

Montgomery County Board
Coordinating Committee Meeting Agenda
County Board Room, 2nd Floor, Historic Courthouse
#1 Courthouse Sq. Hillsboro, IL 62049

Date: Thursday, December 26, 2024

Time: 8:30 AM – County Board Room

Roll Call - Members Present: Doug Donaldson, Mark Hughes, Ethan Murzynski, Andy Ritchie, Chad Ruppert, and Dr. Patty Whitworth

Members Absent:

Others Present:

Public Comments:

Coordinating Committee: Doug Donaldson, Board Chairman

1. Information Systems Report Update/Approval: Curt Watkins
2. EMA Report Update/Approval: Dan Hough
3. West Central Development Council/Job Center Board/CEO Board Update/Approval:
4. Ad Hoc Committee to Address SB3455 Wooded Acreage Assessments Update/Approval:
5. Property Insurance on New Construction Update/Approval: Nikki Lohman
6. ARPA Treasurer's Office Carpet Bids Update/Approval:
7. Litchfield TIF 4 Update/Approval:
8. National Law Enforcement Day (Jan. 9) Proclamation Update/Approval:
9. Nextlink Update/Approval:
10. Other Business:

Development & Personnel Committee: Chad Ruppert, Chairman

1. Small Biz Grant Application Update/Approval:
2. County Project Labor Agreement (PLA) Update/Approval:
3. Animal Control Update/Approval:
4. Plains Solar Update/Approval:
5. DCEO Energy Transition Grant Update/Approval:
6. City-Wide Clean-Up Grant Update/Approval:
7. TIF District Update/Approval:
8. Post-Employment Final Payment Update/Approval:
9. Rivers & Routes Tourism Resolution Update/Approval:
10. Other Business:

Buildings and Grounds: Mark Hughes, Chairman

1. Courthouse Chiller Bid Opening Update/Approval:
2. Maintenance and Cleaning Issues and Report Update/Approval:
3. Courthouse Annex Table Request Update/Approval: Julie Wollerman
4. County Board Room AV Work Feb. 3-7 Update/Approval:
5. Green Diamond Bike Trail Update/Approval:
6. Other Business:

Roads and Bridges Committee: Ethan Murzynski, Chairman

1. UKA Virden Wind Road Use Agreement Update/Approval:
2. Resolution Appropriating Funds for Engineer Salary Update/Approval:
3. Other Business:

Finance and Budget Committee: Andy Ritchie, Chairman

1. SOA Report Update/Approval:
2. Capital Improvement & Coal Fund Reports Update/Approval:
3. MCSO Vehicle Bid Award Update/Approval:
4. Unified Child Advocacy Network (UCAN) Update/Approval: Tyson Holshouser
5. IRS Mileage Rate Effective Jan. 1 Update/Approval:
6. Other Business:

Appointments:

Motion by _____ and second by _____ to pay the Bills. All in favor, motion carried.

Motion to adjourn by _____ and second by _____. All in favor, motion carried.

Meeting adjourned at _____ am. The summaries of minutes were respectfully submitted by acting secretary Mike Plunkett, as deputized by Montgomery County Clerk/Recorder Sandy Leitheiser.

From: Chad Coady CCoady@christiancountyil.com 
Subject: RE: Rental Exemption
Date: December 10, 2024 at 1:58 PM
To: Brandi Lentz brandi@mcrealty.net



Hi Brandi,

The link below is the only form we require for rental property. It is an annual form and the property obviously has to be a single family residence and has to have been occupied by January 1st of the tax year applied.

<https://www.christiancountyil.gov/wp-content/uploads/NEW-Leasehold.pdf.pdf>

I simplified our application process 2 years ago to not require separate leases, or to have the owners signature notarized however the lessee still has to have their signature notarized. This one form covers as the exemption and the lease, as it includes the required oath verbiage per statute (section 3 of application). If we see anything that doesn't add up, we may still ask for a lease. We have had owners mistakenly put the same person on two leases. A couple other counties have started using my form and our software vendor includes in their forms section within their software, but most counties still require a separate lease, and that lease is required to have a specific paragraph explaining the lessee responsibility. We don't require the renter to physically pay the tax bill since most assume taxes are built into the rent, but there are a few counties out there that require the lessee/tenant to be the one who pays the tax bill, since they are able to claim those property taxes on their income tax, but that is rare since the standard deduction is the typical income tax filing of renters. I'm not an income tax professional, but if an owner has their tenants use this application, I do not believe the owner can write off the property taxes on their income taxes while benefitting from the exemption. That's something I've been told over the years and up to the owner to look into when filing income tax.

The directions and requirements for Christian county are on the application, but I pasted them below:

Section 1: Instructions

- The property must be a single-family home occupied/leased as the primary residence by an eligible taxpayer as of January 1 of the tax year applied.
- This application, signed by both the owner and the lessee of the property, and **must be submitted each year by March 15th** of the tax year applied.
- The notary must be dated **no sooner than January 1st** of the tax year applied.
- Applications turned in after the deadline **will be denied**. The owner will have to file an appeal with the Board of Review to obtain late approval. Additional information may be required for this process.
- A separate lease is no longer required by Christian County unless requested under certain circumstances.

The deadline is listed on the form as March 15th. Although the application says applications turned in after the deadline will be denied, we still accept late applications up until the last day we can issue certificates of error which is usually the Friday before our tax sale. **The application cannot be signed and notarized until after January 1st of the tax year being applied for.**

Sincerely,

Chad M. Coady, CCAO
Supervisor of Assessments
Christian County of Supervisor of Assessments Office
101 S. Main
Taylorville, IL 62568
(217) 824-5900
(217) 824-5105 FAX
Property Tax Information and Online Maps available at:
<http://www.ChristianCountyIL.gov>

From: Brandi Lentz <brandi@mcrealty.net>
Sent: Tuesday, December 10, 2024 1:15 PM
To: Chad Coady <CCoady@christiancountyil.com>
Subject: Rental Exemption

Chad,

Hello! State Statute 35 ILCS 200/15-175(i) allows property owners to claim the Owner Occupied Exemption on rental properties. I understand that individual Assessors may implement specific requirements for this exemption.

Could you please clarify how Christian County handles this exemption? Specifically:

1.
What is the deadline for filing?
2.
Are there specific requirements for the lease, such as being an original document, including the parcel number, and being notarized?
3.
Does the lease need to be recorded in the County Clerk's Office? If so, by what date?
4.
Is the full legal description of the property required?
5.
Is an additional notarized document required to be attached to the lease and submitted to the Assessor's Office each calendar year?
6. Do you require proof of residency, such as an electric bill in the tenant's name?

Thank You!

Brandi Lentz

Designated Managing Broker, Certified Appraiser, Auctioneer, Owner

MCR Realty Professionals, Inc.

551 S. Main St * Hillsboro, IL 62049

(217) 440-4663 cell

(217) 532-2525 office

(217) 532-2130 fax

Brandi@MCRealty.net

www.MCRealty.net

SUBMIT ORIGINAL SIGNED DOCUMENTS
CHRISTIAN COUNTY SUPERVISOR OF ASSESSMENTS OFFICE

ANNUAL HOMESTEAD EXEMPTION APPLICATION FOR SINGLE FAMILY DWELLINGS SUBJECT TO A LEASE

Section 1: Instructions

- The property must be a single-family home occupied/leased as the primary residence by an eligible taxpayer as of January 1 of the tax year applied.
- This application, signed by both the owner and the lessee of the property, and **must be submitted each year by March 15th** of the tax year applied.
- The notary must be dated **no sooner than January 1st** of the tax year applied.
- Applications turned in after the deadline **will be denied**. The owner will have to file an appeal with the Board of Review to obtain late approval. Additional information may be required for this process.
- A separate lease is no longer required by Christian County unless requested under certain circumstances.

Section 2: Property Identification (please print)

Owner Names(s): _____ Parcel No.: _____

Mailing Address: _____ Lessee/Taxpayer Name(s): _____

Mailing City, State, ZIP: _____ Property Address: _____

Tax Year Applied: _____ Prop. City, State, ZIP: _____

Owner Email Address: _____

Section 3: Oath I attest that:

- The above address was **leased** and occupied by the lessee as a primary residence as of **January 1**, of the tax year applied.
- *"Lessee shall be liable for the payment of real estate taxes with respect to the residence in accordance with the terms and conditions of Section 15-175 of the Property Tax Code (35 ILCS 200/15-175). The permanent real estate index number for the premises is listed above, and, according to the most recent property tax bill, the current amount of real estate taxes associated with the premises is \$ _____ per year. The parties agree that the monthly rent set forth above shall be increased or decreased pro rata (effective January 1 of each calendar year) to reflect any increase or decrease in real estate taxes. Lessee shall be deemed to be satisfying Lessee's liability for the above mentioned real estate taxes with the monthly rent payments as set forth above (or increased or decreased as set forth herein)."*

Date Lease Began: _____ 20____.

⇒ Lessee Initial: _____

I hereby depose and say that I am the owner of record, that I have read this application, that I have personal knowledge of the contents thereof, that same is true in substance and in fact, and that I am subject to penalties for falsification herein.

Signature of Owner of Record _____ Phone _____ Date _____


(Owner signature does not need to be notarized)

I hereby depose and say that I am the taxpayer/lessee, that I have read this application, that I have personal knowledge of the contents thereof, that same is true in substance and in fact, and that I am subject to penalties for falsification herein.

Signature of Taxpayer/Lessee _____ Phone _____ Date _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Seal

From: Anngela Brewer Anngela.Brewer@sangamonil.gov 
Subject: RE: Rental Exemption
Date: December 10, 2024 at 1:44 PM
To: brandi@mcreally.net

AB

Hello Brandi Here is your information – if you have further questions please let me know.

1. What is the deadline for filing? We accept them all year long, They are prorated from move in date .
2. Are there specific requirements for the lease, such as being an original document, including the parcel number, and being notarized? Attached is our form we created and it has the statue on the back - We require this from to be notarized by homeowner. We require phot Id of the tenant who is leasing the property. Has to be the same address on ID as property they are leasing. Lease has to state that the tenant is responsible for paying the real estate taxes. Leases have to be more than one year
- 3.Does the lease need to be recorded in the County Clerk's Office? If so, by what date? No , but does have to be signed by both owner and tenant .
- 4.Is the full legal description of the property required? Just parcel number and address .
5. Is an additional notarized document required to be attached to the lease and submitted to the Assessor's Office each calendar year? We make notes when the lease expires and if the same tenant is leasing from the yeares prior we just require a new updated lease .
6. Do you require proof of residency, such as an electric bill in the tenant's name? see question 2 – ID

Anngela Brewer
Deputy Supervisor of Assessments

From: Byron Deaner <Byron.Deaner@sangamonil.gov>
Sent: Tuesday, December 10, 2024 1:30 PM
To: Anngela Brewer <Anngela.Brewer@sangamonil.gov>
Subject: FW: Rental Exemption

From: Brandi Lentz <>
Sent: Tuesday, December 10, 2024 1:16 PM
To: Byron Deaner <Byron.Deaner@sangamonil.gov>
Subject: [EXTERNAL] Rental Exemption

Hello! State Statute 35 ILCS 200/15-175(i) allows property owners to claim the Owner Occupied Exemption on rental properties. I understand that individual Assessors may implement specific requirements for this exemption.

