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DeKalb County Government
Sycamore, Illinois

**Executive Committee Minutes
September 14, 2022**

The Executive Committee of the DeKalb County Board met at the Legislative Center's Gathertorium on Wednesday, September 14, 2022. Chairman Frieders called the meeting to order at 7:25 p.m. Those Members present were Mr. Tim Bagby, Ms. Rukisha Crawford, Ms. Dianne Leifheit, Mr. Craig Roman, Vice-Chair Suzanne Willis, and Chairman John Frieders. Mrs. Laurie Emmer, Mr. Steve Faivre, and Mr. Roy Plote were absent. A quorum was established with six Members present and three absent.

Mr. Jim Luebke, Vice-Chair of Highway Committee, Mr. Larry West, Vice-Chair of Planning & Zoning Committee, and Mr. Stephen Reid, Vice-Chair of Economic Development all joined the Executive Committee in place of the Committee's absent Chairpersons.

APPROVAL OF THE AGENDA

It was moved by Ms. Leifheit and seconded by Mr. Luebke, and it was carried unanimously by voice vote to approve the agenda as presented.

APPROVAL OF THE MINUTES

It was moved by Ms. Crawford, seconded by Mr. West and it was carried unanimously to approve the minutes of the August 10, 2022, Executive Committee Meeting.

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF A SOLAR DEVELOPMENT AGREEMENT FOR THE COMMUNITY OUTREACH BUILDING

Community Development Director Mr. Derek Hiland shared that DeKalb County continues to explore the opportunity to provide nearly all of the electrical needs for the Community Outreach Building with a solar development. The DeKalb County Board approved Resolution R2020-59 which demonstrated the intent to establish a Solar Development at the Community Outreach Building. In that resolution, a defined State of Illinois Program was identified and contemplated with a system that is larger by footprint and electrical generation than what is contemplated today. A newer program has been identified as an opportunity that our Solar Consultant is encouraging us to pursue whereby the cost savings returned to the County is equal to or better given that dimensions of the development are now smaller, and our electrical prices are now greater. In order for the County to pursue the aforementioned program created by the State of Illinois, a new Power Purchase Agreement needs to be signed allowing us to continue pursuing a solar development on our Annie Glidden Road Campus providing electricity to the Community Outreach Building.

In most cases, County agencies are pursuing solar installations through power purchase agreements (PPAs). Under a PPA, a third party designs, finances, builds, maintains, and owns the solar project for a defined time period (typically 20 to 25 years). The property owner purchases the electricity generated by the system. PPAs have a number of advantages, including:

- Savings from federal tax credits (which are available to the third party but not to government agencies) can be passed through in the form of lower kWh costs to the host.
- Upfront costs are the responsibility of the third party, eliminating the need for these projects to compete for resources in the CIP or Operating Budget.
- Ongoing system performance is managed by the third party (and the host pays based on the actual system generation)
- The host locks in energy rates, which provides cost savings in the form of lower costs per kWh over a long period of time and further cost avoidance if energy costs rise during that period.

DeKalb County had considered implementing Solar Installations on County facilities for approximately four (4) years whereby the DeKalb County 2020 Budget, approved in the fall of 2019 also identified exploring solar opportunities on County property. Multiple County owned land and locations were investigated with challenges and limitations identified on other sites which helped narrow the focus to one immediately viable opportunity, the DeKalb Campus' Community Outreach Building.

A site evaluation for solar panels involved a number of factors, including:

- available space for panels (rooftop space, ground area, and/or space for canopy installations over parking areas) and competing uses for space
- sufficient sun exposure for the site
- roof age, condition, configuration, and structural capability for solar installations
- future facility disposition
- potential system size and resulting energy cost savings/avoidance over a set time period.
- location ability to connect to the electric grid.

Mr. Hiland expressed that given the aforementioned benefits with the newer State of Illinois Program and the challenges noted for other County facilities, staff recommends the County Board approve the attached Adjustable Block Program – Power Purchase Agreement dated 8/1/2022.

It was moved by Mr. Roman, seconded by Ms. Crawford and approved unanimously to forward the Solar Development Agreement to the full County Board recommending its approval.

