

Minutes to the Regular City Council Meeting  
held on Monday, February 12, 2018 at 7:00 p.m.

Acting Mayor John Wabel opened the meeting with the pledge of allegiance. Answering roll call were Aldermen: Jason; Hattan; Modro; Wabel, Strawn & Hoskins. City Clerk Anderle and Treasurer Davis were also present.

Public Comment

None

Approval of Minutes

Alderman Hattan moved to approve the January 8, 2018 Regular City Council minutes. Alderman Jason seconded. Roll call: 6 ayes.

Alderman Strawn moved to approve February 5, 2018 Special City Council minutes. Alderman Hoskins seconded. Roll call: 6 ayes.

Pay Monthly Bills

Alderman Jason moved to authorize payment of bills as presented. Alderman Hattan seconded. Roll call: 6 ayes.

Old Business

None

New Business

Molly Breslin, from North Central Illinois Council of Government presented a final summary of the Sidewalk Assessment funded by a grant from IDOT. Everyone was given a pamphlet with findings and recommendation for sidewalks throughout the city. Molly stated 61.5% of sidewalks are in good quality with 2.7% in poor quality. Molly stated having this assessment completed will help the city with future grant funding for sidewalk projects.

Evan Carlson, from Innovative Power System Solar in Minneapolis, addressed the council about a 25 year lease for 16 acres of Industrial Park property to operate a community solar garden facility. Carlson stated new legislation has been approved which will allow development all over the state. Community solar will allow homeowners who do not have a spot for solar panel to access panels as if they had panels on their property. The garden would generate bill credits instead of selling power to the utility company which can be sold to someone who is an Ameren customer. Community solar projects have to be 2 megawatt or smaller. The solar panels are installed on I-beams and most likely would be a fixed system instead of a sun tracker system. There would be a 300 square foot concrete equipment pad, where metering equipment is mounted, also underground conduit between rows of panels and an inverter at the end of each row of panels. We generate direct current electricity which we flip into alternating current which goes into the grid. There are two parts to the power grid, the power plant and transmission lines and the distribution network, we plug into the distribution network. We plant material that is pollinator friendly and a fence will be installed around the property. In order to move forward with this project we will need a lease agreement and a land use permit. Terms of the lease can be negotiated to fit the city's needs. The rent will be \$1200 a year per acre with a 2% increase every year. After 25 to 35 years we will decommission the solar garden, at that time we will offer the city to buy the equipment to own. The city can then renegotiate with the utility company at that point. Alderman Hoskins asked if they have any other local facilities.

Carlson stated no, only in Minnesota. Alderman Modro asked if everyone needs to use or do you have to opt-in. Carlson stated no, not everyone has to use the facility, and the subscribers do need to be Ameren customers. Ameren has all different rate structures; one city pays twice as much as another. Usually there is a cost saving right away by subscribing. Cities usually make good subscribers because they will always be in Ameren territory. Subscribers are usually big power users. Some people will go with individual, we might go down that road, but you would need to get a better deal with Ameren if you go with individual subscribers. Individual subscribers are more work because people move and you have to sell the subscription with your house. Attorney Beck stated the city will need to publish a public notice not less than 15 days and no more than 30 days from which it is to be adopted, since the lease term is for more than 20 years. Alderman Hattan asked what will happen to our real estate taxes if we lease the property. Attorney Beck stated the lease terms state any increase in taxes because of the solar garden would be their responsibility. Hattan asked when construction would begin. Carlson stated Spring of 2019; we also agree to pay for crop damage. Carlson stated entering into the lease and the land use permit, will allow us to enter into the renewable energy credit auction with the utility company. We would need to win that auction in order to build the solar garden. Acting Mayor Wabel asked if the council would like to proceed with having the attorney review the lease from IPS. Wabel stated this is a good economic opportunity for the city. Council agreed to move forward with the work on the details of the contract.