Could you please clarify how Sangamon County handles this exemption? Specifically:

1. What is the deadline for filing? We accept them all year long, They are prorated from move in date .
2. Are there specific requirements for the lease, such as being an original document, including the parcel number, and being notarized? Attached is our form we created and it has the statue on the back - We require this from to be notarized by homeowner. We require phot Id of the tenant who is leasing the property. Has to be the same address on ID as property they are leasing. Lease has to state that the tenant is responsible for paying the real estate taxes. Leases have to be more than one year
- 3.Does the lease need to be recorded in the County Clerk's Office? If so, by what date? No , but does have to be signed by both owner and tenant .
- 4.Is the full legal description of the property required? Just parcel number and address .
5. Is an additional notarized document required to be attached to the lease and submitted to the Assessor's Office each calendar year? We make notes when the lease expires and if the same tenant is leasing from the yeares prior we just require a new updated lease .
6. Do you require proof of residency, such as an electric bill in the tenant's name? see question 2 – ID

Thank You!

Brandi Lentz

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leased
Homestead.pdf
108 KB

(e) The chief county assessment officer may, when considering whether to grant a leasehold exemption under this Section, require the following conditions to be met:

(1) that a notarized application for the exemption, signed by both the owner and the lessee of the property, must be submitted each year during the application period in effect for the county in which the property is located;

(2) that a copy of the lease must be filed with the chief county assessment officer by the owner of the property at the time the notarized application is submitted;

(3) that the lease must expressly state that the lessee is liable for the payment of property taxes; and

(4) that the lease must include the following language in substantially the following form:

"Lessee shall be liable for the payment of real estate taxes with respect to the residence in accordance with the terms and conditions of Section 15-175 of the Property Tax Code (35 ILCS 200/15-175). The permanent real estate index number for the premises is (insert number), and, according to the most recent property tax bill, the current amount of real estate taxes associated with the premises is (insert amount) per year. The parties agree that the monthly rent set forth above shall be increased or decreased pro rata (effective January 1 of each calendar year) to reflect any increase or decrease in real estate taxes. Lessee shall be deemed to be satisfying Lessee's liability for the above mentioned real estate taxes with the monthly rent payments as set forth above (or increased or decreased as set forth herein)."

In addition, if there is a change in lessee, or if the lessee vacates the property, then the chief county assessment officer may require the owner of the property to notify the chief county assessment officer of that change.



SANGAMON COUNTY BOARD OF REVIEW

SANGAMON COUNTY COMPLEX – ROOM 210 200 SOUTH NINTH STREET SPRINGFIELD, IL 62701
TELEPHONE 217/753-6805
FAX 217/535-3143

Homestead Exemption Application (35 ILCS 200/15-175) Non-Owner Occupied (Tenant Pays Real Estate Taxes)

Property I.D. #: _____ - _____ - _____ - _____

I, _____ am living at _____
(tenant name) (property address)

and was residing at this property as of January 1, _____.

I have a leasehold interest in this property that expires on: _____
(a copy of the lease is attached herewith)

My daytime telephone number is: _____

I hereby certify that this is a **single-family dwelling**.

I hereby certify that this is my principle dwelling place **and have attached a copy of my current IL Driver's License, state issued I.D. or voter's registration card.**

I hereby certify that I am responsible for paying the real estate taxes on this property.

Signed: _____ Taxpayer and Occupant of property.

Date: _____ Email address: _____

The owner hereby certifies that the information contained within this document is true and correct.

Signed: _____ Owner of Property.

Owner's daytime telephone number: _____

Subscribed and sworn before me this _____ Day of _____, 20____.

(notary public)

my commission expires: _____

affix seal here

Certification of Educational Qualification



27 498

State of Illinois
Property Tax Division - Assessment Education
Department of Revenue

This certifies that KENDRA NIEHAUS has met the educational qualifications needed for the following responsibilities in regards to the office of Supervisor of Assessments; in MONTGOMERY County:

- to be appointed to fill a vacancy in the office; or
- to enter upon the duties of the office; or
- to file nomination papers for the office; or
- to participate as a candidate in any primary or general election for the office; or
- to be elected to the office.

These educational requirements are described in Section 3-5(1) or Section 3-5(4) of the Property Tax Code. This certification is valid from 01/01/2023 through 12/31/2026.



Adrianno Switz Bailey

Adrianno Bailey
Certifying Authority
03/08/2023

PROPERTY TAX DIVISION
ASSESSMENT EDUCATION
ILLINOIS DEPARTMENT OF REVENUE
PO BOX 19033
SPRINGFIELD IL 62794-9033
rev.proptaxed@illinois.gov



Illinois Department of Revenue

Property Tax Division
PO Box 19033
Springfield, IL 62794-9033
217 785-6636
217 782-9932 (fax)
Adrienne.Bailey@Illinois.gov

BOOK 800K



11 page 386
FILED
MAR 06 2023
COUNTY CLERK
Jandy Leithner

**Statewide Supervisor of Assessments Examination
Certification**

For

MONTGOMERY COUNTY

I, the undersigned, certify that the person(s) listed below passed the Supervisor of Assessments examination administered by the Department of Revenue, in **MADISON COUNTY**, on **February 27, 2023**. This list does not include the names of persons who may have passed the examination but signed a waiver withdrawing from participation in the selection process for the position in this county. In accordance with Chapter 1, Part 110-180 of 86th Illinois Administrative Code, a passing score remains valid for a period of two years from the date of the examination or as long as the supervisor of assessments remains in continuous service (barring the retaking and failure of this examination before the two year period expires).

KENDRA NIEHAUS

Adrienne Gitz Bailey 2/27/23
Authorized Signature Date of Exam
Bri Hob

Township / Multi-township Certification

The department is required under Sections 2-45 and 2-50 of the Property Tax Code (35 ILCS 200/2-45 and 2-50) to certify assessor pre-election assessor education requirements to each township clerk and county clerk by February 1 of the year prior to the election. All candidates for the offices of township and multi-township assessor must satisfy pre-election qualifications based upon the equalized assessed value (EAV) of property in their assessment district.

Newly formed Multi-township Assessment Districts (MTADs) are indicated as such on the certification below. The new MTADs become effective 1/1/2026.

Please note that under Section 2-45 a candidate must file a certificate of his or her educational qualification with the township or multi-township clerk, the board of election commissioners, or other appropriate election authority **prior to appointment, contract, or filing nominating papers or participating as a candidate in any caucus, primary, or general election for the office of township or multi-township assessor.** If the certificate of educational qualification is not filed, the election authority must refuse to certify the name of the candidate to the proper election officials.

Township and multi-township boards may petition the department for a revision of these pre-election qualifications under Section 2-52 of the Property Tax Code (35 ILCS 200/2-52). The petition process is described in the administrative rule (Section 110.162). This rule is available on the department's website at the address below.

<https://tax.illinois.gov/research/legalinformation.html>

Clarification of Qualifications:

Designation: A CIAO or a designation listed in Section 2-45 of the Property Tax Code is Required.

Introductory: Illinois Department of Revenue Township Assessor Introductory Course, Basic Course from IPAI prior to 1/1/1997, CIAO, or a designation listed in Section 2-45 of the Property Tax Code is required.

Intermediate: Candidates in jurisdictions with more than \$10 million and less than \$25 million of Non-farm, Non-mineral EAV and less than \$1 million in Commercial and Industrial EAV, **and previously elected** in any such township or multi-township will require one of the designations listed in Section 2-45 of the Property Tax Code. **If not previously elected** in such jurisdictions, then either an Illinois Department of Revenue Township Assessor Introductory Course, Basic Course from IPAI prior to 1/1/1997, CIAO, or a designation listed in Section 2-45 of the Property Tax Code is required.

Township and Multi-township Assessor qualifications – Revised 8/23/2019

All candidates for township or multi-township assessor must file a Certificate of Educational Qualification with their nomination papers under Section 2-45 of the Property Tax Code (35 ILCS 200/2-45). Candidates who are filing nomination papers, participating in a caucus, or participating as a write-in candidate must meet one of the minimum education requirements described below. The requirements for township or multi-township assessors are generally based upon the equalized assessed value (EAV) of the assessment jurisdiction. Individuals who are being appointed to fill a vacancy or individuals contracting to do the work in a jurisdiction must also meet the applicable education requirements.

Important: Note that IDOR pre-appointment and pre-election education requirements are different from CIAO maintenance requirements.

Introductory assessment jurisdiction

In an **introductory** assessment jurisdiction with \$10 million or less in non-farm EAV and less than \$1 million in commercial and industrial EAV, Section 2-45(b) of the Property Tax Code (35 ILCS 200/2-45(b)) requires that a candidate must possess one of the following qualifications:

- Passed the Township Assessor-Introductory Course offered by IDOR.
- Passed the Basic Course offered by the Illinois Property Assessment Institute prior to January 1, 1997.
- Possess a designation approved for larger assessment jurisdictions.

Intermediate assessment jurisdiction

In an intermediate assessment jurisdiction with more than \$10 million in non-farm EAV and less than \$25 million in non-farm EAV and less than \$1 million in commercial and industrial EAV, the qualifications differ depending upon whether the candidate was previously elected in any such jurisdiction.

If the candidate has not been previously elected to office in an assessment jurisdiction that in 1994 and thereafter had more than \$10 million and less than \$25 million in non-farm EAV and less than \$1 million in commercial and industrial EAV, Section 2-45(d) of the Property Tax Code (35 ILCS 200/2-45(d)) requires that a candidate must possess one of the qualifications for an introductory assessment jurisdiction under Section 2-45(b).

If the candidate was previously elected to office in an assessment jurisdiction that in 1994 and thereafter had more than \$10 million and less than \$25 million in non-farm EAV and less than \$1 million in commercial and industrial EAV, Section 2-45(d) of the Property Tax Code (35 ILCS 200/2-45(d)) requires that a candidate must possess one of the designations for a larger assessment jurisdiction under Section 2-45(c).

Larger assessment jurisdiction

In a larger assessment jurisdiction with more than \$25 million in non-farm EAV or more than \$1 million in commercial and industrial EAV, Section 2-45(c) of the Property Tax Code (35 ILCS 200/2-45(c)) requires that a candidate must possess one of the following designations:

- A currently active CIAO designation from the IPAI.
- A currently active AAS, CAE, or MAS designation from the IAAO.
- A currently active MAI, SREA, SRPA, SRA, or RM designation from the Appraisal Institute.
- A currently active IFA, IFAS, or IFAC designation from the National Association of Independent Fee Appraisers.
- A currently active ASA designation from the American Society of Appraisers.

All candidates are required to complete the Pre-appointment/Pre-election Certification Application for a Certificate of Qualification.

