

At the Public Hearing held in the Council Chambers by the City Council, January 18, 2022, the following proceedings were held and entered in this record in the following words and figures to wit:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

The Mayor called the Public Hearing to order at 6:00 P.M.

Roll Call - Aldermen Brown, Budd, Dorchinecz, Olive, and Wilson were present. Aldermen Bryant and Driskell reported after Hearing had begun. Alderman Skultety was absent.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano, Water Superintendent Speagle, HBO Goodall, Ryan Peters with SolAmerica Energy, Jeff Alvey with AGCO, Joe Curvey, Bernard Curvey, Jane Curvey, Janice Phillips, Lee Phillips, Brent West, and Bri-anne West.

Mayor Barry announced that the purpose of the Public Hearing was to discuss the application from GSI Group, LLC for Special Use for the development and operation of an approximately 1.125 megawatt (MW-ac) solar energy generation facility to be located at IL Route 48, Taylorville. He then invited the Plan Commission to open their meeting and discussion; Chairman Kretzer began the Plan Commission Meeting with a roll call, showing all members present.

Per City Attorney Romano, this application should have been filed with plans and a fee of \$1,000.00 prior to this meeting per City Code section 10-15-5. An Ordinance was to be created and reviewed to approve the Special Use, ensuring all terms and conditions were met at this time. The second step would then be to approve the Building Permit. There will be no action possible from this meeting as those proper steps were not followed.

Ryan Peters with SolAmerica Energy presented information to those assembled regarding the plans for the solar energy facility to be located at GSI Group in Taylorville. The 1.125 MW facility will be located on 17 acres on combined two parcels within security fencing per the Code. There will be 2000-2300 modules/panels depending on the final size of the panels. It is a relatively flat site so there should be minimal disruption to vegetation, trees and land, and maintenance. He stated that there would be no concrete base for the panels, and the steel piles would be secured 8-9' deep based on studies of the wind and property. The transformer will be placed near the GSI plant facility itself, so it will be relatively silent. Monitoring will take place from the home base, ensuring proper production. The power generated will be solely for the use of GSI, and will be under Ameren.

Audience members inquired as to the use of local suppliers for rock and materials, as well as the impact to adjacent property values and availability of the solar supply to other businesses.

Mr. Peters noted that there should be minimal impact to the area. They will seek to use local suppliers for materials and will seek quotes locally. He further stated that other businesses are unable to tap into this power supply as it is a private project for GSI. There are other community projects available that allow for this.

City Attorney Romano informed the group that the map for this project and the application show the project set on two separate, yet adjoining, parcels. Per the guidelines for a solar facility, there can only be one use on a parcel. The property must be subdivided into a single lot for the solar facility prior to any further proceedings. There must also be a performance and payment bond provided.

Motion by Alderman Brown and seconded by Alderman Bryant to adjourn the meeting. Motion carried (7-0).

The Public Hearing adjourned at 6:38 P.M.

At the Public Hearing held in the Council Chambers by the City Council, April 18, 2022, the following proceedings were held and entered in this record in the following words and figures to wit:

---

City Clerk

---

Mayor

The Mayor called the Public Hearing to order at 6:00 P.M.

Roll Call - Aldermen Brown, Bryant, Budd, Dorchinecz, Driskell, Olive, and Wilson were present. Alderman Skultety was absent.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano, City Treasurer Miles, Water Superintendent Brune, HBO Goodall, Ryan Peters with SolAmerica Energy, Joe Curvey, Bernard Curvey, and Jane Curvey. Plan Commission Members were Chairman Pat Kretzer, Scott McClure, Kevin Hamell, Dyanne Skinner, Tony Verardi, and Matt Yard.

Mayor Barry announced that the purpose of the Public Hearing was to discuss the application from GSI Group, LLC for Special Use for the development and operation of an approximately 1.125 megawatt (MW-ac) solar energy generation facility to be located at IL Route 48, Taylorville. He then invited the Plan Commission to open their meeting and discussion; Chairman Kretzer began the Plan Commission Meeting, stating that this was a continuation of the previous meeting on this project.

Ryan Peters with SolAmerica Energy had presented information to those assembled regarding the updated plans for the solar energy facility to be located at GSI Group in Taylorville. The parcels have been divided to accommodate the City's requirements. The 1.125 MW facility will be located on a parcel solely dedicated to use for the facility. There will be 2000-2300 modules/panels depending on the final size of the panels. The power generated will be solely for the use of GSI, and will be under Ameren.

