

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
TUESDAY, June 12, 2018
5:30 P.M.

1. Call to Order:

Acting Chairman Parsons called the meeting to order at 6:06 pm. Mr. Parsons noted he would be running the meeting since the Chairman and vice-chairman were unable to attend this evening.

2. Roll Call: Doug Huser, Blake Parsons, and Bryant Kempf were present. Duane Kingdon and Andy Rokey were Excused.

3. Approval of Monthly claims: Motion was made by Huser to approve the claims, seconded by Kempf. *Motion Carried.*

4. Approval of May 8, 2018 Meeting Minutes

Motion to approve the May minutes made by Huser, seconded by Kempf. *Motion Carried*

5. Review of Executive Session Minutes: September 13, 2016, September 20, 2016, March 14, 2017 Motion to release or Keep Confidential. Motion to approve and keep confidential made by Huser, seconded by Kempf. *Motion Carried.*

6. Public Input: None

Mr. Parsons noted that if there were no objections the meeting would be an open discussion forum. No objections were seen.

7. Unfinished Business:

a) Minonk Wind LLC Special Use - Meeting with company, Letter of Credit

Ms. Jording provided the update Mr. Minger sent. Mr. Parsons read that a court date is set for June 27, 2018 at 11:45 am. This will be a case management conference but Mr. Minger hopes they will show up with a check in hand. Mr. Huser asked if the letter Mr. Minger was asked to write had been completed yet. Ms. Jording stated that Mr. Minger had said he would like to wait until the Patrick engineering bill is paid before we get into anything else.

Mr. Parsons asked what pulling the windfarm special use would look like. Ms. Jording indicated that it would likely require a court order. Mr. Huser noted that this happens time and time again. If you try to follow the rules and we throw the book at you but if you thumb your nose at the county they let it slide. He noted it has been 8 years and the company has never been in compliance with our law. Mr. Huser noted that the company has been allowed to walk all over us. The States attorney has promised the committee time and time again that he would get outside council and that has not happened, there was supposed to be a letter written to the wind farm two months ago and that has not happened. Mr. Huser noted that we have been told time and time again that there would be council at these meetings and not having the states attorney has held us the road and bridge committee and the zoning committee. Mr. Huser stated this is unacceptable and he would like that on the record.

The committee discussed what would happen if a special use is pulled. Ms. Jording noted that they have dealt with special uses in non-compliance and the zoning office generally works with the individuals to get them back into compliance.

Mr. Parsons asked what the court case is about. Ms. Jording explained that the court case is only for the Patrick engineering costs. Nothing else is addressed in that court case. Ms. Jording noted that even if the court case is cleared up the county still needs to address some of the continuing issues we have been seeing. Specifically she noted that there should be a set timeline for decommissioning reports, etc. Mr. Huser noted that the wind farm has not been in compliance with their special use from day one and the county board has continually allowed that to slide. Mr. Parsons asked what the committee would like to do going forward. Mr. Huser stated he would like to do what has been discussed. He would like the states attorney to do what he said we could do 4 years ago, hire outside council to handle this issue and provide council regarding this issue. Mr. Glazier recommended that the committee write a letter to the states attorney requesting he hire outside council. The committee concurred that that should be written and reviewed next month.

b) Zoning Ordinance discussion* Section 28 WECS - security and roads – Kingdon

Mr. Huser briefly discussed that they need to discuss how the roads will be addressed in the event the turbines come down and the damage that occurs from the decommissioning. Mr. Huser stated that this is address what would happen if the company goes out of business and the county has to decommission the turbines and repair the roads.

c) Review/recommend changes to Woodford County Zoning Ordinance Section 22 – Signs - No Discussion

d) Permit Fees discussion - No Discussion

e) Zoning ordinance changes required from proposed subdivision code changes

- Ms. Jording noted that the Zoning Ordinance changes will be going to the ZBA as a text amendment petition this month.

f) Subdivision Code Changes and recommendations

Ms. Jording discussed that the changes that the approved last month are going to the ZBA as a text amendment petition this month. She asked the committee if they wished to have a joint meeting with the ZBA to allow for any changes to the text amendment petition. She noted that the text amendment petition is the last thing needed to send the Access ordinance, mailbox ordinance, land subdivision ordinance and zoning ordinance changes to the full County Board in July. The committee concurred that a joint meeting would be the best option. Mr. Parsons asked Ms. Jording to post an agenda for the joint meeting.

8. New Business:

a) FY 18-19 Zoning Budgets and Salary Review

Ms. Jording presented the Zoning budgets. She noted that the ZBA budget needed corrected, it actually had no changes and is the same as last year. The committee recommended leaving the Tri-county special projects at \$1,500, Heartland Water resources at \$0, and Tri-County planning commission at \$1,600. Ms. Jording discussed reviewing the Zoning Administrator salary, she discussed that the closest department head is paid 24% more than the zoning administrator, most of the other department heads are paid at least 28% more. She noted that she looked at several other like counties in comparison, the most similar county in population, land mass, permits issued, etc. is Clinton County, there administrator is paid \$60,000. She asked that the committee take this into account when making their decision. Mr. Huser indicated that the committee should place a higher number in that line however the finance committee would make the final determination as to budget appropriations. Mr. Huser stated that he would like to plan for an executive session next month. Mr. Huser asked for the Zoning administrator's salary for the last two administrators, the last administrator last at \$48,872, two administrators ago with a 1.5% raise every year would have been making \$51,443 in 2019. Mr. Huser asked where Ms. Jording would like to be, she indicated closure to the other department heads. Mr. Huser also asked what the Circuit Clerk, Treasurer and County Clerk salaries are currently, Ms. Jording stated it is \$62,358. Probation director \$60,484. Assessor \$62,665. Mr. Huser stated he would like to place \$62,358 in the budget for now and then have a more in-depth discussion in executive session next month with the full committee. Motion to send the budgets with the recommended changes made by Huser, seconded by Kempf.

Motion Carried.

9. Planning and Zoning Issues:

None

10. Other:

- Tri-County Regional Planning Commission report

Mr. Huser stated he attended his first Tri-County meeting he discussed that the committee appointments did not follow the by-laws which he pointed out. He stated they opted to wait on the appointments until next month to bring them in line with the by-laws. He noted in the future he will bring the agenda to have included in the committee report to the full board.

- ZBA Hearing - ZBA hearing on May 26

Ms. Jording stated that there are two variances, a text amendment and the continued solar petition on the agenda for this month.

- Schedule special meetings (if necessary)

Joint meeting with ZBA There will be a special meeting June 26 at 6 pm.

10. Executive Session (if necessary): None

11. Any action coming out of Executive Session: None

12. Adjournment:

Mr. Huser made the motion to adjourn at 7:22, seconded by Kempf. *Motion Carried.*

Lisa Jording, Secretary

Blake Parsons, Acting Chairman

Date