For any additional information regarding the education requirements for township or multi-township assessor, contact the Property Tax Assessment Education Program Unit by email at rev.PropTaxEd@Illinois.gov.

SOA Open Meetings Act Violation

1 message

Brandi Lentz <brandi@mcrealty.net>

Fri, Dec 20, 2024 at 8:27 AM

To: "russell.beason@montgomerycountyl.gov" <russell.beason@montgomerycountyl.gov>, "connie.beck@montgomerycountyl.gov" <connie.beck@montgomerycountyl.gov>, "bill.bergen@montgomerycountyl.gov" <bill.bergen@montgomerycountyl.gov>, "rob.corso@montgomerycountyl.gov" <rob.corso@montgomerycountyl.gov>, "chris.daniels@montgomerycountyl.gov" <chris.daniels@montgomerycountyl.gov>, "doug.donaldson@montgomerycountyl.gov" <doug.donaldson@montgomerycountyl.gov>, "keith.hancock@montgomerycountyl.gov" <keith.hancock@montgomerycountyl.gov>, "mark.hughes@montgomerycountyl.gov" <mark.hughes@montgomerycountyl.gov>, "jeremy.jones@montgomerycountyl.gov" <jeremy.jones@montgomerycountyl.gov>, "ethan.murzynski@montgomerycountyl.gov" <ethan.murzynski@montgomerycountyl.gov>, "andy.ritchie@montgomerycountyl.gov" <andy.ritchie@montgomerycountyl.gov>, "chad.ruppert@montgomerycountyl.gov" <chad.ruppert@montgomerycountyl.gov>, "patty.whitworth@montgomerycountyl.gov" <patty.whitworth@montgomerycountyl.gov>, "evan.young@montgomerycountyl.gov" <evan.young@montgomerycountyl.gov>, Andrew Affrunti <andrewa@montgomerycountyl.gov>
Cc: Mike Plunkett <mikep@montgomerycountyl.gov>

It has come to my attention that Montgomery County Assessor Kendra Niehaus has violated the Open Meetings Act by failing to provide public notice of the Farmland Assessment Committee Meeting held on June 1, 2023, as required by law. This violation is evidenced by the below email correspondence I have had with her.

This raises serious concerns about compliance with statutory obligations. To address this issue, I am requesting answers to the following critical questions:

1.
What are the potential consequences for taxpayers resulting from the Chief County Assessment Officer's failure to hold a properly noticed public meeting?
2.
Could this oversight lead to refunds for taxpayers due to improperly implemented increases, and if so, what impact might this have on the taxing bodies that levied these funds?

Another concern is the delay in holding this year's Farmland Assessment Committee meeting, which did not take place until December 17, 2024 - 6 ½ months past the expected timeframe. Why was this meeting postponed? This delay raises significant questions about compliance with legal requirements, its potential impact on taxpayers, and why this statutory obligation was not fulfilled within the required timeframe. Why does the SOA strictly enforce statutes that apply to taxpayers while seemingly disregarding statutory requirements that apply to her office?

The implications of this legal oversight could be significant. I strongly urge immediate clarification and action to ensure compliance with the law and protect the interests of Montgomery County taxpayers.

Under 35 ILCS 200/10-120, the law clearly mandates:

"On or about June 1, the Committee shall hold a public hearing on the equalized assessed values of farmland proposed by the Department and the implementation of the procedures proposed by the chief county assessment officer. If the Committee concurs with the procedures and valuations, the chief county assessment officer shall proceed with the farmland assessment process. If the Committee objects to the procedures or valuations proposed, the Committee shall make alternate recommendations to the Department by August 1. The Department shall rule within 30 days and direct the chief county assessment officer to implement the ruling. The Committee may appeal the Department's ruling to the Property Tax Appeal Board within 30 days. The Property Tax Appeal Board shall be the final authority in any appeal and its decisions under this paragraph shall not be subject to the Administrative Review Law. Appeals by the Committee shall be heard by the Property Tax Appeal Board within 30 days of receipt; a decision must be rendered within 60 days of receipt, and not later than December 31 of the year preceding the assessment year. Appeals by the Committee of any county shall take precedence over all individual taxpayer appeals."

I look forward to a response.

PUBLIC NOTICE

**NOTICE OF HEARING
THE MONTGOMERY COUNTY
FARMLAND ASSESSMENT REVIEW
COMMITTEE WILL HOLD A PUBLIC
HEARING ON PROCEDURES AND
CERTIFICATION OF ADJUSTED 2024
FARMLAND VALUES PROPOSED BY
THE DEPARTMENT OF REVENUE
ON THURSDAY JUNE 1ST AT 10:00 A.M.
IN THE CONFERENCE ROOM
2ND FLOOR, HISTORIC COURTHOUSE
HILLSBORO, ILLINOIS.**

**KENDRA NIEHAUS
MONTGOMERY COUNTY
CHIEF COUNTY ASSESSMENT OFFICIAL**

Supervisor of Assessments Election Requirements Statute

3 messages

Sandy Leitheiser <sandyl@montgomerycountyil.gov>
To: Sandy Leitheiser <sandyl@montgomerycountyil.gov>

Sat, Nov 2, 2024 at 5:56 AM

(35 ILCS 200/3-45)

Sec. 3-45. Election of county assessor; counties of less than 3,000,000. In counties having an elected board of review under Section 6-35, a county assessor shall be elected. To be eligible to file nomination papers or participate as a candidate in any primary or general election for, or be elected to, the office of county assessor, or to enter upon the duties of the office, a person must possess one of the following qualifications as certified by the individual to the county clerk:

(1) a Certified Illinois Assessing Officer certificate from the Illinois Property Assessment Institute; or

(2) a Certified Assessment Evaluator designation from the International Association of Assessing Officers.

In addition, a person must have at least 2 years experience in the field of property sales, assessments, finance, or appraisals.

The county clerk must determine if candidates for assessor have qualified under this Code prior to certification of their nominating petitions. The election of the county assessor shall be at the same time and in the same manner as other county officials are elected under the general election law. The county assessor shall hold office for a 4 year term and until a successor is elected and qualified. Vacancies shall be filled in the same manner as are vacancies in other county elective offices.

(Source: P.A. 92-235, eff. 8-2-01.)

(35 ILCS 200/3-50)

Sec. 3-50. Election of county assessors - Counties of 3,000,000 or more. In all counties with 3,000,000 or more inhabitants, the office of county assessor, heretofore created and established, is hereby continued.

The county assessor shall be elected as provided in the general election law, at the general election in 1994 and every fourth year thereafter to hold office for a term of 4 years from the first Monday of December, and until a successor is elected and qualified. Any vacancy in office shall be filled by appointment as provided in the general election law, until the next regular election of county officers when a successor shall be elected for the unexpired term or for the full term as the case may require. The county assessor shall take the oath and give the bond herein required of other assessors and of supervisors of assessments and shall receive such compensation payable from the county treasury in an amount set by the county board. The amount so set shall not be changed during the term for which he or she is elected or appointed. The county assessor shall also have a suitable office to be provided by the county board.

(Source: P.A. 83-121; 88-455.)

(35 ILCS 200/3-52)

Sec. 3-52. Election or appointment of county assessors or county supervisors of assessments.

(a) In counties with less than 3,000,000 inhabitants, the county may change the manner in which it selects its county assessor or county supervisor of assessments upon:

(1) adoption of an ordinance by the county board or county board of commissioners requiring the county assessor or county supervisor of assessments to be elected or appointed, as applicable; or

(2) the filing of a petition with the county board or

the county board of commissioners, subject to the petition requirements of Section 28-3 of the Election Code and signed by 2% of the registered voters of the county, requiring the county assessor or county supervisor of assessments to be elected or appointed, as applicable.

(b) If an ordinance is adopted or a petition is filed meeting the requirements of subsection (a), then the county clerk shall certify the proposition to the appropriate election authorities, who shall submit a referendum, subject to the requirements of Section 16-7 of the Election Code, to be placed on the ballot at the next following general election in substantially the following form:

Shall the (county assessor or county supervisor of assessments, as applicable) be (elected rather than appointed or appointed rather than elected, as applicable)?
The votes shall be recorded as "Yes" or "No". The referendum is approved when a majority of the votes cast on the referendum approve the referendum.

(c) After the approval of a referendum under subsection (b):

(1) if voters approve the referendum to make the county assessor or county supervisor of assessments position elected rather than appointed, then the county assessor or county supervisor of assessments shall be elected at the general election next following the approval of the referendum and at the general election every 4 years thereafter; the elected county assessor or county supervisor of assessments shall serve until a successor is elected and qualified; the term of any appointed county assessor or county supervisor of assessments serving at the time of the approval of the referendum shall end when a successor is elected and qualified; and

(2) if the voters approve a referendum to make the county assessor or county supervisor of assessments position appointed rather than elected, then, at the conclusion of the term of the elected county assessor or county supervisor of assessments serving at the time of the approval of the referendum, the county assessor or county supervisor of assessments shall be appointed by the county board or county board of commissioners to a 4-year term and shall serve until a successor is appointed and qualified.

(Source: P.A. 101-150, eff. 7-26-19.)

Sandy Leitheiser

Montgomery County Clerk & Recorder

#1 Courthouse Square

P.O. Box 595

Hillsboro, IL 62049

(217) 532-9530 business phone

(217) 532-9581 fax

e-mail: sandy@montgomerycountyil.gov

website: www.montgomerycountyil.gov

Sandy Leitheiser <sandy@montgomerycountyil.gov>
To: Andrew Affrunti <andrewa@montgomerycountyil.gov>

Wed, Nov 20, 2024 at 8:39 PM

Andrew-
See below for the statute referenced at tonight's meeting. FYI-
Sandy
[Quoted text hidden]
--
[Quoted text hidden]

