

AGENDA OF THE LEE COUNTY BOARD

November 15, 2011 9:00 A.M.

3rd FLOOR BOARDROOM, OLD LEE COUNTY COURTHOUSE
112 E. SECOND STREET, DIXON, ILLINOIS

OPEN MEETING WITH INVOCATION OR PLEDGE OF ALLEGIANCE
ROLL CALL

ANNOUNCEMENTS: Wendy Ryerson – 25 years of service

APPROVAL OF BOARD MINUTES OF PREVIOUS MEETING

TO ZONING BOARD – None

TO PLANNING COMMISSION – None

FROM ZONING BOARD – 11-P-1475, Todd Hackbarth, PPN# 07-02-31-455-026, R-2 to C-3 General Business
11-P-1476, Steven Durin, PPN# 21-12-08-100-004, Ag-1 to Ag-1 Special Use
11-P-1477, Larry John Droste, PPN# 12-14-03-200-008, I-3 to Ag-1 Agricultural Dist.

FROM PLANNING COMMISSION – None

REPORTS OF COMMITTEE

FINANCE/CLAIMS
LOTS (Lee Ogle Transportation System)
SOLID WASTE/HEALTH & WELFARE
ROAD & BRIDGE/CLAIMS
COUNTY PROPERTIES
RC&D – BLACKHAWK HILLS
911 BOARD
ADMINISTRATIVE SERVICES
TOURISM
EXECUTIVE/JUDICIAL/LAW ENFORCEMENT

COUNTY OFFICERS REPORTS, REQUEST FOR DEPOSIT OF FUNDS, ORDERS PAID IN VACATION

OLD BUSINESS:

Budget for 2011/2012 (Roll Call)

NEW BUSINESS:

Appointment: David J. Didier commissioner of the Maple Grove Drainage District

Appointment: Kevin Shafer trustee Lee Community Fire Protection District

Ordinance: Providing for the submission to the electors of Lee County, the question whether the county should have the authority under Public Act 096-0176 to arrange for the supply of electricity for its residential and small commercial retail customers who have not opted out of such program. (Hold over until December)

Resolution: Annual Levies (Roll Call)

12 Resolutions for Budget Appropriations

Resolution: County Board Meeting Dates – Fiscal Year 2012

Resolution: Nepotism

Resolution: Governmental Accounting Standards Board Statement 54 (GASB-54)

Lee County Probation Annual Plan FY' 12

EXECUTIVE SESSION

PUBLIC/VISITOR COMMENTS

A. ITEMS ON THE AGENDA – VISITORS ALLOWED 10 MINUTES

B. ITEMS NOT ON THE AGENDA – VISITORS ALLOWED 5 MINUTES

MILEAGE & PER DIEM

ALL BILLS & APPROPRIATIONS ALLOWED BY ROLL CALL

ADJOURN

LEE COUNTY ZONING BOARD OF APPEALS

Ron Conderman, Chairperson
Craig Buhrow, Vice Chairperson
Mike Pratt, Member
Gene Bothe, Member
Tom Fassler, Member
Bruce Forester, Alternate Member

Chris Henkel, Zoning Officer
Alice Henkel, Clerk

The Lee County Zoning Board of Appeals met on Thursday, October 20, 2011, at 7:00 p.m. in the Old Lee County Courthouse, Dixon, Illinois. Chairman Ron Conderman called the meeting to order and Clerk Alice Henkel called the roll. The following members were present: Craig Buhrow, Mike Pratt, Gene Bothe and Tom Fassler.

Chairman Conderman asked if there were any changes or corrections to the minutes from the October 6, 2011 meeting.

There was concern that the minutes had been posted to the County website with its pages out of order. Chris Henkel said he would look into it.

Bob Logan from Franklin Grove stated that he had submitted a proposed decommissioning plan at the October 6th meeting; however, his proposal was not included in the minutes. Mr. Logan submitted a Revise Draft Decommission Plan and asked that be included in these minutes.

Gene Bothe made a motion to approve the minutes, with the above corrections, and Mike Pratt seconded it. All were in favor, resulting in a 3 – 0 vote.

The first item under old business was discussion of the Roads Agreement. Lee County Engineer Dave Anderson was present for the discussion.

Mr. Anderson presented a proposal regard use of public roads. He developed his proposal by taking things directly out of current roads agreements.

This ordinance will require the wind companies, by ordinance, to have a roads agreement with the County and that will need to be passed prior to the approval of a special-use permit by the County Board.

Mr. Anderson feels that once the petition is filed, the wind company can work on the Special Use zoning and the roads agreement simultaneously. Once zoning has been recommended by the Zoning Board of Appeals, it will go before the County Board. During the Board meeting, the County Board will determine the approval of the zoning and the approval of roads agreement.

Since all details may not be known at the time of zoning, the wind companies will have to provide any missing details, such as a letter of credit; registering with JULIE; and/or obtaining liability insurance prior to the issuance of any building permits.

Questions were raised about whether or not maintenance and decommissioning should be covered in the ordinance.

Mr. Logan stated that when a roads agreement is developed, it must be very comprehensive because a lot must be done to them to make them usable throughout the term of the agreement. He said he understands that these agreements are generally adopted for 30 years, and feels they should include maintenance and decommissioning in that agreement, in addition to construction. If the agreements do not cover maintenance and decommissioning, he feels the County should have a separate agreement for them because the roads are going to deteriorate over time.

Mr. Anderson said that he believes that's how the current agreements are, that the roads agreement is for the construction. Then if 20, 30 or 40 years from now, decommissioning occurs or a major replacement projects takes place, another agreement will then need to be developed.

Mr. Pratt did not think there would be anything wrong with adding a paragraph that says if there is any new construction and/or decommissioning, that a new roads agreement must be developed. Chairman Conderman agreed.

Mr. Anderson said that he can add language that will mirror what is in the current roads agreements to address that issue.

Chairman Conderman asked if there were any other questions and/or comments. There were none.

Chairman Conderman asked if there was a motion to approve the proposed ordinance regarding use of public roads. Mr. Pratt made a motion to add the proposed language, with the addition of the one paragraph, to the ordinance; and Mr. Bothe seconded it. All were in favor resulting in a 3 – 0 Yes vote.

The next item under old business was the discussion of property values and tax assessment. Chief County Assessment Officer Wendy Ryerson was present for the discussion, as requested by the Board.

Mrs. Ryerson started with discussion regarding the Home Seller Protection Plan.

The last time she was before this Board, Mrs. Ryerson stated that her biggest concern with a home owner protection plan was that there is not going to be any way to measure any change in value that is attributed specifically to any one factor (i.e. wind energy, economic hardship, etc.).

Mrs. Ryerson had reviewed the home seller protection plan that can be found in the March 2010 Draft that is being reviewed by this Board, and she noted that this was the first time she had seen such a plan in writing. When she reviewed it, she tried to look at it from a "practical application" perspective to determine whether or not it is practical and fair to both sides.

She does believe the plan to be a "practical document," meaning that she believes that what is laid out in the plan is possible. She said that this protection plan is basically saying that for a period of five (5) years from the date that a project goes into "service," that any property that meets the boundaries described in the protection plan will qualify for valuation based off the average of two appraisals (one completed by the home owner and one completed by the wind company) so long as each appraisal comes within 10% percent of the other appraisal. If the difference between the two appraisals is greater than 10%, then a third appraisal shall be done, by an appraiser agreed upon and paid for by both the home owner and the wind company. The value of the home will then be the median of the three appraisals done.

Mrs. Ryerson stated that she had concerns about the use of the term "service" as stated in the plan because it is vague and not clearly defined. She also noted that appraisers will be challenged to come up with some sort of measurement for loss in value for a home that is next to a wind project as opposed to that same home not being next to a wind project.

Mrs. Ryerson said there is another clause in the plan that says if the home is listed and does not sell with 150 days (approximately 5 months), then the wind energy company would have to purchase that home based on the fair-market value as defined by the two appraisers (or three appraisers if a third one is required).

Her concern with this clause is that in today's economy, the typical house sits on the market for a longer period of time than five (5) months. In normal economy, five (5) months would be plenty of time for a house to sit on the market but it is presently not feasible with the way the economy currently is.

In looking at this plan from practical point-of-view, she feels that it is practical and that it could work mathematically. She would like everybody to understand the challenge that would be put on any appraiser to be able to measure what a property would sell for when sitting next to a wind project versus what a property would sell for when not sitting next to a wind project.

She explained that in order for an appraiser to be able to measure this difference, they will have to locate a home that is virtually identical to the subject property (property located next to wind project that is being sold) so that a comparison can be made between the two to measure the loss (or gain) in value that the wind farm causes by being located near the subject property.

Mrs. Ryerson said that it is this "matched-paired sales analysis" that is going to be challenging. She feels that it needs to be understood that it is unlikely that an appraiser

will be able to find a “matched-pair” in order to do an accurate analysis because the situation is too unique. This may cause the appraiser to rely on personal experience and/or opinion.

With all of that being said, Mrs. Ryerson told the Board that that’s really their problem. It won’t be the wind company’s problem, and it won’t be the home owner’s problem; it will be the appraiser’s problem and that’s what they get paid to do. While recognizing the challenge, Mrs. Ryerson also recognized that it is not the County’s problem.

Mrs. Ryerson reiterated the fact that, from a practical application purpose, she is concerned about the language that says, “...five (5) year period of time from the date of service.” She feels the term, “service,” needs to be defined.

She said that she also has some concern regarding the potential for disagreement. With regards to the clause that says if a home owner is to list their property for sale within the project area and has signed a home owner protection planning, the home owner and the wind company will have to come to an agreement about which realtor to use. If an agreement cannot be reach, Mrs. Ryerson wanted to know who will be responsible for mediating the issue, or any other disagreements that might come up.

Mrs. Ryerson asked the Board to keep mediation in mind if it plans to go forward with this protection plan. She asked the Board to consider who it would envision handling such matters or if it would leave the plan as is and let the parties get attorneys to resolve any disagreement(s).

Mrs. Ryerson said that the only other thing she thought about was that she has not found any comprehensive studies on market value that were done that indicate that there is any significant negative market value loss for being located in proximity to a wind farm.

She said the latest report was done by a college student who studied the Twin Oaks project near Bloomington, and it came back with the same results as other comprehensive reports. Mrs. Ryerson said that the author of the report did not have motivation on either side of the issue and that it was done for a thesis. She also noted that the report is 109 pages and cannot be denied being called comprehensive.

Mrs. Ryerson said the Board needs to ask if this plan is necessary or if there’s no harm in adding it to the ordinance. If property values aren’t negatively impacted by a nearby wind farm, then it may be argued that there would be no harm in adding it to the ordinance. Also if the language is practical and can be applied, then there may not be any harm.

Mrs. Ryerson asked if the Board if it was looking at this plan in lieu of the “good neighbor” program that is currently being used in which property owners receive cash payments each year. She said that if she were a property owner in a wind project she would probably choose the guaranteed cash payments over a plan that provide protection to only those who choose to sell their home within the first five (5) years of the project.

Mr. Pratt said that, in reading through the plan, it appears that it does not distinguish participating property owners from non-participating property owners. He asked if it should. Mrs. Ryerson said it does need to, but she thought it already does.