Randy Schoepke addressed the council informing them he will be relocating his house from 122 S. Prairie Street to property at 1118 N. Prairie Street and is asking for permission to trim trees along N. Prairie Street. Schoepke stated contact has been made with all utilities in regard to moving their utility lines. The relocation will be done on February 16 about 9 a.m... Alderman Strawn stated trimming and any removal of trees would require a permit. Strawn has spoken with arborist, Matt Stickel, about having him trim trees. Stickel stated the trimming will be extensive with over 50% of the canopy being removed from trees in the 300 & 400 blocks which will possibly cause some trees to decline. Strawn stated the cost for trimming and removal and cost for any needed replacement of trees would be about \$1,400. Strawn stated this should be Schoepke's expense since this would not be regular tree maintenance for the city. Schoepke agreed to pay \$800 for arborist expense and set \$600 aside for replacement of tree's lost. Arborist Stickel will trim trees several days prior to the move and will also be on hand to do any necessary trimming the day of the relocation of the house. Wabel thanked Schoepke for his cooperation and wished him luck on the move. Alderman Strawn made a motion to approve issuing a permit for trimming of trees with a maximum of \$1,400 compensation from Schoepke. Alderman Hattan seconded. Roll call: 5 ayes, 1 abstain.

Serina Stickel, from Midland Summer Ball Program reported the program had 140 kids participate last year. The goals for 2018 are to replace the existing batting cage structure, fence dugouts on 4 fields and update equipment. Alderman Modro made a motion to approve a \$2,500 donation to Midland Summer Ball Program. Alderman Jason seconded. Roll call: 6 ayes.

Terese Cochran, Vice President of the Lacon Chamber of Commerce addressed the council to inform them that the Lacon Chamber has been discussing disbanding due to lack of membership and participation by members. Terese stated if the chamber disbands, then 7 events will no longer be held. These include Second Sunday on the Stage, Preschool Easter Egg Hunt, Lacon Bridge Walk, Halloween games at the community center, decorating of the stage at the court house and the Santa Parade.

Alderman Modro made a motion to approve Ordinance 2018-3 the Ninth Amendment to the Lacon TIF District I Redevelopment Plan & Projects. This amendment adds eligible project costs to the TIF plan for the 12 year extension by adjusting for CPI + 5% from the beginning of the TIF, ratifies and incorporates all agreements and costs incurred to date and adds language to the Plan regarding the definition of eligible projects costs, adjustments to line items, and use of funds in contiguous TIF Districts. Alderman Jason seconded. Roll call: 6 ayes.

Alderman Hattan made a motion to approve a donation to the Midland School PTO of a certificate for a 20'boat slip rental for the 2018 season and a fire hydrant. Alderman Strawn seconded. Roll call: 6 ayes.

Alderman Reports

Alderman Strawn reported there are still piles of snow in the business district that need to be cleaned up.

Alderman Modro asked if committees have finished their budget meetings. She will be scheduling a meeting in March for a Finance Committee meeting.

Acting Mayor Wabel reported the First National Bank of Lacon is asking the city to re-sign the letter allowing them to place a temporary facility on city property in the event of a disaster.

Clerk Anderle reported Senator Weaver will be hosting a coffee chat at the Coffee Hub on March 6<sup>th</sup> from 8-9 a.m..

**General Fund:**

|                          |              |
|--------------------------|--------------|
| Checking:                | \$125,426.24 |
| General Fund MMDA        | \$280,237.83 |
| US Bank (Illinois Funds) | \$ closed    |

**Band Fund:** \$11,054.40

**Motor Fuel Tax:**

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|-----------|--------------|
| Checking: | -0-          |
| MMDA:     | \$348,489.35 |
| US Bank   | \$ closed    |

**Water & Sewer Fund:**

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|-------------|---------------|
| Checking:   | \$ 214,244.48 |
| W & S MMDA: | \$ 64,457.06  |

**TIF Fund:**

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|---------------|--------------|
| TIF I MMDA:   | \$723,680.77 |
| TIF II MMDA:  | \$ 38,549.17 |
| TIF III MMDA: | \$ 62,433.14 |
| TIF IV MMDA:  | \$ 4,642.24  |
| TIF V MMDA:   | \$ 13,194.59 |

Alderman Strawn moved to adjourn at 8:15 p.m. Aldermen Hattan seconded. Roll call: 6 ayes.

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Connie Anderle – City Clerk

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John Wabel – Acting Mayor