Sandy Leitheiser <sandy@montgomerycountyil.gov>

Tue, Dec 3, 2024 at 2:17 PM

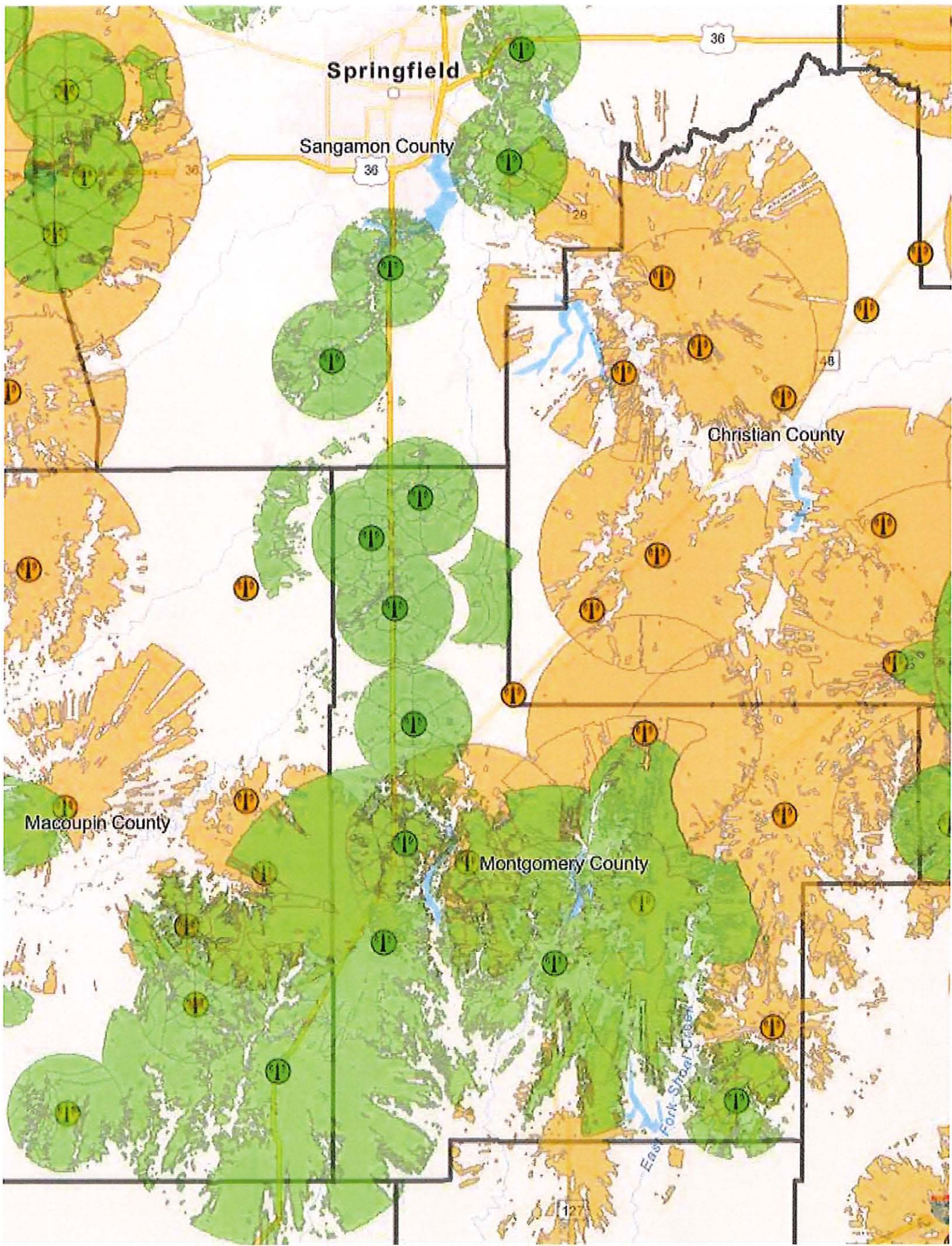
We got your email Thursday, and I meant to send a reply before the week ended, sorry. We have a few things to report, and I think everyone is happy that the towers got built and powered up so quickly, and we are eager to see the reactions from the public and serve the area with our connectivity.

Here is a summary of things as of today:

We have active service covering the I-55 corridor from above Montgomery County, progressing from the Springfield area down and into the north end of the county, and covering to south of Litchfield. Hillsboro to Pana and Oconee have coverage. We want to stand our tower in Donnellson after the first of the year. Fillmore, Harvel and West Nokomis have towers pending, along with the Waggoner water tank. All of the active towers have at least 500 mbps service available, and most can offer gig service.

We are also branching out to your neighbors as you can see in the map below - Macoupin Co. is beginning to fill in with active towers (map needs some updating, but we see many build-outs happening).

The map shows that Montgomery still needs some gaps filled, as planned, in the Northeast. You can see the orange locations indicating infrastructure to be added soon. We haven't found a suitable tower location in the SW corner of the county, and hope to find something suitable soon. We are using staff from our other warehouses until we fully establish the Morrisonville location, and have some permanent hires in place.



**LAW ENFORCEMENT APPRECIATION DAY
MONTGOMERY COUNTY ILLINOIS BOARD PROCLAMATION
JANUARY 14TH, 2025**

WHEREAS, the safety of all residents is important to the happiness, prosperity, and well-being of Montgomery County families and communities; and

WHEREAS, Montgomery County is the proud home of dedicated law enforcement officers who put their lives on the line to keep our communities safe; and

WHEREAS, these officers stand as leaders and teachers, educating the community about the importance of public safety; and

WHEREAS, the Montgomery County Board appreciates the extraordinary efforts and sacrifices made by officers and their family members daily, in order to protect schools, workplaces, roadways, and homes; and

WHEREAS, National Law Enforcement Appreciation Day is an opportunity to show our support for law enforcement;

NOW, THEREFORE, the members of the Montgomery County Board do hereby recognize January 14, 2025, as **NATIONAL LAW ENFORCEMENT APPRECIATION DAY** in the COUNTY OF MONTGOMERY, and call this observance to the attention of our citizens.

Passed by the Board of Montgomery County this 14th day of January 2025.

AYES: _____ **NAYS:** _____ **PRESENT:** _____ **ABSTAIN/ABSENT:** _____

Signed: _____ **Attest:** _____
Doug Donaldson, Chairman **Sandy Leitheiser, County Clerk**

AV Boardroom

1 message

Daniel Robbins <danielr@montgomerycountyil.gov>

Thu, Dec 12, 2024 at 9:38 AM

To: Mike Plunkett <mikep@montgomerycountyil.gov>, Curtis Watkins <curtw@montgomerycountyil.gov>

Thompson would like to schedule the AV upgrades for the Boardroom.
Any objections to February 3rd through the 7th (02/03/25-02/07/25)?

Can the committees be moved to another facility?

--

Daniel T. Robbins
Montgomery County Circuit Clerk
120 North Main St
Room 125
Hillsboro, IL 62049
danielr@montgomerycountyil.gov
217-532-9540

This e-mail was sent by Montgomery County.

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- Do not open any attachments
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Montgomery County Board Development & Personnel Committee Meeting Agenda

County Board Room, 2nd Floor, Historic Courthouse
#1 Courthouse Square, Hillsboro, IL 62049

Date: Monday, January 6, 2025

Time: 5:00 PM – County Board Room

Roll Call - Members Present: Chad Ruppert, Bill Bergen, Chris Daniels, Jeremy Jones, Russell Beason,
Doug Donaldson/Dr. Patty Whitworth

Members Absent:

Others Present:

1. **Public Comment:**
2. **Small Biz Grant Application Update/Approval:**
3. **Plains Solar Update/Approval:**
4. **Montgomery Springs Solar Update/Approval:**
5. **SOA Elected Position Update/Approval:**
6. **Animal Control Update/Approval:**
7. **DCEO Energy Transition Grant Update/Approval:**
8. **City-Wide Clean-Up Grant Update/Approval:**
9. **TIF District Update/Approval:**
10. **Employee Handbook Update/Approval:**
11. **Post-Employment Final Payment Update/Approval:**
12. **Rivers & Routes Tourism Resolution Update/Approval:**
13. **Other Business:**

Motion to pay the bills by _____ and second by _____. All in favor, motion carried.

Motion to Adjourn by _____ and second by _____. All in favor, motion carried.

Meeting adjourned at _____ pm. The summaries of minutes were respectfully submitted by acting secretary Mike Plunkett, as deputized by Montgomery County Clerk/Recorder Sandy Leitheiser.

Yeske

I would like to address the personnel committee with concerns about the current SOA. I know you have heard plenty, but let's recap:

July 5, 2024 Finance Committee Meeting SOA reported that someone reached out to Ken and Doug about his owner occupied exemption and the Board of Review told her she has to give him his exemption. SOA stated in the audio that she looked up the statute and the Board of Review has no authority to force me to give anyone an exemption, the Board of Review only reviews the assessments that I have made, they have no control over homestead exemptions, I read the statute again yesterday, because it really ticked me off that he tried to go over my head. His home is not completed but he's living it and he wants his owner occupied and she denied it, BOR said to give it to him, and it's only assessed 50%. He can get an attorney but I'm only following statute. I spoke with Andrew and he said I'm good.

So, she has misled the County Board on July 5th, by stating this, went against the Board of Review on March 19th, 2024 and mailed Mr. Ettlign a letter dated June 3, 2024, stating he was misinformed and she changed him back.

August 4th – Finance Committee Meeting – SOA states with the amount of changes we are making I will be entering the remaining wooded acreage reassessments at Board of Review level to keep our publication costs down.

September 5th, Finance Committee Meeting - SOA stated the reclassifications of woodland acreage historical error instead of publishing because of the cost, they put it at the board of review level, which removes a step for taxpayer's notification of these increases. This might be legal, but very unethical, considering these increases were going to be very substantial. She warned the committee that this was going to effect and upset a lot of people.

October 8th, Finance Committee Meeting - Ritchie said the SOA Office reported EAV has increased \$23 million to over \$600 million for tax year 2024 payable in 2025, and has also been working on woodland assessment compliance.

November 20th - Full Board Special Meeting at the Lodge

I have attached the comments from 21 concerned taxpayers, representing over 400 in the room. Some of these issues/complaints were how they have been treated by the SOA and the office, in the past 2 years, just a reminder you work for the taxpayers and should not be working against them.

November 27th - Coordinating Committee Meeting, Chairman Doug Donaldson submitted a press release and announced the woodland reclassifications will not go into effect and he was forming an adhoc committee to review, he stated we heard loud and clear and appreciate everyone efforts.

December 5th - Finance Committee Meeting Request for Homestead Exemption Waiver by a landlord that had a fire in his office in September, 2023 and all of his lease documents were destroyed that he wasn't able to have recorded in January, 2024 to receive the exemption on his rental properties. This was denied by the Assessor because he missed the deadline of January 31st. The Assessor states this is not a County Board issue. The County Board has no authority over the assessment. They determine my budget and my appointment. The statue states that the Chief Assessment Officer "may" determine eligibility. Evan Young made a motion to direct the SOA to grant the exemption to accept the late submission of rental homestead exemption. Motion has died due to a lack of a second. Assessor explains Wooded Acreage Law regarding Montgomery County in detail and the Ad Hoc Committee. The press release is not clear, she chose to freeze the woodland acreage not the board.

December 10th - Full Board Meeting: Ritchie reported the committee discussed an issue with landlord Tim Loveless, who lost his paperwork in a September 2023 fire and was asking for an extension for the Homestead Exemption Act. A motion was made to direct the SOA to grant the extension in committee and it died for lack of a second. Board member Patty Whitworth said the reason it died in committee is that the board cannot direct the SOA to do anything. At the full board meeting, Young made the same motion he made in committee to direct the SOA to grant the extension, and got a second from Hughes. The board discussed that

they can't force the supervisor of assessments to grant it, so the motion was unanimously amended to recommend the supervisor of assessments grant the extension. It was approved 12-1 with board member Rob Corso voting no. However, Brandi Lentz spoke to Mr. Loveless today (1-8-25) and he has not received any notification from the SOA office nor did he know the board made this recommendation.

The board voted unanimously to submit the PTA451 reimbursement form to the state which pays half the supervisor of assessments' salary.

The board unanimously approved two intergovernmental agreements for the county to provide township assessment services for the multi-township of Butler Grove/Irving/Rountree for \$7,000, as well as South Litchfield Township for \$12,000.