She noted that the very first paragraph of the plan states, "...covering a loss in value directly attributed to, upon the sale of a home, which are not located within the project area defined in the petition for special-use. She took this to mean that a property is not in the petition for special because it is not getting a turbine but is in the project area. Mrs. Ryerson said that is how she interpreted it. Mr. Pratt feels the language is not clear enough.

Mr. Pratt asked Mrs. Ryerson if the two should be distinguished. She feels it absolutely should because participating property owners are receiving benefits and don't have to worry about their home supposedly losing value because of the wind project. She feels that the people who do not end up with a turbine on their property are the ones the County should be trying to protect.

Mr. Pratt asked Mrs. Ryerson if she had an opinion on distance. She said she had not thought about that but the one (1) mile that is suggested in the plan is reasonable.

Mr. Pratt said that the Ogle County Zoning Board went through this plan and removed several things. He said Paragraph I, which references the "150 days" that a property must sit on the market before the wind company is obligated to purchase it, was removed entirely.

Mr. Pratt noted that Mrs. Ryerson said she had a problem with this paragraph. She said her concern is with the length of time. In today's economy, five months (approximately 150 days) is not a long time for a property to be sitting on the market. She feels that to force a wind company to purchase a home because it hasn't sold in five (5) months is unrealistic.

Mr. Pratt said that Ogle County is suggesting removing that option that the wind company has to buy an unsold property. Mrs. Ryerson said that Board may consider adjusting the timeframe or removing the paragraph.

Chairman Conderman said with today's economy in regards to all mortgage loans that 1/3 of the mortgages exceed the value of the home. He said that he doesn't think that wind turbines have anything to do with that, and Mrs. Ryerson agreed.

Mrs. Ryerson said that she had envisioned that a home seller's protection plan would start with a base-value of a property. The base-value would be determined by an appraisal of any qualifying property being done prior to any construction of a wind project. She then thought that the difference in value from the base-value and the value of the property three (3) or four (4) years later would measure any loss of value. She also feels that it would be hard to attribute any loss in property value to any one factor, such as a wind farm.

She said that this proposal is different because a base-value is not being determined. Under this plan, the appraisers would be working in current time, and their report will be based off of current time factors. Because of this, the plan eliminates "time issues" with regards to appraisals. She also thinks that it minimizes the concern that she originally had regarding this issue.

Mr. Pratt said that he likes that the home owner has to sign up going into a project, not three (3) or four (4) after the project began operating. Mrs. Ryerson agreed because it makes the home owner accountable for signing up for the protection; but she had concerns about a home owner having to choose property value protection or cash payments.

Mr. Pratt said that he doesn't feel that is the Board's concern, that that is between the land owner and the wind company and the County is not going to regulate that. Mrs. Ryerson said that she has no problem with the County "not regulating it," but it should be aware of it if the wind company decides to one or other, but not both.

There were no other questions and/or comments from the Board. Chairman Conderman asked if there were any questions and/or comments from any visitor present.

Matt Boss with Mainstream Renewable Power ("Mainstream") said that he agrees with Mrs. Ryerson's comments regarding the potential for conflict, not just regarding the realtor but also in choosing a third appraiser. He feels that if the property owner's appraiser and the wind company's appraiser are already more than 10% apart, which warrants a third appraiser, then each side "obviously sees the world very differently already to start with." The idea of trying to find a third appraiser that both sides agree on could also be an issue.

Mr. Boss said he would also agree with the point made about the wind company's view being more around looking to sign good neighbor agreements with everybody who lives close to the wind farm and less around offering a home protection plan because they don't see any clear and distinct a) studies to prove how home prices move with regards to wind farms, and b) much less how any individual appraiser can actually assess those. He said they would rather do something that is very clear and straightforward, that everyone can get in on, rather than something which may not apply to anybody. Even if it is, conflict is going to result further down the road.

Mr. Boss said they would push for the good neighbor agreements but that he appreciates the different views on this subject.

Mr. Logan from Franklin Grove said that he doesn't see a real significant problem in selecting a third realtor. He said that in any type of arbitration process, an odd-number of appraisers are compiled into a list and each side takes turns eliminating one appraiser at a time until there is only one appraiser left. He suggested starting with a list of five and coming to an agreement that way.

Mr. Logan asked Mrs. Ryerson if her concerns were regarding the third appraiser. She said she wasn't so much concerned with the third appraiser, she just thinks everyone needs to understand how challenging it is going to be to come up with a "loss in value," if there is a loss in value. She feels that to measure that, it is going to be unbelievably difficult because there is not data to support and/or verify that loss. Mrs. Ryerson just wants everyone to understand so that they can manage their expectations because they are going to be relying on these appraiser's "expert opinions," not necessarily hard data, in order to do that. She said that whenever an "expert opinion" is involved, there can be a wide range of opinions.

Mr. Logan said that the DeKalb County does have property guarantees. In that situation, some rather new homes and subdivisions were very adversely affect by the project. Because there are property guarantees, he said there is probably some recourse for them.

Agreeing with what Mr. Pratt had stated, Mr. Logan said the good neighbor agreements are done individually with the wind company, and a lot of the time, that is mitigating the negative affects of the wind farm. He said it is different than the property value loss, that a good neighbor agreement may be a solution to a television reception problem. He said "there are a lot of other things that go along with being a good neighbor as opposed to property value."

Steve Robery from Franklin Grove said he wanted to add to Mr. Logan's statement. He doesn't think that the good neighbor agreement and the property value guarantee should be an "either-or" possibility. He said the property value guarantee is there for those home owners "who want to leave the wind turbines," and the good neighbor agreement is there for those who wish to stay. Each option addresses a separate issue.

Chairman Conderman asked Mrs. Ryerson if an appraiser is able to "turn the job down." Mrs. Ryerson said they can. Chairman Conderman said that if an appraiser came up with a figure, the opposing appraiser/party can allege that there is no basis and/or support data for that figure. He also noted that the appraiser could be using data from a dwelling located in a different county. Mrs. Ryerson said that appraisers would be expected to follow the ethics and rules of appraisal industry.

Mrs. Ryerson said she has seen an appraisal where an appraiser used a dwelling in Chadwick, Illinois in comparison to a dwelling in Lee Center, Illinois. While the two towns are not comparable because they are located in two very different counties, it is still the appraiser's opinion of the most and best indication of value.

Mrs. Ryerson explained that when she reviews an appraisal as the County's assessor, she can analyze the data and accept or deny the appraisal; however, in this situation, there isn't going to be anyone who will be critiquing the appraisals. It's going to be one appraisal against another and if the difference between the two is less than 10%, then the value is the difference between the two appraisals. If the difference is more than 10%, a third appraisal will be needed.

She said she does not mean to allude that an appraiser will not do the right thing, because they will, but she feels it is going to be challenging to measure any difference. She said it is challenging for her, in the assessment world, to find truly comparable properties that have sold whose sale prices can be used to measure against other comparable properties. She stated that wind farms are being constructed in very rural areas where there are not a lot of residences to begin with.

Chairman Conderman asked Mrs. Ryerson what she would recommend the Board to put in or leave out. Mrs. Ryerson stated that, personally, she does not see a need for it; but on the other side, she doesn't see the harm, especially if there is no loss in property value. She feels that for all intents and purposes, it could accomplish the goal. She has previously stated her concerns.

Mr. Logan said that the position she takes is one taken by a number of the people who have written those studies, as well, and some of the ones would say exactly what Mrs. Ryerson has stated, that there is no measurable difference, but what's the harm. On the other side, he said there are a significant number of people who say there is an impact. He wants to know why the County wouldn't want to protect its people.

Mr. Logan said that the industry, as a whole in this area, is still "new" and is less than 10 years old, so the impact is very difficult to measure. He said the reason they use the multiple number of appraisals is because it is arguable. He also said that anyone who has done an appraisal knows it is challenging because they may not be able to find a property that is comparable. Mr. Logan said there are other challenges and that that is not the only challenge.

Mr. Boss said given that study after study has shown there is little or no difference in house prices following the operational period of a wind farm, he thinks there is a risk of running into conflict further down the road. If all of the studies and all of the comparisons in the world have not been able to prove any kind of specific value loss, he wants to know how two appraisers in a very specific situation going to be able to do that. He feels this is a "recipe for conflict."

Mr. Robery said that is has been said several times that all of the studies indicate there is no loss in property value with wind turbines and that that is untrue. He said there are several studies that have been done.

In 2009, a wind turbine impact study was done by an independent appraisal group (The Appraisal One Group), and they found a significant impact on property values for homes located near wind turbines. It also stated that all the wind turbine property value reports reviewed showing a loss in property value, the average loss was 20.7%.

Another report completed by McCann Appraisal showed a reduction in property values up to 25%.

Most recently, a report done in 2011 by Heintzelman & Tuttle in New York found, based on review of thousands of transactions, a decrease in property value of 7.73% to 14.87% for homes located one mile from a turbine.

Mr. Robery said that the property value studies that Mr. Boss and Mrs. Ryerson referenced were completed or sponsored by the wind industry or renewable energy advocates, including the report by the college student that Mrs. Ryerson has referenced that evening.

With regards to this report, Mr. Robery said that she happened to be a student for a professor who is the head of the Illinois Wind Working Group, one of the largest pro-wind energy groups in the State. He feels she did have motivation to come up with the results that she did.

With the permission of the Board, Mr. Robery asked to take a couple of minutes to address some things that came up, sort of a follow-up to comments made by Mrs. Ryerson to the Ad Hoc Committee. He had some information he wanted to provide regarding "stuff" that had been given to the Board that may shed light on the property value issue.

Part of the reason he wanted to do this was that Mr. Robery had mentioned at an Ad Hoc Committee meeting that was after the meeting in which Mrs. Ryerson presented to the Ad Hoc Committee.

When Mrs. Ryerson had presented to the Ad Hoc Committee, she mentioned that she had done a quick analysis of transactions that had occurred for the Mendota Hills project. He believed that the transactions had occurred between 2002 and 2010. Mr. Robery stated that he was in no way criticizing what Mrs. Ryerson had presented; he just wanted to provide some additional information.

He said that Mrs. Ryerson made it very clear that she had done a quick study that had taken approximately one hour, that she did not look at any specifics of any of the properties, and that all she really looked at was median sales. The median sales indicated that property values continued to go up in these areas, which Mrs. Ryerson had split up by year, until the market hit bottom in approximately 2007.

Mr. Robery said that while Mrs. Ryerson's quick study didn't have details, there was another study that was done that involved the same transactions that she had looked at. The study was done by Ben Hoen, and Mr. Robery indicated that he believed Mrs. Ryerson had mentioned in the study. Mr. Hoen looked at the very same sales that Mrs. Ryerson had look at in the Mendota Hills and GSG wind farms. He also looked at 19 other states that currently have wind farms.

Because this was a study done on behalf of the wind industry, Mr. Hoen concluded the same thing Mrs. Ryerson did, that there is no impact to property values. Mr. Robery said that recently this report has been held up by the wind industry as proof that there is no property value effect by placing wind turbines near homes. The study was included in

the binder that the Board received from NextEra Energy prior to the commencement of the Ad Hoc Committee meeting.

