

April 1, 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, Tuesday, April 1, 2025 at 7:00 p.m. Commissioner Wise, presiding. On roll call, Commissioners Buchanan and Ballenger were present.

PUBLIC PARTICIPATION

No public participation

Written motion was made by Commissioner Ballenger and seconded by Commissioner Buchanan that the minutes of the regular meeting of February 18, 2025 and Special Meeting and Public Hearing of March 18, 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

Chase Ford with Nexamp Solar came before council. Ford thanked council for having him. Ford gave the background of the Nexamp Company, they are owner operator of the project and it is the intent of this project. Ballenger asked if they are an American owned company. Ford said they are, Diamond Capital, Generate Capital and John Handcock Manulife being the majority owners. Ford presented the project location, south of Tabor Road per the lease agreement with owners being Warner & Kolb Family Farms, LLC & Joan Wells Family Farmland 2, L.P. owners with a project size of 825 acres.

Ford highlighted a community benefits agreement of \$75,000.00 as they are encroaching on the city. Ford explained the site plan and the megawatt size of the project. Ballenger asked Ford if contact was made with the homeowners on Trust Road, and Ford confirmed he had and will be in contact moving forward. Regarding emergency services, Ford said there were plans and contact will be made with the Fire Chief. Ford went into the financials regarding property taxes, with the draft economic impact report. Ford mentioned it is weighted; they start higher will go lower and back up again within 35 years. Ford continued on with the site plan explaining the transmission lines, access points, substations, battery storage facility etc. Ford explained the existing tree buffer will be maintained screening the city. Ford said they are working with DeWitt County and their ordinances they are looking to comply with. He talked about the Agriculture Impact Mitigation Agreement that they signed with Illinois Department of Agriculture

which covers a lot of different items such as drain tiles, storm water, erosion control. They do have the agreement in place. Come decommission time there is a plan for the money in an escrow account and it is reviewed throughout the life of the project. Ford said he looked forward to continuing on with the community benefits agreement. Ballenger had concerns with the homes on Trust Road as he wasn't aware of the project on the south side of the road. Buchanan asked for confirmation if they couldn't lease land contiguous with the existing leases as to not be south of Trust Road. Ford said this is the land they need to make it happen. Ballenger expressed he was not in favor of being south of the road. Wise questioned setbacks, shielding and if it was standard for all companies. Ford said he is working with county ordinance structure and that is how they will be moving forward. Buchanan asked about screening with the existing trees, if there was a storm would they be replaced. Ford said they would probably be on the hook to replace them. Ballenger said they do not want to crowd the city and that's why he asked if the south portion was necessary and if the affected neighbors are aware, Ford said there were previous discussions. Wise asked if their facilities are made of anything harmful to the soil, Ford said it was steel piles and high voltage, the panels are made of silicone; there is nothing harmful in these projects. Wise asked if studies have been done in regard to property values, Ford said there are impact studies being done; In the siting stage for DeWitt County these studies will come out. Wise mentioned the taxing body benefits from the sheet handed out by Ford to Council. Wise said the money we would be receiving could go towards the park's projects and sidewalks that this money could be earmarked for, Ford agreed.

Ballenger asked about the mile and a half jurisdiction in the city. Ford said their attorney doesn't believe there is a jurisdiction when it comes to solar, and they would move forward with the County. Hoblit said he talked to Markwell, and it is a valid law, though Markwell wasn't present to speak for the County. Buchanan asked if the project wasn't completed would the city still get the money, Ford confirmed. There was a question from the audience, Ford replied that the projects are capital intensive, and the big piece is getting the capital and financials to make sense, the operations will have a handful of employees. Once up and running they are revenue profit generating. Towards the end of life they are at 80% capacity, updating can be done. Kelley Harvey asked how much the landowner was getting, Ford said there was a mutual confidentiality. Ford said noise ordinances are being finalized; DeWitt County has a pretty strict ordinance. Ford said they would be above and beyond anyone being affected by this project. Buchanan asked if there was toxic waste with smoke in case of a fire, Ford said not a lot of fire area associated with these. Ford said an emergency response plan is being worked on, Ballenger said he wanted to be the first to see that plan because the county wouldn't be fighting it, his people will. Wise asked if there were more questions, which there were not.

REPORT FROM THE DEPARTMENT OF PUBLIC AFFAIRS

Department of public affairs had no report.

REPORT FROM THE DEPARTMENT OF STREETS & PUBLIC IMPROVEMENTS

Commissioner Buchanan made mention of the impending storms, they will waive the pickup and they will be out picking up.

REPORT FROM THE DEPARTMENT OF PUBLIC PROPERTY

Commissioner Wise said business as usual. Regarding the new lime silo, it will be the end of the month again before the equipment comes in.

REPORT FROM THE DEPARTMENT OF PUBLIC HEALTH & SAFETY

Commissioner Ballenger said there has been a scheduling issue with Kiwanis Park, it will be a month or so back. Ballenger was happy to announce along with Chief Page that the Fire Department received close to \$50,000.00 to be used for electronics and turnout gear. Ballenger said the Fire Department has sent out a \$300,000.00 grant for a building to put equipment in they are waiting to hear about. Ballenger thanked Steve for taking care of the trees at the cemetery. Chief Lowers mentioned through the Department of Justice grant they received, paid for their body armor, an ILEAS grant has paid for five of twelve tazers and an ILETSB grant paid for a portion of their cameras.

REPORT FROM THE DEPARTMENT OF ACCOUNTS & FINANCES

Department of Accounts & Finances had no report.

OLD BUSINESS

Written motion made by Commissioner Buchanan and seconded by Commissioner Wise to approve Letter of Intent with IDOT Job C-95-013-19. On roll call vote, Commissioners Buchanan, Wise and Ballenger voted “No.”

Written motion made by Commissioner Ballenger and seconded by Commissioner Wise to approve Res-Q-Jack Stabilization and lifting system for the Fire Department with AEC in the amount of \$16,005.00. On roll call vote, Commissioners Wise, Ballenger and Buchanan voted “Yes.”

Written motion made by Commissioner Ballenger and seconded by Commissioner Buchanan to approve Façade Grant with Brendan & Shelby Koren at 212 & 214 E Main St. On roll call vote, Commissioners Ballenger, Buchanan, and Wise voted “Yes.”

Written motion made by Commissioner Ballenger and seconded by Commissioner Buchanan to approve Encore Developmental Services Contract proposal for the 2025 season in the amount of \$58,100.00 and the 2026 Season in the amount of \$59,510.00. On roll call vote, Commissioners Buchanan, Wise and Ballenger voted “Yes.”

NEW BUSINESS

On File – Fiscal Year 2026 Budget

On File – Yearly Raffle License for Dewitt County Pheasants Forever #268

On File – GFL Solid Waste Contract

On File - J&S Solid Waste Contract

On File – Collective Bargaining Agreement – United Association of Plumbers and Pipefitters, Local Union No. 137

On File – Letter of Understanding United Association of Plumbers and Pipefitters, Local Union No. 137

On File – Server Upgrade Police Department – Heart Technologies - not to exceed \$20,000.00

On File – Managed IT Service (City as a whole) Contract – Heart Technologies

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