City Attorney Romano discussed the need for a three-year decommissioning plan and surety bond, which will need to be addressed every three years. There will be a \$10,000.00 building permit fee to be paid prior to start of the project. City Attorney Romano confirmed with Chris Groth, Airport Engineer with CMT, that a glare study was not mandatory per federal requirements, but he recommended one be done to provide legal protection for the City in the event of a crash due to glare. Sol America has completed a glare study with positive results.

Plan Commission Member Skinner questioned power line placement in the responses of SolAmerica to the City Code. Mr. Peters stated that all lines would be underground per Code unless the power/utility company requires a pole to be placed above ground.

The Plan Commission made a unanimous motion to recommend to the City Council to direct the City Attorney to prepare an Ordinance granting GSI Group, LLC(owners of the real estate identified in the Public Hearing Notice) and SolAmerica Energy, LLC(developers/operators) a Special Use Permit to locate a solar energy facility on said real estate conditioned upon the City Council's approval of the following items, i.e.: building permit; solar restoration requirements with sufficient surety bond; qualified engineer cost estimated of decommissioning; drainage tile restoration map and requirements; weed control plan; recording of survey plat of said real estate; and detailed construction plans prepared, signed, and sealed by a structural engineer; 20 copies of scaled drawing; and underground wires; the additional requirements noted by the Plan Commission and City Council on April 18, 2022; and such other conditions, requirements, items, or matters as the City Attorney may deem appropriate.

This Ordinance will be prepared by the City Attorney and brought before the May 2, 2022 City Council for approval.

Motion by Alderman Brown and seconded by Alderman Bryant to adjourn the meeting. Motion carried (7-0).

The Public Hearing adjourned at 6:15 P.M.

At the Public Hearing held in the Council Chambers by the City Council, May 16, 2022, the following proceedings were held and entered in this record in the following words and figures to wit:

---

City Clerk

---

Mayor

The Mayor called the Public Hearing to order at 6:30 P.M.

Roll Call - Aldermen Brown, Bryant, Budd, Dorchinecz, Driskell, Olive, Skultety, and Wilson were present.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano, Water Superintendent Brune, Superintendent Mann, Fire Chief Adermann, Treasurer Miles, Lisa Sassatelli, Bill Sleeman, Mark Earhardt.

Mayor Barry announced that the purpose of the Public Hearing was to discuss An Ordinance making Amendments to the Zoning Ordinance of the City of Taylorville, Illinois by adding a new Chapter 16 to Title 10 of the Taylorville City Code regarding Special Use for Adult-Use Cannabis Dispensing Organization. The Plan Commission called their meeting to order to discuss the Ordinance as proposed.

Alderman Budd stated he had received a phone call requesting the Cannabis Dispensary have both medical and recreational cannabis. City Attorney Romano stated that the definition in the Ordinance includes both. Alderman Bryant expressed her support for the potential dispensary, stating that the funds generated would be allocated for dredging of Lake Taylorville. Alderman Skultety stated that he feels that the legacy being left by the Council is one of unlimited gaming, liquor licenses, and now potentially cannabis. Alderman Driskell further stated that the City has a bad image, which will be made worse by voting for the Cannabis Dispensary. She challenged the Council members to consider the drug problem already present in the City and the potential for it to become worse with the addition of the Cannabis Dispensary.

Plan Commission member Skinner agreed with Alderman Driskell on the negative image in conjunction with the Dispensary and challenged the Council to think of the hard work of Downtown Taylorville to expand local business. She questioned why the Council wants this to move forward, and asked if this would be a foot in the door to allow a cultivator/grower in the future. She requested the nine block radius of the Square be prohibited as a potential location due to the many retail stores and restaurants, as well as nearby homes and schools. Chairman Kretzer agreed, also stating concern for the youth, crime, and potential increased theft. Mayor Barry countered that this Ordinance sets the basic parameters, but the Council could decide to extend the prohibited areas to include the Square. He further stated that he feels it is a complex decision, but it is primarily driven by the potential to receive thousands of dollars in tax revenue. Any and all tax money received from the sale of Cannabis would be placed into an account specifically for Lake Restoration.

Mark Earhardt addressed the Council and Plan Commission stating that he has been a resident for forty years. He believes this to be a bad idea for the community, and specifically for the youth.

