

Resolution No. #18-51

Resolution Awarding Bids for a Material Proposal
TR 53, Section 16-10118-00-SP -- C-94-002-18
HSIP -- Project BMIS(822)
Bridge Replacement, Saratoga Township, Marshall County

WHEREAS:

- Bids were received by the Marshall County Engineer at a letting held June 8, 2018 at 9:00 AM for the project listed above;
- Two bids were received for Group 1, Culvert and both were with IDOT guidelines to award;
- One bid was received for Group 2, Aggregate and it did not comply with IDOT guidelines and bid security was not provided;
- No bids were received for Group 3, Slope Protection;
- The County Engineer recommends the award of the contract to the low responsible bidder identified below;
- The Township Highway Commissioner has concurred with the County Engineer's recommendation;

THEREFORE BE IT RESOLVED:

- That the County Board hereby accepts and awards Group 1, Culverts to Contech Engineered Solutions, LLC, 1509 W. Mt. Vernon, Metamora, IL 61548 in the amount of \$65,586.40;
- Bids for Group 2 are rejected.

STATE OF ILLINOIS)

MARSHALL COUNTY)

I, Jill Piper, County Clerk in and for the County and State aforesaid, and keeper of the

records and files of said office, hereby certify the foregoing is a true and correct copy of a resolution passed by the County Board of said County, at its meeting.

SEAL


Jill M. Piper, Marshall County Clerk

**Marshall County Zoning Board of Appeals Public Hearing
May 17, 2018 –
Marshall County Courthouse – 7:00pm
ZBA # 18-208 Application for Special Use Permit and Variance**

Zoning Board of Appeals Members Present: Chairman, Kyle Schumacher, Ken Mecke, Randy Toepper and Dennis Bogner.

Members Absent: Tim Gensler, Chuck Volker and Rebecca Donna

Others present: Andy Stash, Chairman of Zoning Committee, Hank Gauwitz, Member of Zoning Committee, Gary Smith, Peoria Journal Star, Patrick Sloan, Zoning Administrator, Susie Simmons, Secretary, and interested individuals (see attendance sheet attached).

The hearing was called to order at 7:0 pm by Chairman, Kyle Schumacher.

The individuals that wished to speak were sworn in by Chairman, Kyle Schumacher.

Zoning Administrator Pat Sloan presented ZBA # 18-208, Received on April 20, 2018, by FFP IL Community Solar, LLC, Forefront Power, San Francisco, CA (the "Applicant"), submitting on behalf of the landowners, Arlen and Beverly Ruestman, for development of a 2 MW community solar project in an R-2 Zoning District. The Applicant proposes to develop a 2 MW community solar project on previously cultivated land on an approximately 13.03 acres located at 741 County Road 2700E, Toluca, Illinois, in Marshall County, a part of Parcel number 07-29-400-002. A variance is also requested for the maximum lot coverage area and timing of construction.

Pat Sloan presented the Certifications of Publication dated April 26, 2018 from the Lacon Home Journal, Toluca Star Herald, Henry News Republican and Wenona Index. Administrator identified adjacent parcel locations as he presented certified letter receipts from adjacent property owners: Keystone USA Corporation (west and east), Dorothy Sunken (north), DLB II LTD Partnership (northeast and east), Charles Holz (southeast) and Annabelle Griffin (south).

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In the statement by the petitioner, Chris Wall from Forefront Power thanks the board and everyone attending this hearing tonight. We are Forefront Power and we work through 23 states in the renewable field specialty program. I'm sure everyone is aware of the specialty program going on right now in Illinois with you guys being very busy with projects going on in this county. We have completed a similar market in Minnesota that was capped at 1 megawatt per project. We saw various benefits with this program in Minnesota and other states and it's going to be good to the community with labor and costs savings to the subscribers. We also do roof projects but are main projects are ground projects like this project. The proposed 2 megawatt project which we are maximizing the design to minimize the impact of this acreage. We have 13.3 acres in this project and I have some maps if anyone would want one. You will have to share since I have ten printed off. The site access is off of 2700E with a 20 foot side access road (class five) to the project area. The proposed is a single-axis tracker that tilt at 60 degrees and the row spacing is 14.26 feet. The panels have anti reflective coating that minimizing glare. All the equipment is made of a nontoxic material so it's a nonissue for concern. We have met all the requirements such as the decommissioning bond and the zoning setbacks and I will be happy to go over any questions you have and resolve any concerns. We have proposed a seven foot chain link fence with 6 feet chain link and 1 foot barbed wire on top and the interconnection will be underground linking to the equipment pad including a step-up transformer, metering and disconnecting system. This is the basic design of the project and not sure I have covered it all and I'm open to the board to ask any questions.