Mr. Robery said that if one were to look deeply into the report, and he referenced pages 96, 97 and 98; it gives the specifics of the wind turbine transactions that were conducted. His study included ratings on the view of the turbines. He rated them either none, minor, moderate, substantial and extreme. He also looked at the distance from the turbines, and placed them into groups of 0 to 0.57 miles; 0.7 to 1 mile; 1 to 3 miles; 3 to 5 miles; and 5 to 10 miles.

Mr. Robery said what is interesting about this is that the in Lee County, as well as many of the other states that he analyzed, he analyzed 412 sales in a time period from approximately 2000 to 2007. Mr. Robery stated that 91% of the sales in his analysis had no view of the turbines; and 95% of the sales were greater than a mile away from the turbines, even as far as 10 miles away from the turbines.

Mr. Hoen's conclusion was that there was no effect on property values, but Mr. Robery feels that the only thing that can really be said from this study is that if a residence has no view of the turbines and is more than a mile away, there is not a measurable effect on property values. Mr. Robery said he wanted to add this to Mrs. Ryerson's comments, because Mrs. Ryerson's transactions were the same.

Mr. Robery said that the issue that is at hand is if a residence has a view of multiple turbines and is 0.25 to 0.75 miles from them. He said that that study says nothing about what it going on to property values of residences that meet these criteria.

Mr. Robery said that another study that was completed by a college student (not the same report by a college student Mrs. Ryerson referred to earlier). Jason Carter from Illinois State University has a report that also concludes that there are no impacts. In his abstracts, he says that he analyze 1,298 real estate transactions, some of which were located in the far northwestern portion of Lee County. Again, he feels the issue of how close wind turbines are to residence is not properly addressed.

In his report, Mr. Carter states approximately 3,300 real estate transactions that were analyzed; however, one may wonder how valuable his report is since some of the homes were located a great distance from the turbines.

On page 15 of his report, Mr. Carter states that the average distance from a home to a turbine was 12.21 miles; however, Mr. Robery said that nobody is saying there is going to be a property value decrease if a residence is located 12 miles from a turbine.

Mr. Carter did note that homes located more the 3 miles from a wind turbine are part of "reference group," meaning their values were not included in the analysis.

Mr. Robery noted that on page 1 of the report, Mr. Carter states there is no effect; however, on page 21, he states "the interaction term for Mendota Hills is not significant in any of the specifications, indicating that the construction and operation of the wind

farm has not affected the selling price of homes within a 3-mile radius of it. The same result was found of Lee-DeKalb Wind Center. Even though the coefficient indicates the Wind Center has not affected neighboring residential property selling prices, there is not much confidence in the result as the coefficient was estimated with only 4 observations.”

Mr. Carter goes on to say, “additionally the coefficient was estimated with only 5 observations for GSG...The only result obtained with confidence for the variable of interest is from Mendota Hills wind farm.” Mr. Robery again stated that in the Mendota Hills project, 91% of the residences had no view of the turbines. He feels that this results in not much confidence in that either.

Mr. Robery referred to the study done by a college student, Jennifer Hinman, and noted that this was the study Mrs. Ryerson had referred to earlier. He said that he has not looked at this study in detail but that his first questions on that study would be what percentage of the transactions included in her study were locate within a half-mile of the nearest turbine. He feels this information is extremely important and doesn't understand why these “experts” do not feel it necessary to include this information in their reports.

Mr. Robery said that he doesn't put much stock into a report that was prepared by a graduate student who has no experience and does not have the proper credentials to make value determinations for the purposes of conducting real estate transactions. He said that all Ms. Hinman is doing is “trying to get a passing grade from her professor who just happens to be the Director for the Center of Renewable Energy and the head of the Illinois Wind Working Group, one of the largest pro-wind energy organizations in the State.” Because of this, Mr. Robery feels her report may have been biased.

Mr. Robery stated that he agrees with Mrs. Ryerson regarding the home owner protection policy and in taking the position that there's no harm in having it; what he did have a problem with is statements being made that there's no information out there that says there is a negative impact on property values.

Mrs. Ryerson referred to her presentation before the Ad Hoc Committee. She confirmed that the study she did was a quick one, that the sales were all of the sales in that township and that she did not have specific information on each property.

She said that for all of the studies Mr. Robery had referred to (the number of sales that are within view, or adjacent, to the wind project), one must realize that in order to analyze or measure any difference; one must has properties that are both near and far.

Mrs. Ryerson said that she truly believes that, based on her experience and the reports that she had read, that there really is no difference. Despite her personal opinion, she was present before the Board stating there would be no harm.

Jim Timble from Franklin Grove said that the latest and most in-depth study was published March 3, 2011, and is entitled, “Values in the Wind.” Mr. Timble said he had provided this study to the Board at the September 15, 2011 meeting; however, he could not locate in the record. Mr. Henkel stated that he did not receive a copy of this report.

Mr. Timble provided a copy of the report to Mr. Henkel and asked that it be made part of the record.

Mr. Timble said that study was done by Clarkson University, partnered with Bingham University. It is a 9-year study in which 11,369 real estate transactions were measured. The conclusion was that there is a decline in property values related to wind turbines being located too close to a residence.

He said that this study talks about "endogeneity bias." He said there are a lot of formulas; that they looked in every direction; and they took things into consideration that had not been considered in earlier studies. The study involved six large wind farms of 190 turbines, or more, located in 3 separate counties.

Mrs. Ryerson said that she had not seen this report but that she would like to. Mr. Timble agreed to provide a copy of the report to Mr. Henkel and to Mrs. Ryerson.

After reading the report, Mr. Timble said he believes it is very scientific, that the authors "did their homework" over the course nine years. The study was done prior to crash of the markets and during a period of economic hardship; in both good economic times and in bad economic times. He feels it is a very viable study.

Mrs. Ryerson again stated her position that there is no harm in having this plan.

Mr. Pratt said Paragraph C states, "The home shall be listed with a realtor or auctioneer that is agreed upon by the home owner and the WECS project. If listed with a realtor, said realtor shall list the home at a minimum of 110% of the fair-market value of the home without the WECS project.

Mr. Pratt said that the appraisal will be done as if there are no turbines around; and Mrs. Ryerson agreed and noted that that applies to the listing. Mr. Pratt said that would determine the value of the home, and whatever the home sells for (if less than the appraisal), the wind company makes up the difference. Because the homes are to be appraised as if there are no turbines, instead of being compared to similar properties, Mr. Pratt doesn't think this will be that big of a challenge for any realtor.

Mr. Pratt said that he does not like Paragraph I, and that he would suggest eliminating it.

Mr. Boss wanted to know the method referenced by Mr. Pratt may have some opportunity for abuse. He provide an example in which a family member to a home seller purchases the residence for well below the asking price. The wind company then has to make up the any loss in value which the homeowner and family member can split. Mr. Pratt said that two appraisals will be done. Mr. Boss said that essentially all that matters is how much the property sold for.

Mrs. Ryerson said that she thought this plan meant that each appraiser would have to provide a value of a residence with a turbine and a value of a residence without a turbine.

Mr. Pratt said he is not reading it that way, that the difference between the two must be less than 10%.

Mr. Boss referred to Paragraph H, "Upon sale of a home for an amount less than the fair-market value without the WECS project, the WECS project owner shall pay the lesser of the difference between the fair-market value without the WECS project for diminution of value.

Mr. Boss asked if it has to be an "arms-length transaction."

Mrs. Ryerson said it may not hurt to include this transaction specification in the ordinance. She also agreed that without some specification, this could be abused.

Mr. Logan said that a person could also buy a house for \$100,000 and then turn about and sell it for \$150,000.

With regards to Ben Hoen's study, Mr. Logan said that since that report came out, Mr. Hoen has stated, "It's a dicey situation and complicated but he thinks that homes very close, there is just too much unknown right now, that seems reasonable. I think one of the things that often happens is that wind developers put our report forward and say, look, property values are not affected. That's not what we would say specifically."

Mr. Logan said that on the other hand, they have very little ground to stand on if they say there's no guarantee; and if there is no change in value, then what is the harm.

Mr. Boss said Mr. Logan's question is one the wind company often gets on this issue. As a business, it is a risk and an uncertainty. He feels that it is something that clearly comes down to a question of opinion amongst appraisers. He said they would rather go through and review the studies that have been on this on as wide a basis as possible.

Mr. Boss said that the Ben Hoen study that was done in 2009 and is an independent study that was carried out by the Berkeley Lab on behalf of the Department of Energy. He said it was not a wind energy-sponsored study.

He said if all of those studies come to a view that there was no discernable change in the Lee-DeKalb prices, admittedly with not a great deal of confidence; however, that does not say that that is wrong, it is simply saying that they do not have the statistical validity to support these claims.

With that, Mr. Boss said he doesn't see why using these reports, with all of their expertise behind them, is not better than coming down to the opinions of a subjective opinions.

Mr. Logan said that Mr. Robery did cite the Appraisal One Group study that was done in Wisconsin which is contrary to that. Mr. Logan said that he recently read a report from the Iowa State University (law and taxation departments), that indicated as much. They did not site that study, they cited a study from New York or Vermont.

Mr. Logan said that there is enough evidence out there that there is a difference. He said that as time goes on, more and more information is coming forward. Mr. Hoen basically said that certain things are basically ambiguous at this point, but we have a responsibility to ensure that our people are protected.

Mr. Logan said that when he presented to this Board a couple of weeks ago, he explained that zoning is to protect the health, safety, and welfare of its people. He said that he is all about paving the way for economic development, which Mr. Logan said he supports wholeheartedly but not at the expense of the citizens of Lee County.

Chairman Conderman said that it appears to him that there are an unlimited number of studies that have been done all over the country. He said that depending on what one wants to believe, he or she may find something that supports their beliefs. He does not see any possible way to find common ground.

Mr. Logan asked Chairman Conderman if he has heard anyone who says that the wind turbines increase the price of their home.

Mr. Pratt said he can cite a farm whose value was increased because of wind turbines but he does not know of any residences. Mr. Logan said he knows lots of people who built new homes that would not have built these new homes had they known that a wind farm would be coming in. He said that the turbines may temporarily increase the value of a farm but they don't increase the value of a home.

Chairman Conderman said that he knows a few people who have bought farms with turbines on the property.

Mr. Boss said that a home with a good neighbor agreement on it, which is bringing in a certain amount of money each year, could potentially be something of value to the new owner. The point about the good neighbor agreement as they would write it, is that the agreement would stay with the home so that if someone sells there home that it would go to the new owner. He feels this might be attractive to a new owner.

He said that the economic development that comes with the wind farm, and the extra boost to the property taxes in an area, will stimulate the local economy and home prices in that area.

Keith Bolen with Mainstream referred back to a comment made by Mrs. Ryerson regards the appraisal she had seen where the appraiser tried to compare a home in Lee Center, Illinois to a home in Chadwick, Illinois. He asked Mrs. Ryerson what are the differences in those two communities.

Mrs. Ryerson explained that Chadwick is located in Carroll County which has half the population of Lee County and no real industry, except farming. In her opinion, it's significantly less in the Chadwick area versus the Lee Center area.

Mr. Bolen asked if industry, in her analysis, helped the value, and she said it did. She explained that industry provides the jobs that give people a salary that is used to buy homes.