Plan Commission member Hamell inquired as to whether the Plan Commission could offer revisions to the proposed Ordinance, setting guidelines and restrictions relating to the location. City Attorney Romano stated that the Plan Commission could offer any kind of recommendation to the City Council. The City

Council could then accept the recommendations or vote to approve the Ordinances as written with a two-thirds vote, regardless of any recommendations made. The Plan Commission continued their meeting for further discussion.

Motion by Alderman Driskell and seconded by Alderman Wilson to adjourn the meeting. The motion carried (8-0).

The Public Hearing adjourned at 6:59 P.M.

At the Public Hearing held in the Council Chambers by the City Council, June 20, 2022, the following proceedings were held and entered in this record in the following words and figures to wit:

---

City Clerk

---

Mayor

The Mayor called the Public Hearing to order at 6:30 P.M.

Roll Call - Aldermen Budd, Bryant(via zoom), Dorchinecz, Driskell, Olive, and Wilson were present. Aldermen Brown and Skultety were absent

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano(via zoom), HBO Goodall, along with members of the Plan Commission including Kevin Hamell, Dyanne Skinner, Matthew Yard, and Tony Verardi.

Mayor Barry announced that the purpose of the Public Hearing was to consider the application of Jerry and Tammy Sexson to rezone from Residential-1(R-1) to Commercial-1(C-1) the vacant properties in the 900 Block of North Silver Street and legally described as: Lot 14 and 16 Block 1, Colegrove's 2<sup>nd</sup> Addition to Taylorville and Lot Fifteen(15) in Block One(1) in Colegrove's Second Addition to Taylorville, Illinois.

Acting Chairman Yard called the Plan Commission to order. Brief discussion was held regarding the purpose of the request to change the zoning classification. The lots are being used to store equipment and machinery for Mr. Sexson's business and are located across the alley from his home/residential property. It was noted that there are several properties in the vicinity that are zoned Commercial. No City Officials had received comments or objections from the adjacent property owners.

Acting Chairman Yard called for a motion to recommend the zoning change to the City Council. The Plan Commission unanimously voted to direct the City Attorney to prepare an appropriate Ordinance to rezone the Jerry and Tammy Sexson property from a Residential-1(R-1) to Commercial-1(C-1) zoning classification.

Motion by Alderman Driskell and seconded by Alderman Dorchinecz to adjourn the meeting. Motion carried (7-0).

The Public Hearing adjourned at 6:35 P.M.

At the Public Hearing held in the Council Chambers by the City Council, July 18, 2022, the following proceedings were held and entered in this record in the following words and figures to wit:

---

City Clerk

---

Mayor

The Mayor called the Public Hearing to order at 6:45 P.M.

Roll Call - Aldermen Brown, Bryant, Budd, Dorchinecz, Olive, Skultety, and Wilson were present. Alderman Driskell was absent.

Also present were Mayor Barry, City Attorney Romano, City Clerk Lilly (via Zoom), Superintendent Brune, Water Office Manager Hamell, William Sleeman, and Randy Miller.

Mayor Barry announced that the purpose of the Public Hearing was to consider the Annual Appropriations Ordinance for the Fiscal Year commencing May 1, 2022 and ending April 30, 2023.

The total amount of the Appropriations Ordinance as prepared is \$36,574,930.00. Finance Chairman Budd noted that the Police, Fire, and Administration Grant Lines should be increased by \$2,000,000.00 each, for a total of \$6,000,000.00, to cover grants that may or may not be received this fiscal year. This will cover the City's ability to receive and spend those grant funds, if awarded.

Mayor Barry asked if there were any questions from the Council or from the audience. There were none.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to adjourn the meeting. The motion carried (7-0).

The Public Hearing adjourned at 6:49 P.M.

At the Public Hearing held in the Council Chambers by the City Council, October 3, 2022, the following proceedings were held and entered in this record in the following words and figures to wit:

---

City Clerk

---

Mayor

The Mayor called the Public Hearing to order at 6:30 P.M.

Roll Call - Aldermen Brown, Bryant, Budd, Dorchinecz, Driskell, Olive, Skultety, and Wilson were present.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano, HBO Goodall, City Treasurer, Ken Hart, Joe Malek, Lisa Sassatelli, and Bill Sleeman. Also present were Plan Commission Members were Chairman Pat Kretzer, Jim Altman, Dyanne Skinner, Tony Verardi, and Matt Yard.

Mayor Barry announced that the purpose of the Public Hearing was to discuss An Ordinance Amending Section 10-6-2 of the Taylorville City Code (re: outdoor billboards or signs limited to the I-1 Zoning District where the Taylorville Industrial Park is located) and An Ordinance Adding Chapter 15A to Title 10 of the Taylorville City Code (re: solar energy systems).