Alex Hibbard addressed the board adding that the TRC is an environmental, civil, power, oil and gas company. We do a lot of support for solar development and we are nationwide company with very strong presence in northern Illinois, St. Louis and Indiana. As far as the application it is a typical layout, it is a good location with no neighbors close by and it's important to keep in mind with this special use we are keeping it as Ag there is a lifetime on this and when it is decommissioned it will be going back to farm land. We like to think of this land will be more fertile and with the cover crop will go far to add organic matter to enhance this farm ground. It is a 20 year option and that matches the contract with Com Ed.

Questions form the ZBA Members:

Question: You said it was a 20 year plan?

Response: Yes, with the PPA and Com Ed.

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Question: You are leasing the land?

Response: Correct.

Question: Then after 20 years you have a renewable option?

Response: There is an option typically with this project but this is based on a 20 year project so it matches with the agreement with the utility company. We don't anticipate it going farther at this time.

Question: With the other states that you work with are there any other projects that have reached that timeframe?

Response: No not at this time, this is fairly new so that is why you guys have a decommissioning plan in place with us being tied to those conditions safe guard the ground. We have minimized impact on the grading of soil and hopefully go back to agriculture with better soil than it is now. That's our goal.

Question: Have you started any projects in northern Illinois?

Response: No we have not sir. To be honest there is not a lot of community solar yet in Illinois. There is some very large projects more closely to here in LaSalle County there is a 40 acre solar farm.

Question: This system is going back into the grid, how is this going to help the local people?

Response: This community project is driven by a state mandate and not driven to benefit just one person but a community as a whole. Basically the rule is 4 megawatts per parcel and not every project will get built but it gives you an opportunity at the table. The first run at the state will be awarded is 150 megawatt goal so it won't be decided until October and there is a lot of flux with what the rules are going to look like and it will be over a three year period.

Question: So then it really doesn't help the local community?

Response: Once it is built you will have subscribers that don't have the capability to put it on the roofs of their homes can subscribe based on their usage and can get credits which will lower their bill.

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Question: Do the subscribers have to pay a fee to be enrolled?

Response: There is a minimum charge which is something that they are defining at the state level. The reduction will be reflected on your monthly bill.

Questions: Is it a onetime subscription or yearly charge?

Response: Probably on a yearly basis. What you are doing is locking in a certain rate to cover yourself if rates fluxuate.

Question: How was this chosen by the owners or do you approach them?

Response: We go to the willing land owners and it takes a lot of criteria to find a location that fits the formula.

Question: The only concrete is where the interconnection pad will be?

Response: That is exactly correct.

Question: Will there be a clause in the plan that the roads will be maintained and if damage occurs it will be repaired?

Response: Yes.

Question: How many panels will this be?

Response: It is in the 7,000 rage.

Question: Will the panels be sourced in the states?

Response: There is a tariff that everyone is aware of and our company was aware of this and we bought what we anticipated we would need for construction.
At this point everything is state driven and we are trying to abide by those rules.

Question: Will you source local labor to build this?

Response: Yes, that is something I didn't touch on we are a smaller company with 40 or 50 employees and we partner with local the community if they are union or not and hire local electricians for construction.

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Question: Three to four months for construction?

Response: Sixteen weeks.

Question: Is the connection there already going to hold that kind of load?

Response: That is something we are working with Com Ed on with the pre application processing for a connection agreement which takes a long time to get.

Question: Would you rather have underground or overhead connections?

Response: In my opinion it is better to have it underground.

Identification and statements by supporters of the petition: none

Written and Oral Messages communication received supporting the Petition: none

Identification and statements by objectors to the petition: none

Written and oral communication received objecting to the petition: none

Questions from ZBA members to supporters and objectors: none

Questions from the objectors and supporters to petitioner:

Scott Palm addressed the applicant with a concern that his landlord has read that the material used is toxic.

Chris Wall responded stating that they use all nontoxic material and if the panel breaks it does not shattered just like a windshield would crack not break apart. We want to be here a long time and we will work with the owner that is our model.

Question: How many sites do you have in Minnesota?

Response: Approximately thirty, Illinois has used other markets to realize what works well and incorporate it in Illinois.

Question: How many do you have here in Illinois?

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Response: About 150 megawatts applications in Com Ed and Ameren in Illinois with some of those projects will have a fall out but hoping to have a presence here in Illinois.

Question: Will you be selling this once completed.

Response: No

Question: What is the PPA?

Response: It is a Power Purchase Agreement with the power companies. It's a standard contract that locks in the kilowatt hour and the term along with other legal requirements.

Question: Who manages, markets and administrates the subscriptions for the discount?