Mr. Bolen said that it is pretty hard to assess. As mentioned by Mr. Pratt, the property is going to be assessed as if the turbines are not there; however, the wind turbines are adding value to the ability to raise the value of a house. He referenced the city of Byron and felt that increased values of homes is from having a very good school system. He also noted that Morrison has probably been affected by the loss of their industry and this affect will likely be reflected in property values.

Mr. Bolen stated that economic development is very critical to the value of homes and the welfare of the citizens.

Mrs. Ryerson agreed.

Richard Boris from the Village of Lee said that studies, if they are sponsored by an industry, those who undertake those studies know what the desired outcome is. He said independent, third party studies are the ones that should be relied on, as opposed to industry studies.

He said that when a study talks about the view of a turbine, he believes that what they are feeding into is the picture that it's "not in my backyard," versus national energy which is what the wind industry tries focus on.

He said that it is his opinion that the view is unimportant, and said that what is important is that first mile within turbines because that is where the impact is going to be felt. He said the "expert witness" that was present at the last meeting said there is a question about how much between one and two miles "does that go into, and that's not clear but it's clear that it does have an impact on the first mile.

Mr. Boris said that when looking at studies in that first mile and/or two miles, and then in three to 10 miles, the affects within the first couple of mile are being diluted.

He said the focus is on the first two miles. With the good neighbor agreements, he thinks they also have a confidentiality clause so that complaints cannot be heard. To him the yearly stipend "would be meaningless and to pass it through the land sale would be objectionable to any subsequent purchaser because then they can't complain."

He said it's possible that a purchase may not witness the affects when visiting the property if the wind is not coming out of a certain direction or it's not has strong. He said they would be innocent purchasers who will suddenly have a "pittance" of a yearly stipend but would not be able to voice any concerns. He feels this is questionable from a public policy standpoint.

Chairman Conderman asked "how big of a circle" does one use. Mr. Boris said he understands a little bit about statistics, and he understands that a comparative group is

needed. He suggested a 1.5 mile range. Chairman Conderman said that one might not find anything that is comparable in the 1.5 miles. Mr. Boris said if one goes beyond 2 miles, only the aesthetic value of turbines is being considered, and that's what is basically being measured.

In response to Mr. Bolen's comments, Mr. Logan stated that he agrees that an industry in a given area is a plus. He said the Lee Center, Illinois can hardly be called the industrial center of Lee County.

On a personal level, Mr. Logan said a home's proximity to an industrial situation "that wasn't very conducive to good living," resulted in a 10% depreciation in value. He feels the wind turbines are also not conducive to good living which results in value depreciation for residential properties.

Jerry Leffeman from Sublette and a member of the Lee County Board said he doesn't know how an appraisal can be done on a property with turbines, as if those turbines were not there. He said the towers are there and the appraisal has to be done on a comparable basis. He suggested that if a person wishes to sell their home, they should hire an auctioneer; and when that sale is made, purchase price will determine the market.

He feels they are "spinning their wheels," that it is alright to have some rules and regulations but it's getting too involved.

Mr. Leffelman asked if Mrs. Ryerson has seen any auctioneer sales on homes in these areas. She could not think of any off the top of her head.

Chairman Conderman asked Mrs. Ryerson if she knew what percentage of homes have been sold with an auction versus a realtor. She said very few that she is aware of.

Mrs. Ryerson's initial concern with auction sales is that they are typically for a short period of time, and interested parties must be present at the auction in order to bid on the property. Her office typically sees prices from auctions being a little bit on the conservative side, depending upon the amount of exposure to the market.

Mrs. Ryerson said she did not know what circumstances Mr. Leffelman was envisioning. Mr. Leffelman said that would depend on the auctioneer, how heavily the sale is advertised, and on how many people attend the auction. He also suggested that an announcement be made at the auction that if the home doesn't meet the seller's price, the home will not be sold.

Mr. Pratt said that the home will still need to be appraised in order to come up with a minimum sales price. Mr. Leffelman said that all of that can be forgotten because the home is going to bring what it brings. Mr. Pratt wanted to know how the home owner is protected and who is making up the difference if there is one.

Mr. Leffelman feels something could be worked out, and with today's market, people are not going to make a big deal out of it because homes are not worth what they are worth.

Mrs. Ryerson proceeded with the discussion of payment in lieu of taxes. She said that unlike the home seller protection plan, this plan was really short on sustenance.

After reviewing this proposal, she wanted to know who is going to monitor this. In this theory, if taxes suddenly fall below where what they were when the project was constructed, then the wind company is going to make up the difference.

Mrs. Ryerson wanted to know who would be monitoring that the taxes are falling below what they once were. Mr. Pratt stated that he thought it would be her job, and she said it is not, that the Board could make it her job but the present language does not reflect this.

She said that someone is going to need to monitor these taxes on an annual basis. She asked that everyone keep in mind that there is a policy presently in place until 2016, and said that nothing will need to be done until then. The County could make it her job, but the present language is sadly lacking this direction.

Mr. Pratt asked if Mrs. Ryerson had a total for a wind project now. She said that she does not. Presently, it is being taxed no different than any other parcel of land in the County. It is parcel-by-parcel, and there's no project total because each parcel potentially pays into a different school district or taxing district. Whoever would monitor this would literally have to look at the project, parcel-by-parcel, every year. From an administrative standpoint, it seems very cumbersome and lacking in details.

Another thing Mrs. Ryerson noticed is if a deficiency is discovered, there are no provisions to get the payment for that deficiency. This language does not say who is the person that is going to go after the payment, what timeframe they have to pay, or what is the enforcement if they do not pay.

She said that the real estate tax cycle is setup in such a way that all of these things are in place. If a person does not pay their property taxes, then it goes to tax sale. In this proposal, there is no provision for that.

Mrs. Ryerson also wanted to know if there is a deficiency and the wind company pays it, who would they be sending the payment to, and who would get the money. It doesn't say if the County gets to keep it or if it needs to go out to all the taxing districts that are seeing the deficiency.

She asked that it be kept in mind that a wind project does not have one tax bill but has multiple tax bills. When she thinks about all the tax bills that there are in the County for wind energy projects, she feels it is overwhelming to think that she is going to have to track that on a year-to-year basis, then find the deficiency, then hope that the wind companies send payment, and then figure out how to allocate the money. Right now, with the property tax system that is in place, all of that gets done.

Mrs. Ryerson feels that the proposal is not very well thought out. She asked herself if it is really necessary. The last time she was before this Board, she explained that there has

been a statewide standard that has been adopted. The standard was extended to 2016 and went through the Senate and the House without a single vote in opposition. She said that is because nobody complained, not the wind companies, not the taxing bodies, or the tax payers.

She wonders if there is any likelihood that this statewide standard that is presently in place and works really well is going to go away.

Mr. Pratt said it could and some are afraid of what will happen if the opinion of the Federal government changes. Mrs. Ryerson said that the Constitution of the United States does not grant the Federal government the right to assert property taxes. She explained that property taxes are developed by a state's constitution.

Mrs. Ryerson asked if anyone knew of any situation in which the Federal government has any handle in property taxes.

Mr. Logan said that churches are exempt at the Federal level. Mrs. Ryerson said that they are also exempt at the State level. He said he is a person who has watched policy changes. He believes that if energy subsidies go away, that there will be a move to declare them as personal property. This would be a sort of compromise that since the government is no longer giving subsidies; it will make them tax exempt. Mr. Logan believes this because he has seen the government compromise in virtually every other way to support them.

Mrs. Ryerson said there is nothing the Constitution that says the Federal government can tax property. It can do income tax and sales tax, but it can't tax property. Mr. Logan asked if it can forbid it. Mrs. Ryerson said she did not find anything to support that either. Everything that she researched said that, by mutual agreement, the states control what happens with property taxes and how properties are taxed. She could find nothing that would give the Federal government the authority to step in and change something regarding property tax.

Mr. Pratt wanted to know what would happen if the energy credits go away and wind energy become unprofitable and the wind company petitions to have their assessments lowered. Mrs. Ryerson said that the present standard is very specific, as in a dollar amount, so market value does not factor in. The project will be taxed at a specific assessed value per megawatt. This applies at least until 2016.

Mrs. Ryerson said that there is no doubt that anything can happen in the future. It is possible that the State government may decide to make these projects tax exempt, but she feels that there is little opportunity for that to happen because nobody is complaining. She feels the wind companies are not complaining because they have a standard that they can count on, and that it is also a benefit that helps them come into a community. If a wind company did petition to have their taxes lowered, she is sure that the taxing bodies would object.

She believes that the likelihood of this happening is so rare that she thinks this is something the County doesn't need to worry about. She is more concern about how the plan is going to be monitored should it be adopted.

Mr. Pratt wondered if the County should guarantee the assessed value of it instead of the amount. Mrs. Ryerson said the assessed value is guaranteed by that State standard. Mr. Pratt said to have it say that it can never go down for the life of the project so that at least it would be taxed the same amount.

Mrs. Ryerson said that is pretty much what is presently happening. Mr. Pratt asked what she meant by that. Mrs. Ryerson asked if Mr. Pratt was concerned that the tax dollar amount is going to go down or that the assessed value is going to go down. He said he is concerned that the tax dollar amount will go down. He understood her to say that it won't because the assessed value will be there, and the process of taxing that assessed value is in place. He suggested making sure that the value that they get taxed on is always high enough that the dollar amount is the same or higher. Mrs. Ryerson said that if there is a State standard in place for assessing property tax, it will trump any ordinance put in place by a county regarding the same issue.

Mr. Timble said that it is his understanding that the concern here isn't the Federal government taxing (or not taxing) these projects. He feels the concern is wind energy if a wind company loses its subsidies that it will declare the turbines to be personal property. This could result in a legal dispute that gets held up in court for years; all the while no property taxes are being paid. He believes that this concern is why Ogle County considered this proposal.

Mrs. Ryerson said there is a State standard in place, that this County doesn't have the authority to overrule. With regards to the Federal government, even if the federal tax subsidies go away, she doesn't think the impact is going to be on the property taxes for existing projects and that wind companies will likely stop building new projects.

Mr. Boss said that a distinction needs to be made between existing projects and new projects. Existing projects that have received subsidies, or continue to receive subsidies, will not be affected by the new subsidies going away.

He said that all that is being talked about in the ordinance, and all this is being talked about in subsidies going away, it only applies to new projects. Existing projects will continue to have their incentives, and there would be no reason for a company to try to have it changed.

Mr. Boris said that he has not looked at any assessment but that marketers of wind turbines publish expected tax revenue. He wanted to know if it would be feasible to require the wind company, and its successors, to provide an annual report of the taxes that they are paying per project so that would facilitate some comparison. He feels they would be in a good position to provide that report instead of going through each individual assessment.

Mrs. Ryerson said that even if they did, what authority she has to send a letter to wind company notifying them of a deficiency. If she did have that authority and did send that letter, she wanted to know what would happen if the wind company refused to pay.

She stated that she is very unclear as to how this proposal could possibly work. The paragraph gives her the authority to monitor this but doesn't give her the authority to collect, or then distribute. Mr. Pratt said that can be added. Mrs. Ryerson said that there is no recourse for wind companies who do not pay.