Joe Malek with WC Media was present, stating that his company will be purchasing lot 1, closest to Route 29. They have already received approval and an Advertising Permit from IDOT for the digital LED sign. They will offer free advertising for the Industrial Park and other local businesses. He stated there will be no animation or strobe; each ad will hold for ten seconds per IDOT regulations.

The Plan Commission made a unanimous motion to recommend to the City Council to approve an Ordinance Amending Section 10-6-2A. of the Taylorville City Code (re: outdoor billboards or signs limited to the I-1 Zoning District where the Taylorville Industrial Park is located).

Discussion was held regarding the proposed Solar Energy Systems Ordinance, which was developed to set guidelines for the ever-increasing requests for residential solar systems. The Ordinance would become effective ten days from passage, and all existing solar systems would be grandfathered in. Vacant lots, adjacent or across from a residential property, will be excluded from this use per the Ordinance. The fee will be increased from the proposed amount of \$100.00 to \$250.00, inclusive of permit and inspection process by the Fire Chief. Wording will also be changed to remove Illinois licensed electrician to Illinois Certified (ICC) electrician, specifically for solar, and State licensed engineer. R-1 and R-2 zoning districts will be included in this Ordinance.

The Plan Commission made a unanimous motion to recommend to the City Council to approve and Ordinance Adding Title 15A to Title 10 of the Taylorville City Code (re: solar energy systems) with changes as discussed during the Public Hearing.

Motion by Alderman Wilson and seconded by Alderman Dorchinecz to adjourn the meeting. Motion carried (8-0).

The Public Hearing adjourned at 7:00 P.M.



At the Public Hearing held in the Council Chambers by the City Council, November 7, 2022, the following proceedings were held and entered in this record in the following words and figures to wit:

---

City Clerk

---

Mayor

The Mayor called the Public Hearing to order at 6:50 P.M.

Roll Call - Aldermen Brown, Budd, Dorchinecz, Driskell, Olive, Skultety, and Wilson were present. Aldermen Bryant was absent

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano (via zoom), City Treasurer.

Mayor Barry announced that the purpose of the Public Hearing was to consider the application of Joshua Assad to rezone from Residential-1(R-1) to Commercial-1(C-1) the vacant property located at 316 West Vine Street and legally described as: The East forty-eight(48) feet of Lot No. five (5) in Block six (6) in Thompson's Addition to Taylorville, situated in the City of Taylorville, County of Christian and State of Illinois.

The Plan Commission meeting relating to this Public Hearing was held in the Conference Room at a corresponding time.

Mayor Barry asked if anyone present wished to ask questions or raise concerns. No one present addressed the Council.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to adjourn the meeting. Motion carried (7-0).

The Public Hearing adjourned at 6:51 P.M.

At the Public Hearing held in the Council Chambers by the City Council, December 19, 2022 the following proceedings were held and entered in this record in the following words and figures to wit:

---

City Clerk

---

Mayor

The Mayor called the Public Hearing to order at 6:45 P.M.

Roll Call - Aldermen Brown, Bryant, Budd, Dorchinecz, Driskell, Olive, Skultety, and Wilson were present.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano(via Zoom), Superintendents Brune and Mann, Bill Sleeman, and Lisa Sassatelli.

Mayor Barry announced that the purpose of the Public Hearing was to determine if the City of Taylorville should enter into proposed Water Annexation Agreements with Aaron Copeland Property, 112 Bel Haven Drive; Kathryn Cervi Property, 1356 North 1600 East Road; and Tyler Brandis Property, 401 Sunset Boulevard.

All of these properties are not contiguous to the City and the owners of the property have requested City Water Services and therefore must sign the Annexation Agreement. These agreements allow the City to provide services to the property. If the properties become contiguous at any time, the City has the right to annex the properties into the City per the terms of the Annexation Agreement. These agreements are valid for twenty years. If the property changes hands during that time, each and every new owner must sign the agreement, per the City policy. If the property remains with the same owner and the twenty year period expires, the owners must sign a new agreement. The Ordinance and all notices of record will be recorded with the County Clerk following passage of the Ordinance.

Mayor Barry asked if there were any questions or comments from the audience. There were none.

Motion by Alderman Bryant and seconded by Alderman Brown to adjourn the meeting. Motion carried (8-0).

The Public Hearing adjourned at 6:48 P.M.