. So, there is one of the effects. There was a gentleman doing landscaping across the street from his house over the last few days and he asked him about composting because he had brought in a wagon load and was using it around that house. That gentleman said in the process there are a lot of rodents that are attracted to that. How the facility is going to maintain the control of those, he did not know. Also, the smell. There are a lot of factors that concern us. The extra traffic concerns us. He said when you start grinding materials, which he understands is in the future of this project those particles are going to be in the air. We do have many, many groups that use our facility that are not necessarily church members. Some of you might have been there this week when the municipal band had their final performance. So, we have a lot of other people using our facility besides our own members. He hopes that they could find another location. We are not against recycling. We are not against the building of a compost facility, but we are opposed to this location. He would appreciate their consideration.

Doris Mabry: Ms. Mabry lives at 5202 Harristown Blvd. The west end of that property butts up against her property. She has talked at length with Laurie Rasmus. She has been very nice to try and fill her in on all of this. But, Ms. Mabry is really concerned because it is going to be zoned M-1. You can do some pretty heavy duty stuff in M-1 zoning and instead we have residential and farmland there, and nothing else. She has already been hit many times with people saying that if she ever wants to sell her house she is going to

have a problem because of the highway going by. She could guarantee that if somebody has M-1 zoning down the street, all of our housing is going to be affected by that. It is going to drive our prices down. The other thing that has already happened out in our community, and she would grant that right where that is that's county, but the school is Sangamon Valley now. As a realtor in this town, for years she has heard people say, "Oh I don't want to go to Harristown. I hear that's bad. The dump is there." So, now we are going to add the recycling and M-1 zoning. While they are talking about doing nice recycling, sprays, we are not just talking about paint and recycling paints. We are talking about some other stuff. How heavy duty is that going to get? If that is M-1 zoning, then what is going to happen to the farmland next to it and next to that? Are we going to wind up with some heavy duty commercial? This is not a wise use of that spot.

Marcia Gilbert: Ms. Gilbert lives at 140 Acorn Dr. in Decatur. She has been a resident of Decatur all of her life. She is against having the new recycling center and landscape recycling facility at the location of Wyckles Road. She understands the land was donated, but it is just not the right place, not the right location. According to the Macon County Environmental Management website, this is only for paints, electronics, trees and brush for residential and commercial customers. That is a lot of commercial. She asked if it was going to be paper and plastics also. They didn't list that. Last year, according to the website it was 283,072 pounds of electronics and 4,350 gallons of paint received during an event based collection. This is going to get really big out there. They are wanting to bring more of this hazardous waste to Decatur. In the next phase the recycling center intends to apply for permits to collect household hazardous waste such as pesticides, harsh cleaners, and fuels. Where will the holding tank be for this, and where does it go later? The proposed compost facility on the western section of the parcel will be a showcase site according to Macon County Environmental Management. All the composting basins will be seen from Interstate 72. Eventually there will be solar panels in the far west end that will also be visible from the interstate. With composting there, there will be a large pile of soil and lawn clippings, tree branches and all sorts of things like leaves from peoples' yards. She had a picture from the website and said it doesn't really show the solar panels that are going to go up here. She could hardly read what is said. There are some sort of basins for all the leaves and there is going to be water. This was the actual office at Wyckles. They totally left off the interstate (in the picture) and didn't show that it is going to be next to that, but it is. There is going to be a pollinator plot, community garden and solar farm that will also be seen from I-72 that goes around Decatur. There will be constant rotten odor at this facility and near this facility. People will be attending church, staying in hotels and coming from the State Capitol to visit Decatur and what will they see and smell? Last time she was here the recycling group talked a lot about the landscaping that would be done so people would not notice the hazardous waste and landscaping recycling facility. They said you won't see it and there will be enough landscaping around there and you are not going to see it. She said we will. There is going to be \$100,000 spent on signs. They are going to be on the interstate, maybe in Decatur to guide the heavy duty trucks that are going to come in. There could be some in South Shores, everywhere, all around Decatur, a \$100,000. It is going to be very visible. She said just think of all those heavy duty trucks. This facility is not just Decatur, but the hazardous waste will be coming from anywhere in Illinois. It

will also be built by a railroad track which could be used eventually to bring it in from other cities, other states even, because this is kind of a rare type of facility. She thought the city council was wanting to make Decatur beautiful. Please find land way out of town to put this facility. She asked if they could do a roll call vote so they could see how they vote. She is just thinking of the future of Decatur and the council is wanting to make it a better place.