WSMI Radio Interview December 16th - SOA interview with Shawn Balint, WSMI, What are your thoughts on the County Board request for you to waive penalties against Mr Loveless, the landlord who lost paperwork in a 2023 fire:

The County Board voted on a recommendation however, I do not believe in making exceptions for one individual and not others. Leases have never been accepted past the January 31st deadline in any year prior to me becoming SOA and 3 other landlords were not accepted either. Penalties aren't waived for late tax bills for individuals either and that doesn't get taken to the County Board, there has to be deadlines and Mr. Loveless was provided ample notice to get his paperwork in on time since packets were mailed Oct 1st last year. He claims to not have received the packet even though the address is the same as his tax bill and he stated he did receive that. Has he been contacted?

She also stated that she typically does not bring assessment matters to the committee because a county board has no authority over assessments since they are determined by the state, however, because I knew this would have a large impact I believed it was morally the right thing to do which is why I brought it to them in July. However, it was dismissed and not taken seriously until it was too late. And that is very unfortunate because now I'm the one taking all the heat when I was trying to do the right thing.

Reminder to the Personnel Committee and to the County Board, per an email I received from the Legal Division of IDOR, which I also emailed to each of you on December 23, 2024, but have not heard from any of you.

Questions I asked:

1. Regarding the County Board allegedly stating that the Supervisor of Assessment's "job is protected by IDOR", that statement is incorrect. Article 3 of the Property Tax Code (35 ILCS 200/3) governs the appointment, election, term of office, dismissal, compensation, etc. of County Assessment Officials. IDOR does not appoint, dismiss, or otherwise "protect" Supervisors of Assessments or Chief County Assessment Officers.
2. As you know, the Supervisor of Assessments – not IDOR – assesses the properties referenced in your email. You can appeal the assessed value of your property to the County Board of Review (BOR). Decisions of the BOR can be appealed to the Illinois Property Tax Appeal Board (PTAB) or you can seek relief in the Circuit Court regarding the BOR's decision.
3. I know the Board of Review has final say so on an appeal, but I have been asked if that is for assessments and exemptions. I have found under ILCS 200/16-30 under exemptions that once the board of review upon application of any taxpayer or upon its own motion may revise the entire assessment, but just wanting a second opinion.
4. Yes, the BOR would have the "final say" at the County level for both assessments and exemptions. For Counties with less than 3,000,000 inhabitants (i.e., all Counties other than Cook County), the BOR performs the functions set forth in Sections 16-25 through 16-90 of the Property Tax Code.

You as a committee and as elected officials might feel this position should stay appointed, as I previously did. However, when the SOA refuses to work with people and just states it's the law and I can do what I want this is now an issue for you as a board and as her employer. We all know not everyone is management material. An employee may be good at their job,

but not at working with people. In a government position you have to be willing to work with people, the law has several grey areas, or there would be no need for attorneys. Although the speed limit is 30, you don't see tickets being written for driving 31, 35 or even 40, they too have a grey area, they can ignore, give warnings and yes sometimes tickets. This is no different, you have to be willing to work with people and know that sometimes you aren't always right.

We feel the board has chosen to not listen to the complaints they have heard, or maybe you think "there's nothing you can do". Well I have proven to you the law is on your side. Illinois is still an "at will" state and a contract can be broken.

I would still like her to be reprimanded in some way if you chose not to remove her from her duties and would like all this information to be placed in the SOA employment file.

Thank you,

Donna Yeske

Misinformation to the Board

4 messages

Donna Yeske <yeske0415@gmail.com>

Mon, Dec 23, 2024 at 11:41 AM

To: doug.donaldson@montgomerycountyil.gov, chad.ruppert@montgomerycountyil.gov, bill.bergman@montgomerycountyil.gov, evan.young@montgomerycountyil.gov, connie.beck@montgomerycountyil.gov, patty.whitworth@montgomerycountyil.gov, andy.ritchie@montgomerycountyil.gov, ethan.murzynski@montgomerycountyil.gov, jeremy.jones@montgomerycountyil.gov, chris.daniels@montgomerycountyil.gov, "keith.hancock@montgomerycountyil.gov" <keith.hancock@montgomerycountyil.gov>, mark.hughes@montgomerycountyil.gov, "rob.corso@montgomerycountyil.gov" <rob.corso@montgomerycountyil.gov>, russell.beason@montgomerycountyil.gov, andrewa@montgomerycountyil.gov

December 23, 2024

To the County Board and States Attorney Andrew Affrunti:

It has come to my attention that at the July 5, 2024 Finance & Budget Committee Meeting the SOA reported (in the audio about 5:04 minutes in), that "Ken and Doug had someone reach out to them about his Owner Occupied Exemption and the Board of Review told her she has to give him his exemption. However, she states, she looked up the statute and the Board of Review has no authority to force me to give anyone an exemption. The Board of Review only reviews the assessments that I have made, they have no control over Homestead Exemption. I read the statute again yesterday, because it really ticked me off that he tried to go over my head. His home is not completed but he's living it and he wants his owner occupied and I denied it, BOR said to give it to him, and it's only assessed 50%. He can get an attorney but I'm only following the statute. I spoke with Andrew and he said I'm good."

I emailed the Department of Revenue on December 8 th for some clarification see below:

Good Morning,

I am not sure who can help us,...our county has had the same assessor for years (Ray Durston), he retired in 2022, Kendra Niehaus has become the new assessor since 2023, She tells us the county board that they have no jurisdiction over her, she can do what she wants, the board also says her job is protected by IDOR.

I have also spoken to 3 other assessors within our area and I understand that this is a very grey area, it's kinda up to the assessor on how each one assesses. Two I spoke with stated they would not change it if it's useless, no utilities, can't build on it, etc,...so how can we get her to understand that?

So I am asking you,...is there a process we can file to stop her until we get some clarification of the law? and who do we ask since so many counties are doing it differently? And who does she answer to, if it's not the board or the people (she is appointed not elected).

Also we have 3 different entities (total of over 27 rentals) that have just come forth and told us she denied them exemptions for their rental properties due to some new changes, they didn't have everything in by Jan. 31,..one guy had a fire in his office and lost everything,. Didn't receive the one packet she sent out and she told him nothing she can do,..so it's going to cost him over \$15,000 in increased taxes, which he will then have to raise rents on to recoup, this now will cause increases in rent and hurt more people. We are gathering all the complaints and I'm going to put them in a spreadsheet (not sure it will help, but our county is at a great loss of words right now.

I received the following response from IDOR on December 13, 2024:

In response to your email dated 12-8-2024, please note the following:

1. Regarding the County Board allegedly stating that the Supervisor of Assessments "job is protected by IDOR", that statement is incorrect. Article 3 of the Property Tax Code (35 ILCS 200/3) governs the appointment, election, term of office, dismissal, compensation, etc. of County Assessment Officials. IDOR does not appoint, dismiss, or otherwise "protect" Supervisors of Assessments or Chief County Assessment Officers.

2. As you know, the Supervisor of Assessments – not IDOR – assesses the properties referenced in your email. You can appeal the assessed value of your property to the County Board of Review (BOR). Decisions of the BOR can be appealed to the Illinois Property Tax Appeal Board (PTAB) or you can seek relief in the Circuit Court regarding the BOR's decision.

I responded with: I know the Board of Review has final say so on an appeal, but I have been asked if that is for assessments and exemptions. I have found under ILCS 200/16-30 under exemptions that once the board of review upon application of any taxpayer or upon its own motion may revise the entire assessment, but just wanting a second opinion.

Response from IDOT: Yes, the BOR would have the "final say" at the County level for both assessments and exemptions. For Counties with less than 3,000,000 inhabitants (i.e., all Counties other than Cook County), the BOR performs the functions set forth in Sections 16-25 through 16-90 of the Property Tax Code.

Thanks

Laurence J. Mraz
Associate Counsel

Illinois Department of Revenue
Legal Services - Property Tax Division

So, she misled the County Board on July 5th, by stating this, went against the Board of Review on March 19th, 2024, and changed it prior to June taxes going out.

The Supervisor of Assessors answers to the County Board as well as the Board of Review, She has NO power to override the Board of Review. This is only one instance that I am aware of, but rest assured, I am researching to see if there are others.

I respectfully request again, her removal as Supervisor of Assessments and this also be placed into her personnel file.

Thank you,

Donna Yeske

Donna Yeske <yeske0415@gmail.com>
To: Brandi Lentz <brandi@mcrealty.net>

Mon, Dec 23, 2024 at 11:42 AM

sent! I should have finished with Merry Christmas! hahaha!
[Quoted text hidden]

Donna Yeske <yeske0415@gmail.com>
To: bill.bergen@montgomerycountyil.gov

Mon, Dec 23, 2024 at 11:44 AM

sorry I spelled your name wrong, see below,
Thanks
Donna

----- Forwarded message -----

From: Donna Yeske <yeske0415@gmail.com>

Date: Mon, Dec 23, 2024 at 11:41 AM

Subject: Misinformation to the Board

To: <doug.donaldson@montgomerycountyil.gov>, <chad.ruppert@montgomerycountyil.gov>, <bill.bergman@montgomerycountyil.gov>, <evan.young@montgomerycountyil.gov>, <connie.beck@montgomerycountyil.gov>, <patty.whitworth@montgomerycountyil.gov>, <andy.ritchie@montgomerycountyil.gov>, <ethan.murzynski@montgomerycountyil.gov>, <jeremy.jones@montgomerycountyil.gov>, <chris.daniels@montgomerycountyil.gov>, keith.hancock@montgomerycountyil.gov <keith.hancock@montgomerycountyil.gov>, <mark.hughes@montgomerycountyil.gov>, rob.corso@montgomerycountyil.gov <rob.corso@montgomerycountyil.gov>, <russell.beason@montgomerycountyil.gov>, <andrewa@montgomerycountyil.gov>

[Quoted text hidden]

Donna Yeske <yeske0415@gmail.com>
To: Mike Plunkett <mikep@montgomerycountyil.gov>

Mon, Dec 23, 2024 at 11:46 AM

FYI,
Thanks,
Donna Yeske

----- Forwarded message -----

From: Donna Yeske <yeske0415@gmail.com>

Date: Mon, Dec 23, 2024 at 11:41 AM

Subject: Misinformation to the Board

To: <doug.donaldson@montgomerycountyil.gov>, <chad.ruppert@montgomerycountyil.gov>, <bill.bergman@montgomerycountyil.gov>, <evan.young@montgomerycountyil.gov>, <connie.beck@montgomerycountyil.gov>, <patty.whitworth@montgomerycountyil.gov>, <andy.ritchie@montgomerycountyil.gov>, <ethan.murzynski@montgomerycountyil.gov>, <jeremy.jones@montgomerycountyil.gov>, <chris.daniels@montgomerycountyil.gov>, keith.hancock@montgomerycountyil.gov <keith.hancock@montgomerycountyil.gov>, <mark.hughes@montgomerycountyil.gov>, rob.corso@montgomerycountyil.gov <rob.corso@montgomerycountyil.gov>, <russell.beason@montgomerycountyil.gov>, <andrewa@montgomerycountyil.gov>

[Quoted text hidden]

Speakers at Wednesday November 20th Special Board Meeting – 5:30pm

Doug spoke on the rules of the meeting: address the board not the audience, 3 minutes, this is not a rally, there will be no vote tonight. This is the law, we can't go against the law, but we will get thru this. Threats of violence will not be tolerated. If practices are wrong we will take action or work to solve the problem. No way we can address every person, so take your issues to the SOA office they will help you and if you still have issues contact your county board member and we will deal with it.

