



City of **SANDWICH, ILLINOIS**

City Hall Annex · 128 East Railroad Street

Committee-of-the-Whole Council Meeting

July 6th, 2021 @ 7:00 PM

MINUTES

Mayor Latham called the meeting to order at 7:00 PM.

Roll call was taken:

Present: Mayor Latham; City Clerk Ii; Aldermen Fritsch, Holcomb, Johnson, Killey, Kreinbrink, Robinson & Whitecotton

Quorum established.

Also Present: City Attorney Harrill, Department of Public Works Horak, Building Official Steffens, Chief Bianchi & EMA Director Ciciora

Absent: Alderman Littlebrant and City Treasurer Dell

Mayor Latham

Geri Benning, Executive Director of the Sandwich Chamber of Commerce, gave a short presentation on upcoming events by offering support, education and promotion of businesses in the Sandwich Area. Events include "Lunch & Learn" "Coffee Before Business" that affords networking opportunities as well as the annual dinner dance and golf outing. Ribbon cutting events welcome new businesses to the community. Geri encouraged the Council to be supportive by attendance and participation.

Foster, Buick, Conklin & Lundgren Law Group: Attorney Harrill defined Public Act 101-652 that creates a new section (Section 4.1) to the Public Officer Prohibited Activities Act. Section 4.1 outlines prohibitive retaliation against a whistleblower. All employees are to be furnished a copy of the newly created Section 4.1 and every year thereafter. Municipalities may hire or appoint someone to be an auditing official who would process and manage complaints under the Act. If the municipality does not have an auditing official, the County's State's Attorney becomes the auditing official.

City Clerk Ii: No report

City Treasurer Dell: Absent

City Department Reports:

EMA Director Ciciora reported on a busy Saturday with the July 4th parade and fireworks. Mayor Latham thanked Tom Ciciora for his assistance during the festivities.

Chief Bianchi: No report

Director of Public Works / City Engineer Horak

1. Brush Pickup: There will be no scheduled brush pickup for the month of July.
2. Proposed Text Amendment: Engineer proposed a text amendment to Section 98-38 (c)(16) of the City's Municipal Code creating a special use for solar power generation in the B-1 Local Business District. DeKalb County passed a similar amendment several years ago. With the Council's permission, Engineer Horak suggested that this matter go before the Plan Commission for recommendation on zoning regulation.
3. Keystone Power Holdings, LLC Solar Array Project: The Power Purchase Agreement is the next step in working with Keystone on the project. The Agreement covers the installation and maintenance of panels including ownership and disassembly of the system. The document is being reviewed internally with the City Attorney. Keystone will require the signed document before proceeding with any engineering review. At this time, there is a timing issue regarding the definition of a "wetland" and/or "flood plain" to assure legally the solar array can be erected in the chosen located at the Wastewater Treatment Facility. The Plan Commission special use hearing would coincide with the engineering review.
4. Public Safety Complex: Bids were not received for the concrete and micropyles. Bids have now been advertised twice. Engineer Horak reached out to the Council to go through a regular bidding process with Harbour Construction contracting bidders. Because of time constraints, this would be a better approach for the third bidding process as the remaining bids have a 60-day acceptance window that expires August 4th. Engineer Horak's recommendation would be to waive the bidding requirements and have Harbour contractors contact their bidders, accept those bids and make that part of an overall guaranteed maximum price. They anticipate to receive 3 bids on concrete and 2-3 bids on micropyles.
5. Fairwind Crossing / Fairwind Corporate Center Annexation Agreement: Property is located south of Center Street, north of the railroad tracks, east of Gletty Road and on either side of Fairwind Boulevard. The property is approximately 26 acres that the City acquired in 2014. There has been discussion to split the property to dispose of approximately 1 acre on the east side of Fairwind Boulevard. In order to complete the process, the City will have to through the subdivision process of a Plan Commission hearing and recommendation as well as surveying said property and dedicating a portion of Center Street and right of way for Gletty Road. There is an existing Annexation Agreement on said property with Primus Corporation from 2006. In the Agreement, there are several conditions to be satisfied for the development of the land. Engineer Horak recommended that the Council review the terms of the Agreement prior to the final plat for a minor subdivision. The goal is to have this matter before the Plan Commission in August.

6. Lower Little Rock Creek Watershed Study: Engineer Horak provided a draft copy of the Executive Summary that has been submitted to the IEPA (IL Environmental Protection Agency). The summary lists goals along with challenges and potential threats to preserve the watershed. Also listed was creating a green infrastructure network and action plan. The City is working on a grant through the IEPA, and grant money has been received from the DeKalb County Community Foundation. Once the study has been approved, the City would participate in projects that would benefit the watershed as whole and not necessarily within city limits. Apart from an educational perspective, one goal is to reduce pollutants in the watershed. A final report from the IEPA is expected within the next 2 months.
7. Main Street- Center to 2nd Street: Sidewalk and Street Light Replacement: Engineer Horak provided a fact sheet on three different light fixture options. The new poles would be a continuation of the 2017 Center Street taller poles with the davit arm. The pole configuration would be used heading north on Main Street and eventually in the business district. This particular pole costs more but has the configurations to hang Christmas wreaths, has a flag holder and electrical outlets located at the top of the pole. Engineer Horak's recommendation is to find funding in the budget to continue the same style of light pole to compliment the central business district. The current project will require 6 poles; an estimate of 50 additional poles would be required for the business district. Mayor Latham requested the Council to review the options and a decision on the style of pole will be made at a forthcoming meeting.

Aldermen Reports: Alderman Robinson requested Executive Session at the end of the meeting under Section 2(c)(1) for Personnel and under Section 2(c)(2) for Collective Bargaining. No action will be taken.

Announcements: The Finance Committee Meeting will meet immediately following the Committee-of-the-Whole Meeting on July 6, 2021.

Audience Comments: WSPY Correspondent Jim Wyman raised several questions:

1. Was Keystone Power the same as Keystone Pipeline? Response: Unknown
2. Why did the City change their mind regarding a solar array since 2018? Response: Keystone offered a "no cost to the city" project dependent on findings by the Army Corp of Engineers to determine if the proposed site is defined as a wetland or a flood plain
3. What is the expected cost of a cement bid for the police building? Response: Unable to speculate
4. Why are there tall and short light poles on Center Street. Was this a mistake? Response: It was not a mistake. At the time, the design had to meet lighting requirements for that roadway. The style of light pole chosen at the time was more decorative, and intermediate poles were installed to reduce the illumination.

Executive Session: Motion made by Alderman Robinson and seconded by Alderwoman Johnson to go into Executive Session at 7:37 PM under 5 ILCS 120 / Section 2(c)(1) "The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal

counsel for the public body to determine its validity property” and for Collective Bargaining under 5 ILCS 120 / Section 2(c)(2) “Collective negotiating matters between the public body and its employees or their representatives or deliberations concerning salary schedules for one or more classes of employees”. Aye: Aldermen Fritsch, Holcomb, Johnson, Killey, Kreinbrink, Robinson & Whitecotton Nay:0 Motion carried 7:0

Motion made by Alderwoman Johnson to return to regular session at 7:45 PM. Motion was seconded by Alderwoman Killey. Aye: Aldermen Fritsch, Holcomb, Johnson, Killey, Kreinbrink, Robison & Whitecotton Nay:0 Moton carried unanimously

Adjournment: There being no further business to come before the Council, motion made by Alderman Robinson and seconded by Alderman Holcomb to adjourn the Committee-of-the-Whole council meeting at 7:48 PM. Motion carried unanimously on voice vote.

/s/ Denise Li – City Clerk