Harry Pridemore: Mr. Pridemore lives at 2393 Carriage Ln., Decatur, IL 62526. In regard to the compost site he has a couple of questions. He noticed on the plans you are having a retaining, he didn't know if he wanted to call it a retaining pond or water retention pond or something like that, but there is no depth shown on this pond. The EPA requires that if you put water on that land or dig a lake you have to show the depth. So, right now your permit isn't even legitimate unless the engineering company lists the depth of that pond. If you go to a certain depth, you are now into the water system. The lady who has over by the ski resort and places like that on the west end, their property will be affected by it. Any of the run-off water, any of the leachate you get from the compost site which you will have leachate, you have to have a way to retain it. He knows that because he is down at the other compost site. You will when you do grinding. You are going to have dust in the air. You cannot get away from it. It will be there. The lady asked if there will be plastic in there. Yes there will be plastic. Absolutely, if you don't think so go visit one of the other compost sites. You can't get away from it because you are using the waste garbage bags. People, although they are not supposed to, put the stuff in there, they do it. They will put all kinds of stuff in those bags, anything to get picked up. You are going to have a lot more traffic going down through there. You have other companies. We have one out of Clinton that brings stuff down here. They are dumping their stuff down here. We were approached and asked a couple years ago to start taking food waste in. We turned them down and said absolutely not. Food waste is going to really stink. You would really have a lot of rodents coming in the area. There is nothing in here that says at a future site that you guys couldn't do that if you wanted to. You could bring food waste in there and start recycling the food waste from the restaurants. He would like to see that in there something saying absolutely not. We cannot allow this to come in on this site, just to give as a guarantee that you can't. He asked by a show of hands how many of the board members go to church out there. He asked if any of them lived out there. We have all of this voting and then you have a zoning board sign that was put out there, but Wyckles is closed. Nobody can drive down it so no one has even seen the sign. So, how do they protest something they don't even know what is going on?

Mr. Dunn asked if there was anyone that wanted to speak in favor of the zoning.

David Larrick: Mr. Larrick lives at 1111 Delray Ct., Decatur, IL 62526. He is the director of the carbon sequestration program at Richland Community College. He would like to briefly discuss some of the possible educational opportunities for our students at the recycling center and composting facility. First of all Richland has a new agriculture applied research project. This is the cover crops for water quality and carbon storage project. We are currently in the second year of the project. The students are looking at

nitrate loss from tile drainage systems. The cover crops in the first year were very effective at removing nitrate pollution. There was 72% reduction in nitrate coming off of that farmland. The students are also measuring terrestrial carbon sequestration. That is carbon stored within the above ground plant tissue of the cover crops, also within the soils as the root systems decompose. We would like to add perennial vegetation, native prairie plants. We would like to have side by side plots at the recycling center where we could look at an annual cover crop and compare that to a perennial cover crop at the same site. At the recycling center there are currently 70 acres of a cover crop mix at the site. So we would like to establish perennial plants, again to get that side by side comparison for terrestrial carbon sequestration. This would be beneficial to our agriculture students as well as his carbon capture and storage and environmental biology students. Also, plant identification. This would be a great site for plant ID. At Richland in our greenhouses we have a lot of herbaceous plants and also some shrubs, but we have very limited species diversity on campus in terms of trees. At the recycling center there is a pollinator mix and also an existing 11 acres of trees at the site. Currently, a lot of the Richland students learn their trees from a text book. That is not the way to learn tree identification. This would be beneficial to our landscape design and horticulture students. Also, there could possibly be a couple of community structure labs. This is looking at the dominate species on a site over time. We could use the existing tree species to determine the structure in a forested community. Also, if we establish prairie vegetation you could look at the dominate species in a prairie community over time. That would also be beneficial to his environmental biology students. Those are just a few of the possible educational opportunities for the students at Richland at this site.

1. Mr. Dudley presented Resolution Z-1200-10-18 which is regarding Case S-01-09-18, a petition submitted by Soltage, LLC requesting a Special Use Permit for the construction of a 2.0 megawatt ground mounted solar energy farm on approximately 22 acres of leased land in A-1 Agricultural Zoning on property commonly known as the intersection of Wesley Road and St. Louis Bridge Road in Decatur, IL 62521. After hearing the evidence, the Zoning Board of Appeals voted to recommend approval of the subject petition to the County Board with 15 stipulations. The EEHW Committee met and reviewed the petition and recommended the County Board approve the petition subject to 15 stipulations recommended by the Zoning Board of Appeals.

MOTION

Mr. Dudley moved, seconded by Mrs. Kraft to approve the Resolution Z-1200-10-18.

There were no questions or comments from the board floor.

ROLL CALL.

Ayes: Bird, Buckner, Cox, Dawson, Drobisch, Dunn, Greenfield, Hogan, Joy, Kraft, Mattingley, Meachum, Oliver, Potts, Smith, Taylor, Zimmerman

Nays: Dudley

AYES = 17
NAYS = 1

MOTION CARRIED.

2. Mr. Dudley presented Resolution Z-1201-10-18 which is regarding Case R-01-07-18, a petition submitted by Decatur Public Building Commission for rezoning of approximately 107.11 acres from (A-1) Agricultural Zoning to (M-1) Light Industrial Zoning on property commonly known as 1129 N. Wyckles Road, Decatur, IL 62522 in Harristown Township. After hearing the evidence, the Zoning Board of Appeals voted (3-2) to recommend denial of the petition to the County Board. The EEHW Committee met and reviewed the petition and recommended

MOTION

Mr. Dudley moved, seconded by Ms. Zimmerman to approve Resolution Z-1201-10-18.

There were no questions or comments from the board floor.