Mr. Bolen said that Mrs. Ryerson was involved in the creation of this law in 2007. If something happened and the current State standard goes away, he wanted to know what would happen to the taxes. Mrs. Ryerson said that the State standard is based on what she has been doing in Lee County. She said if the standard goes away, she will go back to doing what she did before the State standard, which is exactly the same as the State standard. The only thing she would do differently is she would eliminate the depreciation factor.

As far as she is concerned, there is not going to be a loss in taxation because the taxing method will essentially stay the same, except that there may be no depreciation. Mr. Bolen said that is why Bureau County taxed them even higher. He said the standard is a win for all parties and stated that Mrs. Ryerson had done a fine job on this.

Mr. Pratt stated that Mrs. Ryerson's position regarding the home seller protection plan was "why not?" He wanted to know why that cannot apply to this program. Mrs. Ryerson said it is because the program cannot be enforced.

Mr. Pratt wanted to know why the program could not be enforced if it was worded properly. She feels it is not necessary given the current standard. If it could be enforceable, it needs to be understood that it will result in a mammoth task which is already in place with the State's standard.

Mr. Robery said the concern about the State standard going away has been heard; but he wanted to know what would happen if the standard changed, and the State will not let her go back to her previous method. He feels this is a concern that a change may result in a loss in taxes.

He feels the purpose of the payment in lieu of taxes program is to maintain the tax level at the level was set at the beginning of the project.

Mrs. Ryerson said that what could happen could be argued all day, but she said one has to measure the likelihood of it. She said that it is highly unlikely. She said the State of Illinois is taking money away from counties everyday that they owe them and that they are not going to change a state standard and reduce it which will result in the local governments losing out. In particular, Mrs. Ryerson said that the State will not do it if the industry is not asking for it because wind companies know that this benefit helps them get a foot in the door in these rural communities.

While Mrs. Ryerson said that she cannot promise that nothing will happen; however, she strongly feels that it is highly unlikely.

Mr. Logan said his concern, and even his support of an ordinance, is based on the consideration that things would drastically change. He described Illinois to be a “varied State,” and said that often downstate does not control the legislature.

He feels that since these issues are not significant in the Chicago land area, he could reasonably see changes; but at the same time, until he can better support that, he will hold off on adopting the ordinance. Mr. Logan doesn’t think that it is out of the question that the County can adopt it but that it needs to be studied further.

Mr. Timble said that if it can’t be enforced, and the wind companies say they will pay, he feels that unless someone can guarantee, or prove a guarantee that a change like that can’t happen, the paragraph should stay in the ordinance.

Mrs. Ryerson said that by leaving the program in the ordinance, the County is still subjecting someone to monitor this, and on a parcel-by-parcel basis, it is going to be an overwhelming task for an unknown result. Secondly, the State standard is in place until 2016, and she doesn’t understand why the County would adopt something that has no teeth or “roadmap” for how it can happen. She would be open to other proposal regarding this same topic; however, the program she reviewed, and that has been reviewed by this Board, it very poorly written.

Mr. Timble said that his company has over 12,000 customers. While they can’t monitor them, they can use the law to go after anyone one of them that does not pay. Mrs. Ryerson said that would be the problem that this would be an ordinance, not a law, and there would be limitation on enforcement.

Chairman Conderman asked State’s Attorney Henry S. Dixon if he would like to make a comment on what Mrs. Ryerson is stating.

SA Dixon said that when he took office in 2008, he has been involved in a number of areas that Mrs. Ryerson has also been involved in at the State level. He feels that she is on the “top tier” in this State with regards to this topic and that she is very knowledgeable in the field that was being discussed that evening. He said that he knows people have put a lot of faith in experts from afar but that Mrs. Ryerson is an expert who is in this community who speaks from a position of intellectual authority.

Mrs. Ryerson thanks SA Dixon for his comments.

Chairman Conderman said that he agrees that there is no sense in muddying up the water if that is the only thing that will be accomplished.

Mrs. Ryerson again stated that if anyone can find a program that makes more sense, she would gladly review it.

Chairman Conderman made a recommendation to strike "No. 9" from the ordinance and asked if there was a motion. Mr. Pratt said he was not ready to do that yet.

Chairman Conderman asked if the discussion regarding the home seller protection plan and the payment in lieu of taxes program would be tabled.

With regards to the home owner's protection plan, Mr. Pratt said he would recommend striking Paragraph I and that there are several things that need to be decided. He feels that it needs to be clearer that only non-participating property owners can be involved in this protection plan.

Mr. Pratt said that the distance from the project in which people can participate needs to be decided. The draft that this Board is reviewing says one mile; however, Ogle County has since changed that to a half-mile. Chairman Conderman suggested going with a half-mile since the Board has been going with what Ogle County has been doing. Mr. Pratt feels that it should be at least one mile.

Chairman Conderman tabled the discussion to the next meeting

Chairman Conderman announced that he would entertain a motion to adjourn. On the motion of Mike Pratt, seconded by Gene Bothe, the meeting was adjourned at 9:00 p.m.

The next meeting is scheduled for November 3, 2011, at 7:00 p.m.

Respectfully submitted,

Alice Henkel

By: _____

**LEE COUNTY
FINANCE COMMITTEE MEETING MINUTES**

**Wednesday, November 9, 2011 – 9:00 AM
Third Floor Board Room, Old Lee County Courthouse
112 East Second Street, Dixon, Illinois 61021**

Members present: Rick Ketchum (Chairman), Ed Fritts (Vice Chairman), Dave Chandler (Secretary), Tom Demmer, Vern Gottel
Absent: Kathy Hummel
Visitors: John Varga (Sheriff); Cathy Myers (County Clerk); Mike McBride (IT/GIS); Denise McCaffrey (Circuit Clerk); John Fritts (Treasurer); Chris Henkel (Maintenance); Kathy Lalley (LOTS); Henry Dixon (St. Attorney); Wendy Ryerson (Assessor); and Jim Seeberg, John Nicholson, Greg Witzleb, Marvin Williams (Board members)

Financial Report:

Chairman Ketchum called the meeting to order at 9:00 AM. **Motion for approval of previous meeting minutes made by Mr. Demmer, and seconded by Mr. Ed Fritts. Carried 5-0.**

Mr. Ketchum reported that all funds, year to date, are ahead by \$2,700,000. County General will be back on target after the last disbursement.

Visitors:

Mr. Henkel – The new water line that was put in for the jail was completed under budget. .

Mr. John Fritts – The cash balance dropped this month due to the late State income tax payment. The office has since received payment of \$108,000.

Mr. Ketchum asked Mr. McBride about the cost to hook up to the new fiber optic system. Mr. McBride said that for government buildings the cost is \$600 per month per building. And if we don't hook up during a one year grace period, there is an additional \$15,000 per year per building.

Ms. Lalley – The LOTS proposals will be put on paper for vote by next month's committee meeting.

Ms. Ryerson – due to late tax cycle, publication costs line item will be paid next year, so overage appears on this year's budget. Next year there will be another publication line item to overcome this. Bottom line will be OK.

Ms. McCaffrey – Court Document Storage Fund has a deficit balance due to correction.

Mr. Dixon – Only 25% of Education and Training has been used, but next year will exceed budget due to mandatory training. A new Assistant State's Attorney will be starting November 21st.

No Quarterly Report

Old Business: - None

New Business:

Mr. Ketchum will have twelve (12) resolutions to make line items whole from outside County General. **Motion to approve all twelve (12) budget appropriations made by Mr. Demmer, seconded by Mr. Gottel. Motion carried 5-0.**

Mr. Ketchum said that four (4) funds were over budget but bottom line is OK.

Motion to approve this year's levy of \$5,478,109 by Mr. Demmer, seconded by Mr. Fritts. Motion carried 5-0.

Motion to approve the new budget for next year as whole by Mr. Demmer, seconded by Mr. Fritts. Motion carried 5-0.

Motion to adjourn made by Mr. Demmer, seconded by Mr. Ed Fritts. Motion carried 5-0. The meeting adjourned at 9:37 AM.

Respectfully submitted, Dave Chandler

Lee County Board

RESOLUTION

NO. _____

ANNUAL LEVIES

BE IT RESOLVED, that the sum of \$5,478,109 being the aggregate of the levies detailed below is hereby levied on all real, personal, railway, telephone and telegraph property in Lee County, Illinois, as assessed for the year 2011, and that the County Clerk be directed to extend a tax upon the properties.

Fund	2010 Tax Levy	2011 Tax Levy
County General	\$ 1,686,194	\$ 1,886,249
Illinois Municipal Retirement	600,000	600,000
County Veterans Assistance	75,000	75,000
Insurance	280,000	280,000
County Highway	610,000	640,500
County Special Bridge	230,000	241,500
Federal Aid Secondary Matching	290,000	304,500
Tuberculosis Sanatorium	25,000	25,000
County Health	556,000	556,000
Social Security	630,000	630,000
Social Services for Senior Citizens	100,000	102,500
Cooperative Extension Services	136,860	136,860
	<u>\$ 5,219,054</u>	<u>\$ 5,478,109</u>

The following are the amounts levied for specific purposes in each of the funds indicated above:

COUNTY GENERAL FUND

County Clerk's office	
Salary – officer	\$ 47,050
Salary – others	185,884
Circuit Clerk's office	
Salary – officer	47,050
Salary – others	222,161
Treasurer's office	
Salary – officer	47,050
Salary – others	72,322
County Sheriff's office	
Salary – officer	57,170
Salary – others	908,756
States Attorney's office	
Salary – officer	133,206
Salary – others	<u>165,600</u>
	<u>\$ 1,886,249</u>

PASSED BY THE LEE COUNTY BOARD

THIS _____ DAY OF _____, 2011.

ATTEST:

BY: _____
Lee County Board Chairman

Lee County Clerk

LEE COUNTY SOLID WASTE/HEALTH & WELFARE COMMITTEE

Wednesday, November 9, 2011

9:00 AM

Marilyn Shippert, Ann Taylor, Charlie Thomas, Judy Truckenbrod

Absent: Bernie Buckley

Also: David Anderson – Solid Waste Coordinator; Teri Zinke, – Animal Control;

Michelle Hopp – ROE;

Meeting was called to order at 9:05.

Charlie Thomas was welcomed as new member to this committee.

Claims: ROE: \$1317.29

Rabies: \$602.16

Capital Projects Fund:

Animal Control Fund: \$1859.00

Veterans' Fund: \$4817.49

Pet Population Fund: \$2013.88

Solid Waste Fund: \$10,238.40

Motion to pay claims from proper accounts made by Mrs. Taylor; seconded by Ms. Shippert; motion carried 4-0.

ROE Report – Ms. Hopp reported that as of this time, legislators in Springfield have not yet voted on salaries for ROE Superintendents and Assistants. Lee-Ogle staff are all still working.

Veterans' Report - No report was given, but did talk about locations of clinics used by Lee County veterans.

Solid Waste Coordinator's Report – Mr. Anderson reported that the municipal tire collection total was about 1000 tires; some of these were from cleaning along the Hennepin Canal. Fifteen townships and the City of Amboy brought tires.

Depending on weather, (next spring?) a cement pad will be poured at the 4th Street recycling location. If the dumpsters were turned 90 degrees, it would free up space in the parking area. Mr. Anderson reported positive feedback on having a second dumpster there during weekends.

