

February 10, 2025

Minutes of the regular meeting of the City Council of the City of Clinton, Illinois in session in the Council Chambers of City Hall and electronically, Monday, February 10, 2025 at 7:00 p.m. Commissioner Wise, presiding. On roll call, Commissioners Buchanan and Ballenger were present.

PUBLIC PARTICIPATION

Seth Redington addressed the council regarding the pay study for department heads and office staff. Redington recalled a unanimous vote to not give the raises to the department heads, since then there have been significant raises. Normally they come in May, sometimes April. November of last year raises were given. Redington asked if it was going to be a pattern to give raises twice a year. If it was previously voted down, why all of a sudden have the wages gone way up. Commissioner Wise addressed Redington stating the studies weren't comparing what they were looking at. The union contract they do step raises. The last study showed finding qualified people for positions. Wise said they were looking for a fair and more equitable deal. They did give raises in November, keeping people here. He admitted the council needed to change what they were doing to keep people here. Wise said his department Kyle who took over the duties of Lloyd. He hadn't got his A license yet and was doing everything the Superintendent does, and he got a raise, while he was doing the work. Now that he has his A license, he will be getting another raise to bring him up. Wise said they would look at everyone not in the union. Redington asked if they would get raises twice a year, Wise stated they would not with confirmation from Attorney Hoblit. Hoblit stated they were not raises; they are equity adjustments with no anticipation of twice a year raises. There is no intention to keep with a pattern. Wise stated they plan on continual May raises.

Mike Hoyle with Kwik Wall addressed the council with his business intentions moving forward with the old Wallace Press building. Hoyle thanked Council for having him tonight, DCDC and Kurt Homann helped him connect with the community. In 1929 Capital Woodworks started in Springfield, Illinois. Hoyle started in 2006 as the controller and bought it in July 2006. Within the last 5 years the company has grown pretty steadily and needs more space. Hoyle stumbled across the building here. He found Clinton a very welcoming community and they are still in the due diligence portion. Kwik Wall manufactures operable walls that divide one big room into several smaller rooms with a track in the ceiling. The company is number 3 in North America for manufacturing and gunning for number 1. They are outgrowing 170,000 square feet which he currently has. Commissioner Ballenger asked if they provide union jobs, Hoyle confirmed they are with the Carpenters Union 270, and he has a great long-standing relationship with them. Commissioner Buchanan asked if he planned for 100 or more employees, Hoyle stated his goal in three years was 225 employees and doubling the revenue through glass. Wise said we were excited when Homann presented this to us and we are very grateful. Hoyle hopes to be fully operational by this time next year. The council thanked Hoyle for coming.

Zachary Farkes Rewild Renewables and Attorney Benjamin Jacobi, they are here to formally introduce themselves. Farkes stated he had been in contact with former Administrator Baxter. Farkes is a solar developer, doing community solar programs. Farkes wanted to introduce the council to these types of projects. Farkes said he looks for a land owner, access to existing electrical infrastructure for capacity and a path to permits an entitlement. The parcels they are considering are outside the city limits. Farkes explained the paths they can take for the project. Farkes asked if the city is interested in the local level of jurisdiction of the projects. Farkes explained how annexations and applications would work. They are looking at parcels and feasibility and wanted to know the preferred path from the city. Buchanan asked what parcels he was looking at. Farkes said they were looking at three parcels with the Finrock family. Farkes said the parcels are north of the city on North Yards, west of the city on Wagon Trail and south of the city on Revere Road. Farkes said he was looking at 30 acres on two of the parcels and 17 acres on the third. Ballenger asked how many they were looking to do, Farkes said he would like to do all three but there is a possibility of fewer. Ballenger stated if they do all three, he would landlock the city. Farkes disagreed. Ballenger asked what life is. Farkes said at 20 years they are 80% efficient and that is the sweet spot. Ballenger questioned decommissioning, Farkes said they enter an AMA agreement which is a state form and there is a decommissioning bond on the project. Permits and obligations travel if a project is sold. Buchanan said with windmills there is shadow and asked about glare. Farkes said the site has a glare study, showing no impact and if there was, there would be mitigations. The exact parcel locations of Wagon Trail, North Yards and Revere Road were discussed. Commissioner Ballenger asked if they required public utilities, roads etc. Farkes said only electric. They have a transportation plan that would map out heavy equipment coming in and they like to sign road agreements. Ballenger asked if they worked with the local fire department for training, Farkes said safety plans are in the Special use permitting package. There is no expectation from the town. He explains in the letter presented to the council that it hits the typical questions he gets asked, benefits to the city, tax revenues, community benefit agreements, off take agreements etc. The preference is to do all three projects Buchanan asked about property values, Farkes provided a couple of studies in the packet regarding this issue, there is little to no impact on property values. Wise brought concerns about water and sewer as a concern to the Northridge Subdivision in the past. We would not be developing to the north; the west side is where sewer and water is developed and would put us in a landlock position with the main track in and out of Clinton.