A RESOLUTION APPROVING AN ENGINEERING PROPOSAL FOR THE DSATS 2022 PAVEMENT CONDITION STUDY

Mr. Gregory explained how the County is the lead agent in the DeKalb-Sycamore Area Transportation Study (DSATS) and due to the County's new Procurement Policy, this project is coming before the County Board for approval. This engineering proposal is for Analysis and Rating of various roadways in DeKalb, Sycamore, and Cortland municipalities at an estimated cost not to exceed \$67,000.00.

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It was moved by Mr. West, seconded by Mr. Luebke and approved unanimously to forward the Resolution to the full County Board recommending its approval.

APPROVAL OF AFSCME, COUNCIL 31, LOCAL 3537 LABOR CONTRACT FOR THE DCRNC

Mr. Gregory shared that this is a two-year retroactive tentative agreement with the DeKalb County Rehab & Nursing Center. There are additional Memorandums of Understanding that will go along with the contract including limited benefit packages and the retention bonus program that was previous adopted by the County Board.

It was moved by Ms. Crawford, seconded by Mr. Luebke and approved unanimously to forward the labor contract to the full County Board recommending its adoption.

EXECUTIVE SESSION

Mr. West moved to enter Executive Session for the purpose of purpose of discussing Settlement in Litigation provided for in 5 ILCS 120/2(c)(11) and also to discuss Closed Session Minutes as provided for in 5 ILCS 120/2(C)(21) at 7:48 p.m. Mr. Reid seconded the motion, and it carried by a 9-0-0 roll call vote. Those voting yea were Mr. Bagby, Ms. Crawford, Ms. Leifheit, Mr. Luebke, Mr. Reid, Mr. Roman, Mr. West, Vice-Chair Willis, and Chairman Frieders. None were opposed and no one was absent. Motion carried.

The Committee entered back into their Open Meeting at 7:59 p.m.

APPROVAL OF SETTLEMENT FOR 19L03, KRISS-PONCIN VS. DCRNC LITIGATION IN THE AMOUNT OF \$250,000.

Vice-Chair Willis moved to approve the settlement of 19L03, Kriss-Poncin vs. DCRNC Litigation in the total amount of \$250,000.00. Mr. Bagby seconded the motion. Those voting aye were Mr. Bagby, Ms. Crawford, Ms. Leifheit, Mr. Luebke, Mr. Reid, Mr. Roman, Mr. West, Vice-Chair Willis, and Chairman Frieders. None were opposed. The motion carried unanimously.

AUTHORIZING THE APPROVAL AND RELEASE OF CERTAIN EXECUTIVE SESSION MEETING MINUTES, AND THE DESTRUCTION OF CERTAIN VERBATIM RECORDINGS

It was moved by Mr. Luebke, seconded by Ms. Leifheit, and approved unanimously to forward the Resolution to the full County Board recommending its approval.

APPROVAL OF APPOINTMENTS

Chairman Frieders recommended the approval of the following appointments:

- a. **Kane, Kendall, DeKalb Workforce Development Board:** Christine Devlieger and Kathy Johnson both newly appointed for terms beginning October 1, 2022, and expiring September 30, 2024; Joe Barbic and Joanne Kantner both reappointed until September 30, 2024.
- b. **Housing Authority of DeKalb County:** Herodote Adjegan reappointed beginning November 1, 2022, until October 31, 2027; Sabrina Nicholson newly appointed immediately to fill the unexpired term of Deanna Cada until October 31, 2024.

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It was moved by Mr. Bagby, seconded by Mr. Roman, and was approved unanimously to forward the appointments to the full County Board recommending their approval.

APPROVAL OF THE COUNTY BOARD AGENDA

Mr. Luebke moved to approve the Draft County Board Agenda and to forward it to the full County Board. Mr. Reid seconded the motion. The motion carried unanimously.

ADJOURNMENT

It was moved by Ms. Crawford, seconded by Vice-Chair Willis, and it was carried unanimously to adjourn the meeting at 8:03 p.m.

Respectfully submitted,

John Frieders, Chairman

Tasha Sims, Recording Secretary