At 9:37 State's Attorney Dixon and Greg Witzleb joined meeting for discussion regarding the Lee County landfill.

During a recent conversation with Republic representatives, they suggested that Lee County use 450,000 tons per year as basis to estimate revenue for a few years following the expiration of the Second Amendment to the Solid Waste Management Agreement. This is about half of the 996,000 tons now guaranteed (or monetary equivalent). As of November 8, committee chairman was informed that Republic may yet agree to honor the terms of the Third Amendment to Solid Waste Management Agreement presented by them last spring; this agreement was passed by Lee County Board at the March 2011 meeting.

Committee chairman was directed to write letter to Republic requesting that they state their intentions beyond the Second (and Third?) Amendment(s) and what conditions

would release Lee County from the exclusivity clause that has been part of past agreements.

Third Quarter: 44,318 tons - \$217,482.56 2011: \$727,424.14

2011 shortfall: \$1,100,000 These figures are comparable to 2010.

Animal Control Report – Teri Zinke joined the meeting. Dr. Kuhfus was not available to attend this meeting.

The notes and figures that Dr. Gunnon presented last month were reviewed and discussed to formulate Lee County's position during negotiations with River Ridge on 2012 contract. As part of discussion on how many "dog days" should be included, policy on adoptions was considered. It was noted that when dogs are sheltered out, no adoption fee is received. Although there often is no room available, Granny Rose Animal Shelter should be first option after a dog is determined to be eligible for adoption. There was consensus that a Lee County Animal Control facebook page should be created to post pictures of dogs available for adoption. The Lee County website should have link to this page.

Ms. Shippert made motion to adjourn; Mr. Thomas seconded. Time: 11:25.

Next meeting will be Wednesday, December 14, 2011, at 9:00 AM.

Respectfully submitted,
Ann Taylor, Secretary

Lee County Board of Health Report

November 8, 2011

The Lee County Board of Health met at 6:30 p.m. on Tuesday, November 8, 2011. Board members present were Dr. Saad Blaney, Bob Stevens, Paula Durband, Dr. William Long, Janet Lynch, and later Andrew Bollman. Also present at the meeting were health department employees Cathy Ferguson, Denise Burrs, Hana Hinkle, Kathy Schutz and Tim Trader. Ian Rolon, Environmental Health Intern, was also present. Guests present were Larry Prindaville and Andy Jackson of Sinnissippi Centers.

The minutes for the September 13, 2011 meeting were approved.

The September & October Financial Reports and October & November Claims Registers were reviewed and approved.

Program reports were provided by Division Directors.

Ms. Schutz provided an update on flu clinics; nearly 300 were in attendance at our first clinic; and this afternoon's clinic served nearly 150. Several additional clinics are scheduled.

Ms. Hinkle reported on two new grants obtained. One is through the National Institutes of Health (NIH) & the National Library of Medicine (NLM) which will support health education to rural residents about HIV/AIDS. The other is funded by the National Association of County & City Health Officials (NACCHO) to implement a 6-week chronic disease self-management program for persons with disabilities that are associated with chronic diseases. LCHD will partner with the Whiteside County Health Department to offer the course at Sauk Valley College.

Ms. Hinkle also received monetary support from the Northern Illinois Diabetes Coalition (NIDC) to promote Diabetes Awareness Month in Lee County. Specifically, funding will pay for promotion of our prevention and detection efforts. Currently, 9% of Lee County adults are diagnosed with diabetes. There are many others not diagnosed.

Ms. Hinkle reported a large number of residents currently enrolled in the “Break the Habit” program; this offers nicotine replacement therapy for up to 12 weeks for persons who are trying to quit smoking. This program is funded through a grant from the Illinois Department of Public Health (IDPH).

Ms. Ferguson reported that the WIC state review went well. The reviewer commended Kathy Schutz, Director of Maternal & Child Health, for all her work in WIC, including staff trainings, quality assurance monitoring, and breastfeeding promotion. She said it was a pleasure seeing staff demonstrate their dedication and commitment to providing quality services to the WIC participants of Lee County.

Thus far we have received 10 reports of Pertussis (whooping cough) this year. We continue to offer the T-dap vaccine as a booster to adults when we are able to obtain vaccine from another agency that has a nearing expiration date. We’ve successfully used all doses we’ve obtained recently; and are able to provide it to any resident regardless of income for \$15.

Ms. Ferguson reported on the obesity coalition’s activities. We recently partnered with the KSB Residency Program to write a grant for funding to address childhood obesity. We are currently working with the YMCA, University of Illinois Extension and Camp

Reynoldswood to apply for funding to pilot a community garden project next spring.

Ms. Ferguson recently completed the recertification process with our Regional Health Officer. This, coupled with the successful completion of IPLAN, has resulted in the department receiving designation for another 5 years as a certified local health department.

Ms. Ferguson recognized Kathy Schutz, RN for 20 years of service to the department.

Ms. Ferguson has been asked and has agreed to chair the Illinois Public Health Association's annual meeting next spring.

The department has been providing clinical hours for Dana Hoffman, BSN, who is pursuing her midwife license. She has been working with Janet Malmberg, the department's Women's Nurse Practitioner.

Ms. Ferguson recognized Lora Fassler, Health Education Coordinator and Breastfeeding Peer Counselor for recently passing the International Board Certified Lactation Consultant exam. She can now add the initials IBCLC to her title.

Ms. Ferguson requested two year end line item transfers be made to the FY11 budget. These transfers were approved. Ms. Ferguson will inform the County Board Finance Chair of these changes.

The annual election of Board of Health officers took place. Janet Lynch remains Chair; Dr. Blaney remains Vice-Chair. Dr. Long was elected Secretary.

Mr. Trader presented private well and non-community permit internal procedures to the board for consideration. There was discussion with suggestions being made. Mr. Trader will revise as needed and send out for review prior to the January meeting.

The meeting was adjourned at 7:45 p.m.

The next scheduled meeting of the Board of Health is
Tuesday, January 10, 2012 at 6:30 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Cathy Ferguson".

Cathy Ferguson, M.P.H.
Public Health Administrator

**LEE COUNTY
ROAD AND BRIDGE COMMITTEE MEETING MINUTES**

Monday, November 7, 2011 – 8:00AM

Lee County Highway Department
1629 Lee Center Road, Amboy, Illinois 61310

The Lee County Road and Bridge Committee met at 8:00 A.M. on the above date to conduct their regular monthly audit together with other County Highway business. The following members were present: Dick Binder, Jim Wentling, David Chandler and Jerry Leffelman. Also present: County Engineer David Anderson and Finance Committee Chairman Rick Ketchum.

The committee first approved the minutes for last months meeting.

The committee audited and approved claims from the previous month. The claims were as follows: County Highway \$42,854.59 and payroll of \$55,854.77; County Special Bridge \$4,638.60; County Matching \$222,887.04; County Motor Fuel \$9,769.63 and Township Motor Fuel; \$68,557.09. The Committee also reviewed the request for deposit of funds in the amount of \$22,233.16 into the County Highway Fund and \$4,610.80 into County Special Bridge fund. *Mr. Leffelman motioned to approve the claims, Mr. Wentling seconded and all were in favor.*

The committee reviewed the Department's financial statements noting that the County Highway and County Special Bridge Funds will come in under budget. The County Matching fund will be over budget by \$300,000. All the overages will be covered by a payment from a wind farm for road damages that could not have been anticipated at budget time. Mr. Ketchum will include this in an additional appropriation resolution this month.

Mr. Anderson updated the committee on the progress of the projects listed in the five year plan. The updates are as follows:

1. Keigwin Road Bridge is under design and is scheduled for the State letting date of April 27, 2012.
2. Paw Paw Road Bridge is under design and is scheduled for the State letting date of April 27, 2012.
3. Eakle Road Bridge is under design and scheduled for a local letting in May, 2012.
4. Tampico Road Bridge has a preliminary design complete but will not be let until Spring of 2013.
5. Reynolds Road resurfacing is under design and scheduled for a State letting on Mar 9, 2012
6. County Line Road resurfacing is under design and scheduled for a State letting on March 9, 2012.
7. Various seal coat maintenance projects are in development and scheduled for a local letting in March, 2012.

Mr. Anderson reported that the Edison Mission (Big Sky Wind Farm) has begun to repair the roads damaged during turbine construction. The total repair cost for the entire project is estimated to be \$5.5 Million.

Mr. Ketchum informed the committee that he and Mr. Chandler attended a Labor Board Hearing regarding IUOE Local 150 contract negotiations. It is probable that negotiations will not resume until late winter, after the Labor Board has made its ruling.

The next Road and Bridge meeting will be on Monday, December 12, 2011 at 8:00 a.m. at the Highway Department in Amboy.

With no other business to discuss, the meeting adjourned at 9:30 A.M.

Respectfully Submitted, David Anderson

Lee County Properties Committee Meeting Minutes

November 8, 2011 – 9:00 a.m.

Third Floor Board Conference Room, Old Lee County Courthouse
112 East Second Street, Dixon, Illinois 61021

Members present John Nicholson (Chairman); Bob Stevens (Vice Chairman); Tom Demmer (Secretary); Bill Palen; Marvin Williams

Visitors Kim Becker (Probation); Chris Henkel (Maintenance); Jim Seeberg (Board); John Varga (Sheriff); Kathy Lalley (Treasurer/LOTS); Rick Ketchum (Board); John Fritts (Treasurer); John Ferrone (Board); Henry Dixon (State's Attorney)

Chairman Nicholson called the meeting to order @ 9:00 a.m.

Claims presented:	Properties	\$26,922.82
	Insurance & Bonds	--
	Capital Projects	--
	Capital Improvements	--
	Zoning/Planning	\$374.32
Probation:	County Funds	\$191.50
	Probation Services Fee	\$4,358.63
	Dependent Children's Care	\$17,000.00
	Juvenile Justice Council	--
	Youth Diversion Fee Fund	--
	Drug Court	\$41.00
	Juvenile Redeploy Grant	\$3,725.38
	Mental Health Court	\$1,040.13
	4E Funds	\$565.00

- ✓ **Motion to approve claims made by Mr. Stevens, seconded by Mr. Palen. Five voting yea, none voting nay; motion carries.**

Mr. Ferrone

Mr. Ferrone shared information on the County liability insurance policy, administered by the Counties of Illinois Risk Management Agency, or CIRMA. Mr. Ferrone said that five years ago the County paid approximately \$460,000 per year in liability insurance premiums. Since switching to CIRMA, costs have been dramatically reduced and annual increases are smaller. Mr. Ferrone projected annual savings of around \$140,000. Next year's premium may increase approximately 8-10%. Mr. Ferrone said the County is insured for approximately 90% of total asset value, or \$50 million, and has a deductible of \$1,000. Mr. Ferrone noted that claims have been well controlled, but that workers' compensation cases have led to dramatic year-over-year swings in total insurance claims.

Mr. Ferrone also noted that the Administrative Services Committee discussed a nepotism policy. The policy is modeled on other counties' policies and involves hiring of relatives. The policy will be discussed at the full Board meeting. The committee also discussed paid holidays and will continue to examine County policy on paid days off.