1. Kenny Hanners – he owns ground in Coffeen, back in 2007 this began to encourage conservation to keep people from clearing trees off their land for cheaper tax. This didn't protect the landowners. What values will this bring to the county – the sale of property and the market value will go down. The SOA is working as a commissioning agent for the tax payers, prior to hearing about this meeting there was no notices in the paper, no public announcement, not at board meeting, all in the audios. I never heard anything about seeing what you could do about it, contacting others, send out some emails, there's a lot you could have tried to do. Your leaving no money on the table, the money belongs to the landowners and it's not for you to see how you can get more out of the taxpayers.
2. Chad Coaty – Assessor in Christian Co. he went thru this last year, he sent out notices to over 100 landowners, he worked with people and title companies to do the best to keep either taxes down, he even sent out 2nd notices, he had 4 that did not enroll in anything others enrolled in programs. He willing to help, there are some interpretations of the law, things to look at, example flood plain, etc. Assessors have to follow the law and you are giving them 2 years (if that is what the county is doing), it only took most of his people 9 months, also the Farm Bureaus can help.
3. Marti Benning – I'm here to correct the misinformation by the SOA. She didn't do her homework prior to the statements. We are a not for profit and have been since 1994. We file every year and are in good standing with the State. It is unfortunate that information wasn't given to us, we believe that if an office is needing information and want us to comply, they should contact us and work with us, but we have never been notified by the SOA office. We contacted other farms, based on not for profit and they don't pay taxes, nor have they ever filled out a Ptax. According to the law 35ILCS200-15-5,10-25, DOR will notify us if we not longer qualify and send us a letter, we have never received any letter. There is no way we could afford to pay these taxes and the assets would revert back to the State of Illinois, not the county and then there will be no funds going to the county. The County does not pay the fairgrounds any money, we maintain the county nature trail the county purchased, at no cost, the police come and train on our grounds again at no cost, we maintain the road leading back to the fairgrounds as well. Do not accept all you were told by the SOA, if not a lie, she told inaccuracies.
4. Jerry Miles – I own 120 acres of timber, I talked to several of your members I was told if I want to join something I could, but the rate the SOA quoted, I can't pay that. I own it I shouldn't have to enlist in something to keep it. She needs to come and walk my ground, I have straight up and down cliffs 30' tall hills this land is strictly drainage and a creek.
5. Donna Yeske - **Definition of Wooded Acreage**, Section 10-505 defines "wooded acreage" as any parcel of unimproved real property that meets the criteria of "woodland" as defined by the United States Department of the Interior Bureau of Land Management (BLM). However,

according to the BLM Manual 5000-1 - *Forest Management* (page 11), "woodlands" are defined as follows: "Woodlands" include forested lands producing less than 20 cubic feet of timber per acre per year. This term typically refers to low-productivity, low-precipitation pinyon and juniper stands located near sagebrush rangelands. The question posed is if the elements necessary to meet the BLM definition of "woodlands" exist in Montgomery County? If Montgomery lacks the elements to qualify as "woodlands," how can Section 10-505 be effectively applied? Brandi has been monitoring the classification of her property over the past few months and has observed four changes to its designation during this period. This level of fluctuation is highly unusual and raises significant concerns. While the Assessor attributes these changes to the provision of CRP contracts, Brandi suspects she may be the target of selective reassessment due to her advocacy against the wooded acreage taxation policy. Another inconsistency lies in the Assessor's uneven application of this program. During the November 7th board meeting, the topic of wooded acreage taxation was reportedly concluded. However, it was revisited at the end of the meeting. In an audio recording that Brandi will now play, the Assessor is questioned about assessment practices, revealing inconsistencies in following statutory guidelines. Specifically, the Assessor appears to allow differing classifications, such as 60/40 for some properties and 70/30 for others. This disparity begs the question: how can such an inconsistent application of the law be considered fair? If this had been implemented correctly, you could have been the most respected person in the room tonight. However, the backdoor, secretive approach demonstrates a lack of transparency and disregard for fair process.

6. Jr. Whitlow – Timber is useless, no one wants to buy it, logging has to be 10' or bigger, according to the U of I Chart \$30-62/acre for pasture; Timber is at \$92-100 per acre with no income, very cost prohibiting. Farmland in Harvel \$30/acre, Hillsboro \$25-26/acre for productive land. Besides this cost, insurance fixing fences, etc with no income on this land and going from \$35-\$350/acre property assess valuation up 16% in 4-5 years non timber is doubling, the County board is not controlling their expenses.
7. Ron Dietrick – I am a director of ____ I did some research in Bond County, every county with a 618 and 217 area code, no other counties have alluded to this being as difficult as it is here. Williamson County formulas were changed with their assessor and their taxes went up 25%, their ended their relationship with their SOA. You have a 1500% increase, This is a series communication error happening here. Please work on educating. When you are talking about reclassifying parcels 4 & 5 times in a month, that's a problem. Your assessor responds to you and you respond to the public. The counties and offices I have spoken with, no individuals, no assessors describe the problem you are having here. If properties due fail to pay, you are not only hurting the county tax, the schools and all other taxing bodies. Because you wont be collecting taxes. This is not happening across central or southern Illinois, please fix this as soon as you can.
8. Gerry Spinner – I didn't think we needed to bring tit to this, but we need a solution. I wont fall into this until I go to sell any of my property. If I do, they will have to sell it. I didn't know this even existed until 1 month ago. The board need to support the people and move ahead.
9. ___Wiley – what exactly, how much more money will this bring into the county? What are you going to spend it on? Have you already budgeted for it? If you don't need the money, maybe you can give some back to the tax payers.
10. John Cearlock – my father in law is Bonnie Branham, why are we here in 2024 talking about something that was a law in 2007? Where's the grace period? You are robing the people of due process, you need to appoint more multi-township assessors, we only have 2 levels of appeal, this needs fixed, this is not legal.

11. Coral Christian – I serve families in poverty in this county, if this is passed it going to put the middle class and some upper class into poverty too. We have a crisis in this county, food pantries are struggling, people cannot donate due to things like this. I own 5.68 acres and I pay \$128, mine is going up to \$1,200, I know that doesn't sound like a lot to some but for us its going to be hard for our budget. Do you want to take food away from children? I won't be able to help these people, poverty is going to skyrocket in this county.
12. Jesse Boehler – I have sent multiple emails, provided documentation and I'm not going to rehash all I have said, the contract for the SOA is in there all on Facebook for you to see. If all of you and the SOA would have been honest and transparent from the start, you wouldn't have a room full of upset taxpayers tonight. I have been contacted by several people on some committees saying this wont effect me personally, but they are wrong, its going to effect every person in this room, every tax payers in this county. I have had some people on boards tell me to drop it and get away from the problem and let it ly. This said they are ok with them increasing taxes they call woodland ground to \$120/acre and they are on the committee that sets these assessment values. I am not ok with it, I am not ok with retroactive enforcement or selective application of these changes. This is not about numbers its about fairness, transparency and accountability, the taxpayers deserve better.
13. Joe Gray – This tax, whats it going to do to all the old people that own 20, 30, 40 acres. With that assessment to the point they cant sell their property, no one will buy it because of the taxes on it, that's their only source of income, what income they get on it. Where is the money going, some program, slush fund? No one seems to know. Land for conservation ,or other plans, read the rules, they cost a lot of money. If you have it logged, then its worth nothing. Forestry costs \$1,000 to sign in, we don't have that kind of money, so I guess it will revert back to the county. Look at Gillespie, then look at the coal mine we have, we've been like to, look at the old courthouse, said it needed condemned, built a new one and they are still using the old one, doesn't look good, looks like a land grab to me.
14. Nicole Huber – I want to tell you about the discrepancies that has happened to me when I went into the SOA office. When I heard about this law change, I was told to bring paperwork that I raise animals for the last 2 years, I brought in bills for fencing and feed totaling about \$1,000, I was told right off the bat anyone can raise chickens and sell eggs at a farmers market. She would not look at my paperwork and wouldn't acknowledge it. So the 2nd time I went into the office with more paperwork, a copy of the statue stating as long as I have \$1,000 in animal bills that ours is woodland pasture, she told me if its not tillable then it is getting taxed. I showed her we have a fence row, chickens, goats and a donkey, we raise goats, 95% of our property is woodland pasture. I had picture and a video with me, she refused to look at them and pulled my property up on the map saying I can see it right here its timber, and told me that I would have to appeal it. She's incompetent of her job, it took me 2 hours to find the statue and learn about woodland pasture. So I left with nothing again, but I am now being told to bring it back in, now it will be looked at. We bought our land worked hard on it, we pay taxes and now your going to tell us what we can and cant do? I hope you will work on writing letters to the legislators and state to get this overturned or changed. We are being penalized for not putting our land in a program. If this was put into place to keep people from coming in and hunting, well that's what its going to lead to because they are the only ones that will be able to afford it.