Attorney Jacobi said his role is to help make sure the procedure is in accordance with the City and the next steps. Jacobi said they want to honor the solar ordinance that was passed by the city. He said with an annexation; we would take jurisdiction under the municipal code. Our land use regulations would apply to the parcel prior to annexation. Jacobi went into detail on the paths taken by other communities. Jacobi would work with Hoblit to move forward. Ballenger asked if they went to the county first, Farkes said they did not and it would go through one or the other. Wise said he had concerns with everyone being involved and it being a win win and benefit. Wise thanked Farkes and Jacobi for their time.

Written motion was made by Commissioner Ballenger and seconded by Commissioner Buchanan that the minutes of the regular meeting of January 21, 2025 be approved as submitted. On roll call vote, Commissioners Wise, Ballenger and Buchanan voted “Yes.”

The bills and payroll were read.

Written motion was made by Commissioner Buchanan and seconded by Commissioner Ballenger that the bills and payroll be allowed as read and the Clerk be instructed to issue warrants on the Treasurer for the several amounts. On roll call vote, Commissioners Ballenger, Buchanan and Wise voted “Yes.”

PETITIONS

REPORT FROM THE DEPARTMENT OF PUBLIC AFFAIRS

Department of public affairs had no report.

REPORT FROM THE DEPARTMENT OF STREETS & PUBLIC IMPROVEMENTS

Commissioner Buchanan said the crews have been working on trees in the boulevards. There are trees in the cemetery that are in bad shape and will be taking them down. Buchanan reminded the public of the 2” snow fall snow route that will go into effect with weather and to move vehicles off streets.

REPORT FROM THE DEPARTMENT OF PUBLIC PROPERTY

Commissioner Wise said they have been working on the well by the YMCA, it is back in service and working as it should and production better than it was brand new. The lime silo has been working steadily with a few glitches. There have been two sampling cycles with no issue since the city-wide boil order.

REPORT FROM THE DEPARTMENT OF PUBLIC HEALTH & SAFETY

Commissioner Ballenger met with Steve Lobb to take down trees and bushes along with cleanup before mowing season at the cemetery. Ballenger said they have been working with Chief Lowers and Tony Harris with problem houses in town, trash ordinance violations and ignoring what they have been told to do. They have been pushing it and pushing hard, it’s not acceptable. Chief Lowers added that a few years ago the process was changed where they were taken before the court Hoblit has prosecuted before the court, with no change. We are only looking for compliance, it is not a money generating system. The city has taken possession of a few properties and demolished them. Without compliance we will do the same moving forward. Hoblit said the city provides a flat fine

for each violation. The city does have a provision for each and everyday violations and it is antiquated. Hoblit is looking to change the each and everyday violation for the problem properties and go to trial to where the violation and fines are enough to put a lien on the property and possibly foreclose. Ballenger invites everyone to drive around town and see the changes we are working on to make.

REPORT FROM THE DEPARTMENT OF ACCOUNTS & FINANCES

Department of accounts and finances had no report.

OLD BUSINESS

No old business.

NEW BUSINESS

Written motion was made by Commissioner Ballenger and seconded by Commissioner Wise to approve the amendment to Resolution 2024-14 Approving Minor Subdivision. On roll call vote, Commissioners Buchanan, Wise and Ballenger voted “Yes.”

On File – Tango Tango Radio App - Fire Department - \$3,553.60

On File – Agreement between City of Clinton and Kwik Wall

On File – Office Renovation/IT Room Configuration - Police Department not to exceed \$10,000.00

On File – Purchase of Panasonic Toughbook Mobil Data Computer- Police Department not to exceed \$4,000.00

On File – MFT Resolution Authorizing Funds for Summer Maintenance - \$99,735.20

On File – Terminate Real Estate Purchase Agreement - Lots 11 & 12 Park Lane West Subdivision

On File - Resolution Terminating Bids for Lots 11 & 12 Park Lane West Subdivision

ADJOURNMENT

With no further business to come before the Council, a motion was made by Commissioner Ballenger and seconded by Commissioner Buchanan to adjourn the meeting. On roll call vote, Commissioners Wise, Ballenger and Buchanan voted “Yes.”

Respectfully Submitted,

Kamren Wilford
City Clerk