LOTS Report

Ms. Lalley said the Lee-Ogle Transportation System is in the midst of an upgrade to a new dispatching software system. Ms. Lalley noted that the groundbreaking ceremony for the new

Lee County Properties Committee Meeting Minutes

November 8, 2011 – 9:00 a.m.

Third Floor Board Conference Room, Old Lee County Courthouse
112 East Second Street, Dixon, Illinois 61021

transit facility will take place on November 18 at 10 a.m. at the project site. Ms. Lalley is working on several grant applications including a TIGER3 grant and a grant to establish public transportation between Lee County and Northern Illinois University. Mr. Nicholson praised Ms. Lalley for her work on these and other comprehensive grant applications.

Sheriff's Report

Sheriff Varga said the water main break reported last month was fixed quickly and professionally by Schmidt Plumbing, and the cost was lower than expected.

Maintenance Report

Mr. Henkel said the recording system in the Board chamber is broken and must be replaced. The projected cost of a replacement system is \$399.

State's Attorney

SA Dixon said he reviewed the proposed nepotism policy and found it to be sound, but that it lacked an enforcement provision. SA Dixon noted that it is the decision of the Board on whether to enact such a policy, and if so, what provisions the policy should entail.

New Business

None.

- ✓ **Motion to adjourn made by Mr. Williams, seconded by Mr. Palen. Five voting yea, none voting nay; meeting adjourned at 9:40 a.m.**

Respectfully submitted,
Tom Demmer

LEE COUNTY
ADMINISTRATIVE SERVICES COMMITTEE MEETING MINUTES
Monday, November 7, 2011 - 9:00 A.M.
Third Floor Chairman's Conference Room, Old Lee County Courthouse
112 East Second Street, Dixon, Illinois 61021

Members present: John Ferrone, Dave Gusse, Joe Patzer, and Steve Kitzman

Absent: Mike Farster

Guests: Mike McBride, (GIS/IT), John Fritts, Patti McBride (Treasurer), Cathy Myers (Clerk), Wendy Ryerson (Assessor), and Kevin Lalley (EMA), Jim Seeberg, Marvin Williams (Board members), David Giuliani (Telegraph)

The committee approved the minutes from previous meeting:

County Clerk

Reviewed claims from the County Clerk's Automation fund totaling \$00.00, and County Clerks Office fund totaling \$6,486.90. A motion to approve the County Clerk's claims was made by Mr. Gusse, and seconded by Mr. Kitzman. Motion carried 4-0.

County Treasurer

Reviewed claims from the Treasurer's Automation fund totaling \$2,716.09, the Treasurer's Office fund totaling \$315.00. Also reviewed the Hotel/Motel tax claims from City of Dixon \$5,270.38, Tourism \$5,270.38, and from Lee County \$160.52. A motion to approve the County Treasurer's claims was made by Mr. Gusse, and seconded by Mr. Patzer. Motion carried 4-0. Mr. Fritts told the committee that 641 parcels were sold at the tax sale this month.

County Assessor

Reviewed claims from the Assessor's Office fund totaling \$485.24. A motion to approve the County Assessor's claims was made by Mr. Gusse, and seconded by Mr. Kitzman. Motion carried 4-0.

County EMA

Reviewed claims from the EMA's Office fund totaling \$1,479.83. A motion to approve the EMA's claims was made by Mr. Patzer, and seconded by Mr. Kitzman. Motion carried 4-0.

County GIS/IT

Reviewed claims from the GIS/IT Department totaling \$13,988.81, and the Recording fund totaling \$750.02. A motion to approve the GIS/IT's claims was made by Mr. Kitzman, and seconded by Mr. Gusse. Motion carried 4-0. Mr. McBride let the committee know that the GIS Software has been updated. He went on to say that he received a grant from Blackhawk Hills through a website assistance program. Mr. McBride submitted his updated internet policy that each member will receive and review for December's meeting.

Old Business

The Department Heads were directed to turn in their employees' compensatory time to the County Board Chairman's office. This will be an addendum to the County Handbook.

There was much discussion over the County's paid holidays. A motion was made to eliminate all other paid holidays except the nine (9) federal holidays, by Mr. Kitzman, and seconded by Mr. Patzer. Motion carried 4-0.

Mr. Gusse presented the nepotism definition. A motion to have this nepotism definition added into the County Handbook, and enforced by the County Board Chairman, was made by Mr. Kitzman, and seconded by Mr. Gusse. Motion carried 4-0.

Mr. Ferrone presented to the committee a schedule of next year's County Board meeting dates. A motion to approve the Lee County Board's meeting dates was made by Mr. Ferrone, and seconded by Mr. Gusse. Motion carried 4-0.

Adjournment at 9:46.

The next meeting will be Monday, December 5, 2011, at 9AM on the 3rd floor of the Old Courthouse.

Submitted by, Dee Duffy – Acting Secretary

Lee County
Dixon, IL

Resolution # _____

COUNTY BOARD MEETING DATES – FISCAL YEAR 2012

WHEREAS, 5 ILCS 120/2.03 provides that each governmental body subject to the provisions of “An Act in Relation to Meetings” must, at the beginning of each calendar or fiscal year, prepare and make available a schedule of all its regular meetings for such year, listing the time and place of such meetings,

BE IT RESOLVED, by the County Board of Lee County, Illinois, that the following scheduled meetings of said Board for the 2012 fiscal year be and are hereby designated to convene at the hour of 9:00 o’clock a.m. in the Lee County Board Room third floor of the Old Lee County Courthouse.

Tuesday, December 20, 2011..... Stated Meeting
Tuesday, January 17, 2012..... Stated Meeting
Tuesday, February 21, 2012..... Stated Meeting
Tuesday, March 20, 2012..... Stated Meeting
Tuesday, April 17, 2012..... Stated Meeting
Tuesday, May 15, 2012..... Stated Meeting
Tuesday, June 19, 2012..... Stated Meeting
Tuesday, July 17, 2012..... Stated Meeting
Tuesday, August 21, 2012..... Stated Meeting
Tuesday, September 18, 2012..... Stated Meeting
Tuesday, October 16, 2012..... Stated Meeting
Tuesday, November 20, 2012..... Stated Meeting

PASSED BY THE LEE COUNTY BOARD

THIS _____ DAY OF _____, 2011.

By: _____
Lee County Board Chairman

ATTEST:

Lee County Clerk

**Lee County Board
RESOLUTION**

No. _____

WHEREAS, the Lee County Board has determined to add Nepotism as an addendum to the Lee County Employee Handbook; and,

WHEREAS, it has been recommended by the Lee County Board that the Nepotism addendum will read as follows, that:

ARTICLE XVI: Non-Discrimination

Section 16.3: Nepotism

Definition: Nepotism will be defined as the hiring by a county official anyone related to the official by blood or marriage. It may also include the hiring of close friends or other relatives.

A. No member of the immediate family of an Elected Official or Department Head shall be eligible for employment in the department of the Elected Official or Department Head.

B. Relatives of Elected Officials or Department Heads may be employed in other departments where they are not under the direct supervision of a relative and they meet the qualifications of the particular job.

C. The members of the immediate family who come under the supervision of a relative must be transferred to some other department of the County.

NOW, THEREFORE BE RESOLVED by the Board of Lee County, Illinois, that the Nepotism addendum to the Lee County Employee Handbook, stated in the foregoing recitals be adopted and thereafter appropriately integrated into the said article and section of the Employee Handbook.

PASSED BY THE LEE COUNTY BOARD

THIS _____ DAY OF _____ 2011.

Chairman, County Board

ATTEST:

Clerk, Lee County

**LEE COUNTY
EXECUTIVE COMMITTEE MEETING MINUTES**

**Wednesday, November 9, 2011 - 1:00 P.M.
Third Floor Board Conference Room, Old Lee County Courthouse
112 East Second Street, Dixon, Illinois 61021**

Members present: Jim Seeberg, Lisa Zeimetz, Isaac Mercer, and Greg Witzleb
Absent: Kathy Hummel, Mike Farster
Visitors: John Varga (Sheriff); Marty Meyer (Coroner-rep); Cathy Myers (County Clerk); Sandy Cargill (St. Attorney); Denise McCaffrey (Circuit Clerk); Patti McBride (Treasurer-rep); Marvin Williams, John Nicholson (Board members)

Chairman Seeberg called the meeting to order at 1:04 PM.

County Coroner

Reviewed claims from the County Coroner's Office fund totaling \$5,650.74. A motion to approve the County Coroner's claims was made by Mr. Mercer, and seconded by Mr. Witzleb. Motion carried 4/0. Ms. Meyer reported that as of November 1, 2011, there are 8 pending inquiries.

County Sheriff

Reviewed claims from the County Sheriff's Office fund totaling \$37,364.46. A motion to approve the Sheriff's claims was made by Mr. Mercer, and seconded by Mr. Witzleb. Motion carried 4/0.

County Circuit Clerk

Circuit Clerk	\$686.79
Jury	\$528.30
Court Document Storage	\$2,000.14
Automation	\$226.33
Child Support Enforcement	\$1,082.00

A motion to approve the County Circuit Clerk's claims was made by Ms. Zeimetz, and seconded by Mr. Witzleb. Motion carried 4/0. Document Storage seems over budget but it was an error. It was transferred to correct area and is now under budget.

County State's Attorney

Reviewed claims from the State's Attorney's Office totaling \$4,598.73. A motion to approve the State's Attorney's claims was made by Ms. Zeimetz, and seconded by Mr. Witzleb. Motion carried 4/0. The new Assistant State's Attorney will be starting soon. There are quite a few jury trials coming up through the end of the year.

County Public Defender

Nothing presented.

County Board

Reviewed claims from the County Board's Office fund totaling \$7,467.50. A motion to approve County Board's claims was made by Mr. Witzleb, and seconded by Mr. Mercer. Motion carried 4/0.

To Zoning Board of Appeals

Nothing presented.

From Zoning Board of Appeals

(a) 11-P-1475, Todd Hackbarth, PPN# 07-02-31-455-026, R-2 to C-3 General Business

(b) 11-P-1476, Steven Durin, PPN# 21-12-08-100-004, Ag-1 to Ag-1 Special Use

(c) 11-P-1477, Larry John Droste, PPN# 12-14-03-200-008, I-3 to Ag-1 Agricultural Dist.

To Planning Commission

Nothing presented.

From Planning Commission

Nothing presented.

Appointments

The County Clerk will include all appointments/resolutions/ordinances, etc. on the County Board agenda.

Old Business

No old business

New Business

No new business

Motion to adjourn at 1:36 PM. was made by Mr. Witzleb, and seconded by Mr. Mercer.
Motion carried 4/0.

Respectfully submitted,
Lisa Zeimetz, Secretary

Lee County

RESOLUTION

No. _____

WHEREAS, the Lee County Board has approved adopting the Governmental Accounting Standards Board Statement 54, (GASB 54) *Fund Balance Reporting and Governmental Fund Type Definitions, for the Lee County, Illinois fiscal year November 30, 2011.*

NOW THEREFORE, BE IT RESOLVED, that for Lee County to retain the funds as Special Revenue Funds, the County will commit the funds for the specified purpose of the fund as follows,

- GIS Recording Fees Fund – to pay for any GIS related expenditures
- Marriage Fund – to pay for expenses incurred within the judge’s offices
- Animal Control Fund – to pay for costs of the animal control program within the County
- Pet Population Fund – to pay for costs of the animal control/pet population program within the County

PASSED BY THE LEE COUNTY BOARD

THIS _____ DAY OF _____, 2011.