15. Larry Morgason – no one is doing their job, this lady does not work for me, she works for you. You control the purse strings, you control the destination of everyone in here and everyone in our county, you are all screwing up on a big level. People have worked hard , fought in wars, lost their lives so we can all be here tonight with no gratitude from a single one of you. This is how everyone in the county feels. The board has control and you are not controlling. I have 20 acres and theres no family farms anymore because of stunts like this, I tried to have my property reassessed, did my paperwork and was shut down and now my taxes are doubled.
16. Ruth McCario – I am disappointed in the SOA and the county board. A lot of this could have been avoided if you were transparent. After viewing audios, I'm troubled, laughing about taxes increasing by 1400-35--%, that's insulting. 70 parcels were reassessed and 5 mil in reassessments that's \$71,500 per person, not funny. I have lived and worked in Montgomery county all my life, we are farmers, these tax changes will destroy no only our livelihood, but generations to come. She spoke of programs, CRP, CSP, they didn't buy their land to let the government tell them what they can do and cant do. Increased taxes will devastate the county, families will leave and those who stay will be burdened beyond their means. We've suffered enough with closer of the power plant, problems with the coal mine and did you know dometic just layed off people, good paying jobs in our county are scarce. You guys have chosen of all times to poorly enforce a law that has sat idle for years. I support the new HS, but who's going to want to live here with the high taxes? This effects everyone, what does this accomplish. It destroys lives, ruins land values, drives families away and crushes dreams. It devastates the community. As elected representatives its your job to serve this county and right now you are failing us. I reached out to our representative to fight for change and I encourage everyone ese to do the same. Please show grace and leadership instead of choosing a path that destroys the very people who trusted you,. Now is your time to prove it, This is your opportunity to lead, act with integrity and fight for the citizens you represent. I beg you to fight for a change in this county.
17. Sandra Templeton – We bought a farm in April of this year, but now I am terrified, never in a million years did I think 17 years worth of inflation would happen overnight. If I would have known I would nave walked away knowing I county pay the taxes. These programs are not for everyone. I didn't buy a house in an HOA because I don't want people dictating everything in my life, these programs like CSP are not that easy, you have rules to abide by, it eels less like an option and more like a threat. I spoke to several people in programs and some say it a nightmare. Laws, a lot of Illinois laws aren't all being followed, example leaving your car running unattended, adultery; how many collections have we seen in Montgomery County, you say it's the law then why are not all laws being followed? This tax increase law feels arbitrary interpreted. You thought saying it's the law would have us lining up to pay, there's picking and choosing which law to enforce. We the people in this room have been loyal to Montgomery County, but if I knew in April what I know now, I wouldn't have bought a farm, just drove on by,. Integrity is doing the right this when no one is watching, but here's the thing, we are all watching. Now we are here and we are not backing down, we/you need to fix this, allowing this tax law to be implemented will destroy the lives of the very people that are keeping this county alive.
18. Megan Beeler – first I'm proud of all the attendance. This is a very tough spot for me and I'm very ashamed of this Board and deeply concerned by the short sided prospective of this policy

change. Clearing timber, changing drainage, penalizing the elderly, pushing people to financial decline, transferring a convoluted bureaucratic burden to the tax payers. How did we get here? Where are your priorities? Do you work for the people or not? Currently the SOA is appointed by the County Board, it is time to make this position an elected office. Elected officials as you all know are accountable to the voters and will give the people a direct voice and restore the lost trust in this assessors office., which we are severely lacking with the current structure. We have no township assessors, which would be the first eyes determining primary use on property . Software is a tool not replacement for equitable and fair assessment. The SOA has repeatedly told people theres nothing you can do, you cannot appeal the statue, effectively denying those people their right to appeal with the Board of Review. People trust the SOA office to guide them not mislead them and lie to them. In a resent fiancé meting the SOA stated this change is being done in a manner that allowed her to circumvent publication laws, not illegal, but highly unethical. Repeatedly Montgomery county citizens are being denied due process and a voice. I urge the Montgomery count board to adopt an ordinance making the chief county assessment officer an elected position, if the board does not pursue this venue in section 28.3 of the election code, which you should accept. The wasteful use of resources in the SOA office, first, wasting employee time on reassessing the fairgrounds, only to be easily proven wrong on the belief the fair is for profit. Wasting resources is infuriating. We the tax payers work hard for the money your ineptitude are squandering, Now by digging even deeper into the waste by reclassifying all these parcels, mailing ptax form and then reverting to previous assessment when proof of program enrollment attempt is presented, all the employee time will be spent on this project with little to nothing to show for it. Why wouldn't you give people notice, then time, then reclassify. Many poor choices have been made bringing us to this outpouring of citizen concern. Those choices have to have consequences. Start thinking long term and stop making short sided choices that are hurting us all. You have options stop hiding behind what we all know is an open to interpretation law, if it wasnt we wouldn't need attorneys. We know every law is open to interpretation, the SOA has a choice, she gets to choose primary use, choices are being made therefore consequences must be faced you have option start making good choices.


19. Wayne Fenton – declined, everyone said what he wanted to say.
20. John Lentz – I have lived here my whole life, some of your signs have been in my yard. We all have heard the saying Life, Liberty and pursuit of happiness, the pursuit of happiness means the right to own property, that what makes this country different that other parts of the world. I tried to put myself in the SOA position, I can say and i mean it 100%, if I would have been in your shoes and found out about this law before I would have put this on the Montgomery county residents, I would have stepped down. I would have never done this. Megan did a wonderful job, she said a lot of what I was going to say. One of my happies days was when I was 19 and bought my first property. And I never dreamed that 36 years later I would have to fight to keep it. Even though the majority of mine was grandfathered in, its going to get to the point where I cant pass it on to my kids or my grandkids. I keep hearing put it in a program you gave us 3 options, program, doe it off or work it and pay your taxes until you are on a fixed income. Then lose your land. So I'm asking, can the county board draft a letter to the governor, the house, the senate, majority leaders and other locally elected officials, informing them of the situation and letting them know how negatively it effect illinois land owners, hunters and farmers in general.

Instead of making this a battle between private property owners and the county board, that did not pass the legislation. This need to be a battle between county board and private property owners verses the state laws themselves. Use the channels and resources we have available to see if we can bring awareness to the situation at hand and see if any of the people we have elected will attempt to hold the St of IL accountable to this devastating law. I urge the county board to put together a task force to use every option available whether it works or not to help the tax payers of this county, who they represent. Please do everything you can to stop this. I see so many people that cant even pay their power bill. My taxes go up every year we have to be good stewards on any board.

21. Brandi Lentz - Thank you everyone for coming such an overwhelming response, I'm going to keep it short because anything i have said can be found on Facebook. I do want to address a reoccurring statement I have heard at every meeting recording and conversation I have had with the SOA. Its been said that the previous assessor Ray was not adequately assessing wooded acreage and that it was done sporadically through the county . After extensive research I've come to believe that this criticism may be unfounded. Wasteland is land not economically feasible for development and is assessed based on the contributory value to the farm parcel. Based on the definition did the previous assessor in fact correctly assess the property in Montgomery County as many properties I believe fall into the category of and not suitable for development which would receive the 1/6 assessment. My property you cant develop it and many other properties that I am fortunate to visit, you ant develop these properties as they are not suitable for subdivisions. So in my opinion and I have been in real estate for 23 years a lot of these properties are considered wasteland which would be 1/6 value per IDOR. So Ray in my opinion when he was sporadically assessing wooded acreage was doing his job. Despite what our assessor said in all those committee meeting minutes. Ray isn't here and is continually been thrown under the bus, he was an amazing assessor, he cared about his people. To make this an elected position you would need 2/5 of the registered voters in montgomery county so we have 16,300, that would be 330, which we have here tonight. I have attorneys that have reached out to me and said they would help, I don't feel we are to that point yet, but I feel ray needs a round of applause. Consequences of government programs have lots of issues. I had an issue with a sale of property with USDA and the person ended up paying back 8 years of the 10 years program, so there is more to this than just signing up.

Before the meeting ended Evan Young, board member spoke and stated I am a farmed I have signed up for programs and it is a nightmare. We should strongly look at these properties and if they need to be classified as wasteland than that's what needs to happen and we need to pursue our legislators with letters from the Board to push them. I hear you all and hopefully we can work something out.

Lentz

From: Brandi Lentz brandi@mcrealty.net 
Subject: SOA Open Meetings Act Violation
Date: December 20, 2024 at 8:27 AM



To: russell.beason@montgomerycountylil.gov, connie.beck@montgomerycountylil.gov, bill.bergen@montgomerycountylil.gov, rob.corso@montgomerycountylil.gov, chris.daniels@montgomerycountylil.gov, doug.donaldson@montgomerycountylil.gov, keith.hancock@montgomerycountylil.gov, mark.hughes@montgomerycountylil.gov, jeremy.jones@montgomerycountylil.gov, ethan.murzynski@montgomerycountylil.gov, andy.ritchie@montgomerycountylil.gov, chad.ruppert@montgomerycountylil.gov, patty.whitworth@montgomerycountylil.gov, evan.young@montgomerycountylil.gov, Andrew Affrunti andrewa@montgomerycountylil.gov
Cc: Mike Plunkett mikep@montgomerycountylil.gov

It has come to my attention that Montgomery County Assessor Kendra Niehaus has violated the Open Meetings Act by failing to provide public notice of the Farmland Assessment Committee Meeting held on June 1, 2023, as required by law. This violation is evidenced by the below email correspondence I have had with her.

This raises serious concerns about compliance with statutory obligations. To address this issue, I am requesting answers to the following critical questions:

1. What are the potential consequences for taxpayers resulting from the Chief County Assessment Officer's failure to hold a properly noticed public meeting?
2. Could this oversight lead to refunds for taxpayers due to improperly implemented increases, and if so, what impact might this have on the taxing bodies that levied these funds?

Another concern is the delay in holding this year's Farmland Assessment Committee meeting, which did not take place until December 17, 2024 - 6 ½ months past the expected timeframe. Why was this meeting postponed? This delay raises significant questions about compliance with legal requirements, its potential impact on taxpayers, and why this statutory obligation was not fulfilled within the required timeframe. Why does the SOA strictly enforce statutes that apply to taxpayers while seemingly disregarding statutory requirements that apply to her office?

The implications of this legal oversight could be significant. I strongly urge immediate clarification and action to ensure compliance with the law and protect the interests of Montgomery County taxpayers.

Under 35 ILCS 200/10-120, the law clearly mandates:

"On or about June 1, the Committee shall hold a public hearing on the equalized assessed values of farmland proposed by the Department and the implementation of the procedures proposed by the chief county assessment officer. If the Committee concurs with the procedures and valuations, the chief county assessment officer shall proceed with the farmland assessment process. If the Committee objects to the procedures or valuations proposed, the Committee shall make alternate recommendations to the Department by August 1. The Department shall rule within 30 days and direct the chief county assessment officer to implement the ruling. The Committee may appeal the Department's ruling to the Property Tax Appeal Board within 30 days. The Property Tax Appeal Board shall be the final authority in any appeal and its decisions under this paragraph shall not be subject to the Administrative Review Law. Appeals by the Committee shall be heard by the Property Tax Appeal Board within 30 days of receipt; a decision must be rendered within 60 days of receipt, and not later than December 31 of the year preceding the assessment year. Appeals by the Committee of any county shall take precedence over all individual taxpayer appeals."

I look forward to a response.

Thank You!

Brandi Lentz
Designated Managing Broker, Certified Appraiser, Auctioneer, Owner
MCR Realty Professionals, Inc.
551 S. Main St * Hillsboro, IL 62049
(217) 440-4663 cell
(217) 532-2525 office
(217) 532-2130 fax
Brandi@MCRealty.net
www.MCRealty.net

Begin forwarded message:

From: Kendra Niehaus <kendran@montgomerycountylil.gov>

Subject: Re: FOIA 2023 Farmland Assessment Meeting Publication

Date: December 19, 2024 at 11:39:25 AM CST

To: Brandi Lentz <brandi@mcrealty.net>

Cc: Andrew Affrunti <andrewa@montgomerycountyil.gov>, Mike Plunkett <mikep@montgomerycountyil.gov>

Brandi,

I do not have that information available, I have looked through my vouchers and the vouchers the Assistant Supervisor Cindy did during her time filling in and cannot locate it. For that I do apologize but please be aware I was still in training and transitioning when this would have been published last May. If it was not published that is a mistake on my part.