ROLL CALL.

Ayes: Buckner, Dawson, Drobisch, Dudley, Dunn, Joy, Mattingley, Meachum, Oliver, Potts, Smith, Taylor, Zimmerman

Nays: Bird, Cox, Greenfield, Hogan, Kraft

AYES = 13
NAYS = 5

EXPLANATION OF VOTE:

Mrs. Cox: Mrs. Cox said she planned on voting no. She has really been up and down on this issue. She feels like she has to vote no because she is still not sure this is the best site to put this facility at.

MOTION CARRIED.

C. CORRESPONDENCE

Three letters from Comcast regarding changes to channel line-up.

REPORTS

Sheriff's Report – September 2018
Treasurer's Fund and Investment Report – September 2018

Collector's Report – September 2018
Public Defender's Report – September 2018

MOTION

Mr. Potts moved, seconded by Mr. Smith to approve the Correspondence and Reports and that they be placed on file by prior roll call vote.

There were no questions or comments from the board floor.

MOTION CARRIED. (BIRD, COX, GREENFIELD, HOGAN, KRAFT SHOWED THEIR VOTE AS YES)

3. CLAIMS

MOTION

Mrs. Cox moved, seconded by Mr. Mattingley to approve the claims that have been approved and paid by prior roll call vote.

There were no questions or comments from the board floor.

MOTION CARRIED.

There were no Appointments presented at the meeting.

D. CONSENT CALENDAR

4. Resolution G-4899-10-18 – Executing deeds to convey property on which taxes were delinquent

MOTION

Mr. Dunn moved, seconded by Mr. Meachum to approve the Consent Calendar by prior roll call vote.

There were no questions or comments from the board floor.

MOTION CARRIED.

The Justice Committee had nothing to submit at the meeting.

EEHW COMMITTEE

5. Mr. Dudley presented Resolution G-4900-10-18 which is approving an intergovernmental agreement with the Village of Bement regarding and Animal Housing Program.

MOTION

Mr. Dudley moved, seconded by Meachum to approve Resolution G-4900-10-18 by prior roll call vote.

There were no questions or comments from the board floor.

MOTION CARRIED.

The Operations and Personnel Committee had nothing to submit at the meeting.

LEGISLATIVE COMMITTEE

Mr. Smith: Mr. Smith said he didn't have a report but to be aware that the General Assembly will be in for a veto session the second week in November for 3 days and then the week after Thanksgiving for 3 days.

FINANCE COMMITTEE

6. Mr. Greenfield presented Resolution G-4901-10-18 which is approving an increase in appropriations in the Treasurer's Office.

MOTION

Mr. Greenfield moved, seconded by Mrs. Cox to approve Resolution G-4901-10-18 by prior roll call vote.

There were no questions or comments from the board floor.

MOTION CARRIED.

7. Mr. Greenfield presented Resolution G-4902-10-18 which is entering into an agreement with May, Cocagne & King, P. C.

MOTION

Mr. Greenfield moved, seconded by Mrs. Cox to approve Resolution G-4902-10-18 by prior roll call vote.

There were no questions or comments from the board floor.

MOTION CARRIED.

NEGOTIATIONS COMMITTEE

Mr. Dunn: Mr. Dunn said they had a meeting coming up around the 24th with the Circuit Clerk's Office.

The Transportation Committee had nothing to submit at the meeting.

The Executive Committee had nothing to submit at the meeting.

The Siting, Rules & Ordinance Sub-Committee had nothing to submit at the meeting.

The Building Sub-Committee had nothing to submit at the meeting.

There were no officeholder remarks presented at the meeting.

There was no old business presented at the meeting.

NEW BUSINESS:

MOTION TO SUSPEND THE RULES

Mr. Smith moved, seconded by Mr. Dudley to suspend the rules to consider Resolutions G-4903-10-18 and G-4904-10-18 under New Business by prior roll call vote.

MOTION CARRIED.

8. Mr. Dunn presented Resolution G-4903-10-18 which is authorizing the Board Chair and County Auditor to negotiate and execute an Addendum to the Multi Facilities Lease with the Decatur Public Building Commission with respect to acquisition of Courts and Justice Solutions System from Tyler Technologies, Inc.

MOTION

Mr. Dunn moved, seconded by Mr. Meachum to approve Resolution G-4903-10-18 by prior roll vote.

There were no questions or comments from the board floor.

MOTION CARRIED.

9. Mr. Dunn presented Resolution G-4904-10-18 which is approving and agreeing to the Software as a Service (SaaS) Agreement entered into between the Decatur Public Building Commission and Tyler Technologies, Inc. as Sub licensee of the Decatur Public Building Commission.

MOTION

Mr. Dunn moved, seconded by Mr. Dudley to approve Resolution G-4904-10-18 by prior roll call vote.

There were no questions or comments from the board floor.

MOTION CARRIED.

MOTION TO ADJOURN

Mr. Potts moved, seconded by Mrs. Cox to adjourn until Thursday, November 8, 2018 at 6:00 p.m.

MOTION CARRIED.

Meeting adjourned at 6:41 p.m.