BY: _____
Lee County Board Chairman

Attest:

Lee County Clerk

FUND BALANCE POLICY

A. Fund Balance Policy

Lee County hereby establishes and will maintain reservations of Fund Balance, as defined herein, in accordance with Governmental Accounting and Financial Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This Policy shall only apply to the Lee County's governmental funds. Fund Balance shall be composed of nonspendable, restricted, committed, assigned and unassigned amounts.

Fund Balance information is used to identify the available resources to repay long-term debt, reduce property taxes, add new governmental programs, expand existing ones, or enhance the financial position of the County, in accordance with policies established by the Governing Board.

B. Definitions

Fund Balance — refers to the difference between assets and fund liabilities in the governmental funds balance sheet and is referred to as fund equity.

Non-Spendable Fund Balance — Amounts that are not in a spendable form (such as inventory) or are required to be maintained intact (principal of an endowment fund, for example).

Restricted Fund Balance — Amounts that can be spent only for the specific purposes stipulated by external resource providers (such as grantors), or enabling legislation. Restrictions may be changed or lifted only with the consent of the resource providers.

Committed Fund Balance — Amounts that can be used only for the specific purposes determined by a formal action of the County's highest level of decision making authority. Commitments may be changed or lifted only by the Governing Board taking the same formal action that imposed the constraint originally.

Assigned Fund Balance — Amounts the County intends to use for a specific purpose.

Unassigned Fund Balance — The residual classification for the general fund and includes amounts that are not contained in the other classifications. Unassigned amounts are the portion of fund balance which is not obligated or specifically designated and is available for any purpose.

C. Classification of Fund Balance

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is considered to have been spent first.

When expenditures are incurred for purposes for which amounts in any of unrestricted fund balance classifications can be used, committed amounts should be reduced first, followed by assigned amounts and then unassigned amounts.

D. Assigned Fund Balance

The Lee County Board has authorized the Lee County Board Chairman as the official authorized to assign fund balance to a specific purpose as approved by this fund balance policy.

LEE COUNTY MONTHLY REPORT
ANIMAL CONTROL/DOG FACILITY

MONTH OF: October 2011

DOG TOTAL FOR THE MONTH		20	
DOG POUND (COUNTY GENERAL)			\$238.50
PET POPULATION			\$1,285.00
RABIES			\$2,790.00
ANIMAL CONTROL			\$1,396.00
TOTAL DEPOSITS:			\$5,709.50
END OF <u>September</u>		102,659	
END OF <u>October</u>		104,051	
TOTAL MILES:		1,392	
TICKETS ISSUED:		1	

SUBMITTED BY *Devi Zinke* DATE: 11/2/2011



Denise A. McCaffrey
Clerk of the Circuit Court
Fifteenth Judicial Circuit

Lee County
Courts Building
309 South Galena Ave.
Post Office Box 325
Dixon, IL 61021
(815) 284-5234
Fax: (815) 288-5615

LEE COUNTY CIRCUIT CLERK

Oct 2011

MONTHLY REPORT

FEEES COLLECTED AND DISBURSED TO:
LEE COUNTY TREASURER

Filing Fees	\$22,133.63
Library	\$1,960.00
Work Release	\$1,186.00
Court System	\$2,752.00
Automation	\$8,530.83
Security	\$8,231.25
Probation	\$4,802.19
Court Document Storage	\$8,353.00
Annual Support/Maintenance	\$22.00
Public Defender	\$0.00
Home Confinement	\$848.00
Minor Room & Board	\$50.00
Guardian Ad Litem	\$75.00
Lee County States Attorney	\$1,549.00
Lee Co SA Collection Fee	\$0.00
Medical Costs	\$421.25
Youth Diversion	\$635.79
Drug Court Fund	\$629.31
2nd Chance Program	\$125.00
E-Citation/Clerk	\$231.00
TOTAL	\$62,304.25

OTHERS:

Lee County Sheriff	\$845.74
Marriage Fund of the Circuit Court	\$60.00
Restitution	\$3,199.04
DNA Identification	\$103.55
Anti-Crime Fund	\$200.00
Clerk Op Add-Ons	\$459.50
SC Services & Associates	\$0.00
Alliances Counseling	\$0.00
Child Advocacy Fee - Shinning Star	\$966.00
Probation - Drug Court Fee	\$464.00
Probation - Mental Health Court Fee	\$0.00
Clerk Op Deduct	\$31.75
Pre Scrn Appl	\$25.00
School District Fee	\$100.00
TOTAL	\$6,454.58

STATE TREASURER:

Drivers Education Fund	\$1,281.00
V.C.V.A.	\$2,642.25
Penalty Assessment Surcharge	\$365.73
DV Shelter Service	\$46.00
Trauma	\$1,031.90
LEADS	\$62.81
Domestic Battery	\$9.00
DV Abuser Service	\$18.00
State Fee - Traffic	\$3,088.31
T&CCSF	\$4.00
DUI Equipment	\$2,861.60
Sexual Assault	\$0.00
Spinal Cord Trust	\$34.13
Hwy Hire-Back Fund	\$750.00
Prisoner Rvw Board	\$27.50
Lump-Sum Surcharge	\$7,773.60
Fire Prevention	\$142.50
Fire Truck Ln Fund	\$142.50
DV Surveillance	\$0.00
Drug Assessment Fund	\$1,753.00
State Police Svcs	\$126.00
State Police Ops	\$5,122.00
Foreclosure Prev	\$931.00
Drug Traffic Prev	\$25.00
TOTAL	\$28,212.83

FINES COLLECTED & DISBURSED TO:**MUNICIPALITIES:**

City of Dixon - Traffic	\$10,417.18	Drug	\$99.00	\$10,516.18
City of Dixon DUI Equip				\$320.81
City of Dixon Police Veh Fund				\$302.00
City of Dixon E-Citation Fee				\$62.00
City of Amboy				\$621.90
City of Amboy Police Veh Fund				\$20.00
City of Amboy E-Citation Fee				\$2.00
City of Amboy DUI Equipment				\$86.00
Village of Ashton				\$555.14
Village of Ashton Police Veh Fund				\$40.00
Village of Ashton E-Citation Fee				\$6.00
Village of Ashton DUI Equipment				\$30.00
Village of Franklin Grove				\$0.00
Village of Nelson				\$0.00
Village of Paw Paw				\$96.73
Village of Sublette				\$0.00
Sub-Total				\$12,658.76

COUNTY:

Traffic		\$15,652.30
State Police	\$9,564.80	
Co. Sheriff	\$5,547.50	
Bond Forfeiture	\$540.00	
County Fee/Traffic		\$7,085.31
Criminal		\$5,401.26
Rabies		\$0.00
Drug		\$164.87
County General	\$127.37	
Sheriff	\$37.50	
Lee County Sheriff DUI Equip		\$185.80
Lee County Sheriff Police Veh Fund		\$192.00
E-Citation/County Crm n Juv		\$8.00
E-Citation/County Traffic		\$18.00
Sub-Total		\$28,681.54

STATE

State of IL - Conservation		\$2.00
State of IL - Overweights		\$20.00
State of IL - Capital Projects		\$14,729.00
State of IL - DASA 121/2% Drug		\$34.13
State of IL - Criminal Lab Analysis		\$0.00
State of IL - Drug Crime Lab		\$25.00
State of IL - DUI Crime Lab		\$0.00
State of IL - Secretary of State		\$0.00
State of IL - Drug Enforcement		\$0.00
State of IL - DUI Equipment		\$160.00
State of IL - Police Veh Fund		\$550.00
State of IL - E-Citation Fee		\$10.00
Sub-Total		\$15,520.13

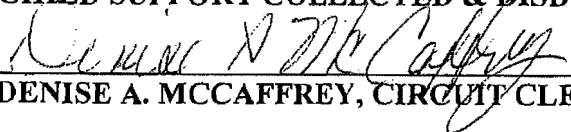
TOWNSHIPS:

East Grove Township \$75.00

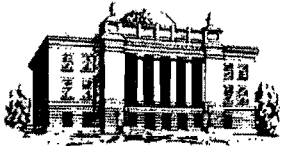
Sub-Total \$75.00

TOTAL \$56,935.43

CHILD SUPPORT COLLECTED & DISBURSED \$0.00


DENISE A. MCCAFFREY, CIRCUIT CLERK

Doc



**OFFICE OF THE COUNTY CLERK AND RECORDER
LEE COUNTY COURTHOUSE
DIXON, ILLINOIS 61021-0329**

MAILING ADDRESS:
P.O. Box 329
DIXON, IL 61021-0329

Phone 815-288-3309
Fax Clerk/Recorder
815-288-6492
Fax Election Dept
815-288-6157

Cathy Myers
Lee County Clerk & Recorder

Sharon Sawyer, *Chief Deputy Clerk & Recorder*
Sharon Moeller
Lora Ketchum
Ronette McKnight
Anna Keys
Kathy Grossman
Debra Phillips
Lori Miller

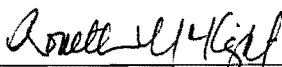
Website: www.countyoflee.org
Election E-Mail: election@countyoflee.org

Monthly Report of Cathy Myers, Lee County Clerk & Recorder to the Honorable Chairman and Members of the Lee County Board. The following enumerated amounts were received by my office during the month of October 2011:

TOTAL RECEIPTS.....		\$198,791.67
MARRIAGE LICENSE FEE.....		\$630.00
	(VITAL RECORDS SPECIAL FUND)	\$308.00
	(EDC SPECIAL FUND)	\$206.00
CERTIFICATIONS.....		\$4,426.00
MISCELLANEOUS.....		\$6,169.85
	(RECORDING SPECIAL FUND)	\$2,727.00
	(GIS SPECIAL FUND)	\$9,860.00
	(RHSP SURCHARGE)	\$5,013.00
	(DVF)	\$90.00
RECORDING.....		\$37,177.00
REAL ESTATE TRANSFER STAMP SALES (GROSS).....		\$18,561.75
TRUST FUND RECEIPTS – REDEMPTIONS FROM TAX SALE.....		\$131,827.07
TOTAL AMOUNT OF FEES RECEIVED.....		\$66,964.60
	(GENERAL FUND)	\$48,760.60
	(VITAL RECORDS)	\$308.00
	(EDC)	\$206.00
	(RECORDING)	\$2,727.00
	(GIS)	\$9,860.00
	(RHSP SURCHARGE)	\$5,013.00
	(DVF)	\$90.00
TOTAL AMOUNT OF TRUST FUNDS HELD AT THE BEGINNING OF THE MONTH.....		\$72,858.55
RECEIVED DURING THE MONTH AS SHOWN ABOVE.....		\$131,827.07
PAID OUT TO PURCHASER DURING THE MONTH.....		\$61,902.49
BALANCE OF TRUST FUNDS HELD AT THE END OF THE MONTH.....		\$142,783.13

Respectfully Submitted,

Cathy Myers, Lee County Clerk & Recorder

by , Deputy