Response: We do all of that. We work with the local community and the electrical company to find local people who want to sign up.

Question: What is the state's position of taking good ground out of service?

Response: There are different views on this and it's up to the willing land owner and he has an option for a long term lease on the property. Also a guaranteed revenue stream and it's not a permanent project and we bring the ground back to its natural state once it is no longer functioning. Taking farm ground and putting this project on it is a sensitive issue.

Question: You are applying for a state grant and they are looking for nontillable ground that is my question wouldn't this site be in question there?

Response: Not that I'm aware of. I haven't seen anything in our reports and we are only minimizing 13 acres. I've seen larger ones that are 100 megawatt projects that are on their radar. They are looking for smaller projects with 2 megawatt and they know they will have to take some ground that is in production to service this mandate.

Andy Stash stated he is a supporter of solar projects but wanting to take ground that is not in production and that is what I'm not seeing here.

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Response: This ground is serving the community, raising property tax and is still considered AG ground. We are minimizing our foot print and the owner is able to farm outside the fence.

Question: What is the largest acreage project you have seen?

Response: I have done utility scale stuff on a large scale but this is not like that. This program is a 2 megawatt site with 13.03 acres and under our design I have not seen anything over 17 acres but on an average for this site could go up to 15 to 16 acres.

Pat Sloan included that the project is in an R 2 District, the City of Toluca has about 20 square miles of R 2 around it. This area is used as AG and probably will always be AG but is an R 2 District and this is allowed as a special use.

Questions from ZBA members to petitioner, supporters and objectors: none

Petitioner's closing statement, if desired: Thank you for your time and want to work with adjacent farm owners to see what works and what doesn't. We're here for that kind of dialog and to build relationships.

Review of ordinance standards and developing of finding of fact:

Section 6.5 Special Use Permit, 6.5 C 1

1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Finding: It does not fall into being detrimental to the area.

2. That the special use will not be injurious to the use of enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair values within the neighborhood.

Finding: Taxes on the property will be more. Based on the design of the panels and being positioned at a 60 degree angle will not impact anyone in the area. Glare may be an issue? Chris Wall stated that they do a glare a

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analysis and will determine if this will be an issue and the material used is antireflective coating. Kyle Schumacher asked if the system will have any effect on GPS systems. Chris Wall stated that it does not affect GPS systems.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Finding: It will improve and the decommissioning plan is in place.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Finding: Minimal ground prep work, the surface will stay the same. Native grasses, meadow's, flowering grasses will be planted. Kyle Schumacher asked if bee hives will be added. Chris Wall stated that a land owner he has worked with in the past has indicated he wanted to have a bee habitat.

5. The adequate measures have been or will be taken to provide ingress and so designed as to minimize traffic congestion in the public streets.

Finding: Ingress and egress established already.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located.

Finding: The ordinance and state laws will be followed.

After determining that the application meets the Standards for Special Use Permit and Variance a motion was made to recommend to the Marshall County Board to grant Special Use Permit and Variance for the maximum lot coverage and a construction time extension to 24 months ZBA #18-208 by Allen Toepper and seconded by Ken McKee. A vote was called, all Ayes. Motion carried.

Ken McKee made a motion to adjourn the ZBA #18-208 hearing at 7:58 pm. Allen Toepper seconded the motion. All ayes, motion carried.

Electronic Recycling - Marshall and Putnam Counties

Net Weight, Pounds

				Consumer Electronic Devices (CED)	Non-CEDs	Microwaves	Total
				Sponsor	Partners		
2016							
Spring Collection Event							
	City of Toluca Public Works 520 W. Railroad St. Toluca, IL	Marshall County	City of Toluca Putnam County	51558	4436	2621	58615
April 22-23, 2016							
Fall Collection Event							
	Highway Department 552 St Rt 26 Lacon, IL	Marshall County	Putnam County	<u>45917</u>	<u>2911</u>	<u>2315</u>	<u>51143</u>
November 4-5, 2016							
TOTAL FOR 2016				97475	7347	4936	109758
2017							
Spring Collection Event							
	City of Toluca Public Works 520 W. Railroad St. Toluca, IL	Marshall County	City of Toluca Putnam County	31321	2226	1255	34802
April 21-22, 2017							
Fall Collection Event							
	Highway Department 552 St Rt 26 Lacon, IL	Marshall County	Putnam County	<u>18009</u>	<u>406</u>	<u>938</u>	<u>19353</u>
27-Oct-17							
TOTAL FOR 2017				49330	2632	2193	54155
2018							
Spring Collection Event							
	City of Toluca Public Works 520 W. Railroad St. Toluca, IL	Marshall County	City of Toluca Putnam County	28567		1586	30153
April 20, 2018							