Thank you

Kendra Niehaus, CIAO

Supervisor of Assessments

Chief County Assessment Officer

Montgomery County

1 Courthouse Square Room 201

Hillsboro IL 62049

217-532-9595

kendran@montgomerycountyil.gov

On Tue, Dec 17, 2024 at 3:53 PM Brandi Lentz <brandi@mcrealty.net> wrote:

Kendra,

Thank you! What publications and dates was this notice published?

Brandi Lentz

Designated Managing Broker, Certified Appraiser, Auctioneer, Owner

MCR Realty Professionals, Inc.

551 S. Main St * Hillsboro, IL 62049

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Brandi@MCRealty.net

www.MCRealty.net

On Dec 17, 2024, at 3:48 PM, Kendra Niehaus <kendran@montgomerycountyil.gov> wrote:

Publication public notice attached.

Kendra Niehaus, CIAO

Supervisor of Assessments

Chief County Assessment Officer

Montgomery County

1 Courthouse Square Room 201

Hillsboro IL 62049

217-532-9595

kendran@montgomerycountyil.gov

On Tue, Dec 17, 2024 at 3:38 PM Brandi Lentz <brandi@mcrealty.net> wrote:

I would like to FOIA the Newspaper Publication(s) of the Public Notice regarding the 6/1/2023 Farmland Assessment Meeting. This information can be emailed to me at

Brandi@MCRealty.net

Thank You!

Brandi Lentz

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On Dec 10, 2024, at 8:00 AM, Kendra Niehaus <kendran@montgomerycountyil.gov> wrote:

I do not know why the 2023 Farmland Committee information is not on the new website, they were on the old website. I will put in a trouble ticket for IT to get these posted.

Attached is the 2023 Agenda and Minutes (the date of the documents is today since I saved them as PDFs in order to email). As well as the Certified Values from IDOR. #3 in your email states the assessor submits these to IDOR, that is incorrect farmland values are not certified at the county level. All farmland values are certified by IDOR based on PIs and the state's soil maps, the Farmland Committee at the county level only meets to accept the values already certified by the state.

The Farmland Committee will be meeting this month to approve the 2025 Certified Values from IDOR.

Let me know if you need any further information.

Kendra Niehaus, CIAO

Supervisor of Assessments
Chief County Assessment Officer
Montgomery County
1 Courthouse Square Room 201
Hillsboro IL 62049
217-532-9595
kendran@montgomerycountyil.gov

On Mon, Dec 9, 2024 at 10:18 AM Brandi Lentz <brandi@mcrealty.net> wrote:

I noticed that the 2022 Farmland Assessment Committee Minutes, which should have been approved at the 2023 meeting, are not available online. The most recent posted minutes are from 2021, and the last posted agenda is from 2022, when Ray Durston was the Assessor.

I would like to submit a FOIA request for the following:

1. The approved minutes for the 2022 Farmland Assessment Committee Meeting.
2. The 2023 Farmland Assessment Committee agenda.
3. The Certification of Values for 2023 that the Montgomery County Assessor submitted to the Illinois Department of Revenue (IDOR).

Please email this information to me at Brandi@MCRealty.net

Thank you for your assistance.

Brandi Lentz

Designated Managing Broker, Certified Appraiser, Auctioneer, Owner
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2023 PUBLIC NOTICE.pdf



PUBLIC NOTICE

**NOTICE OF HEARING
THE MONTGOMERY COUNTY
FARMLAND ASSESSMENT REVIEW
COMMITTEE WILL HOLD A PUBLIC
HEARING ON PROCEDURES AND
CERTIFICATION OF ADJUSTED 2024
FARMLAND VALUES PROPOSED BY
THE DEPARTMENT OF REVENUE
ON THURSDAY JUNE 1ST AT 10:00 A.M.
IN THE CONFERENCE ROOM
2ND FLOOR, HISTORIC COURTHOUSE
HILLSBORO, ILLINOIS.**

**KENDRA NIEHAUS
MONTGOMERY COUNTY
CHIEF COUNTY ASSESSMENT OFFICIAL**

**Office of The
Supervisor of Assessments
Montgomery County
1 Courthouse Square, Room 201
Hillsboro, IL. 62049**

Kendra Niehaus, CIAO
Phone: 217-532-9595

Chief County Assessment Officer
Email: assessor@montgomerycountyil.gov

Farmland Assessment Review Committee Kendra Niehaus, CCAO, Chairman
Richard Lyons, Dick James BOR Chairman, Kristopher Reynolds Eric Helgen

Minutes for the Meeting of the Farmland Assessment Review Committee
Montgomery County Board Room
Historic Courthouse 2nd Floor
Hillsboro, Illinois 62049
June 1 2023 10:00 AM

Meeting called to order 10:03 AM Kendra Niehaus, Dick James, Dick Lyons, and Kris Reynolds present.

Guest: Cindy Laurent and Katie Wilson

Minutes of the June 14, 2022 meeting were approved as presented motioned by Lyons, second by James. Motion carried.

Niehaus presented the 2024 certified farmland values as certified to Montgomery County CCAO by IDOR. Motion to approve and implement 2024 farmland values James, second by Reynolds.

Public Hearing open: discuss LLC, Inc., and Corp per statute ineligible to receive homestead exemptions. Only individual persons may receive exemptions, all homestead exemptions removed from the 2022 tax cycle for LLC, Ink, and Corps.

Discussion of drainage districts, Lyons available to answer questions from land owners in regards to drainage districts.

Public hearing portion closed, no public comment. Motion by Reynolds, second by Lyons.

No further discussion meeting was adjourned at 10:14. Motion by James, second by Reynolds. Motion carried.

Kendra Niehaus CCAO

**Office of The
Supervisor of Assessments
Montgomery County
1 Courthouse Square, Room 201
Hillsboro, IL. 62049**

**Kendra Niehaus, CCAO
Chief County Assessment Officer**

**Phone: 217-532-9595
Fax: 217-532-9599**

Farmland Assessment Review Committee
Richard Lyons, Eric Helgen, Kristopher Reynolds, Dick James BOR Chairman, Kendra Niehaus CCAO Chairman

Agenda for the meeting of the Farmland Assessment Review Committee
Montgomery County Conference Room
Historic Courthouse 2nd Floor
Hillsboro IL 62049
June 1, 2023 10:00am

1. Call to order
2. Approval of minutes of the meeting June 14' 2022
3. Review of the 2024 certified values of farmland proposed by the Department of Revenue and the implementation of procedures proposed.

Public Hearing

4. Receipt of public comment on the 2024 assessed values of farmland proposed by the Department of Revenue and procedure proposed.

End of Public Hearing

5. Instruct Supervisor of Assessments to implement the 2024 certified assessed values of farmland and procedure proposed by the Department of Revenue.
6. Additional business
7. Adjournment

**Office of The
Supervisor of Assessments
Montgomery County
1 Courthouse Square, Room 201
Hillsboro, IL. 62049**

**Kendra Niehaus, CCAO
Chief County Assessment Officer**

**Phone: 217-532-9595
Fax: 217-532-9599**

Farmland Assessment Review Committee
Richard Lyons, Eric Helgen, Kristopher Reynolds, Dick James BOR Chairman, Kendra Niehaus CCAO

Agenda for the meeting of the Farmland Assessment Review Committee
Montgomery County Conference Room
Historic Courthouse 2nd Floor
Hillsboro IL 62049
December 17, 2024 1:00pm

1. Call to order
2. Approval of minutes of the meeting June 1, 2023
3. Review of the 2025 certified values of farmland proposed by the Department of Revenue and the implementation of procedures proposed.

Public Hearing

4. Receipt of public comment on the 2025 assessed values of farmland proposed by the Department of Revenue and procedure proposed.

End of Public Hearing

5. Instruct Supervisor of Assessments to implement the 2025 certified assessed values of farmland and procedure proposed by the Department of Revenue.
6. Additional business
7. Adjournment

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29 HOLIDAY - Memorial Day	30 7pm - Historical Society	31	1 5pm - Website mtg (Dept)	2	3
4	5 5pm - Dev. Personnel	6 8:30am - Buildings &	7 8:30am - Road & Bridge	8	9 8:30am - Finance &	10
11	12	13 5:30pm - Full Board Mtg.	14	15 7pm - ETSB-911 Bd. Mtg.	16	17
18	19 HOLIDAY - Juneteenth 5pm - Rules Committee	20	21	22 5pm - CO2 Ad Hoc Com	23	24
25	26	27 8:30am - Buildings &	28 5:30pm - Mayor's Mtg.	29 8:30am - Coord. Com.	30 9:30am - Sheriff Testing -	1

Office of The
Supervisor of Assessments
Montgomery County
1 Courthouse Square, Room 201
Hillsboro, IL. 62049

Kendra Niehaus, CIAO
Phone: 217-532-9595

Chief County Assessment Officer
Email: assessor@montgomerycountyil.gov


June 3, 2024

Re: 08-27-307-014
Chris & Heather Ettlting
311 W Washington Av
Nokomis IL 62075

Mr. Ettlting,

Unfortunately you were miss informed, an owner occupied exemption cannot be put on a parcel with only a partial assessment. Currently we have your home assessed at 80%, once your home is fully assessed on this parcel we will be able to add the owner occupied exemption.

Sorry for the miscommunication.


Kendra Niehaus, CIAO
Chief County Assessment Officer

MONTGOMERY COUNTY BOARD OF REVIEW
HISTORIC COURTHOUSE
HILLSBORO, ILLINOIS 62049
PHONE: 217-532-9595

ETTLING CHRIS J & HEATHER N
311 W WASHINGTON AV
NOKOMIS IL 62075

Date : 03/20/2024
Appeal : 2023-000381
Parcel Number : 08-27-307-014
Assessment Year: 2023

FINAL DECISION

Property Location : 311 WASHINGTON ST NOKOMIS, IL 62075
Township : NOKOMIS
Owner or Attorney : ETTLING, CHRIS J & HEATHER N

This is to advise you that the Board of Review has taken action on the above referenced parcel.

The Board of Review has made a determination of the proper assessed value of the subject property based on evidence submitted, and has determined the proper assessed value to be as stated below. The value as certified to the County Clerk by the Board will be the locally assessed value for 2023 and succeeding years, unless revised in succeeding years in the manner provided in the Illinois Property Tax Code.

	TOWNSHIP ASSESSOR OR SUPERVISOR OF ASSESSMENTS VALUE	BOARD OF REVIEW REVISED ASSESSED VALUE
Class Code	0040	0040
Farm Land	0	0
Farm Building	0	0
Non farm Land	4,310	4,310
Non farm Building	43,730	26,265
TOTAL	<u>48,040</u>	<u>30,575</u>

Reason for Change : Final Decision

You may appeal this decision to the Illinois Property Tax Appeal Board by filing a petition for review with the Property Tax Appeal Board within 30 days after this notice is mailed to you or your agent, or is personally served on you or your agent. Forms for appeal are available in our office or from the Property Tax Appeal Board.

Board of Review
Montgomery County

Property Tax Appeal Board
401 South Spring Room 402
Springfield, IL 62704-0002

217-782-6076

PTAX-228 Notice of Property Assessment

Montgomery County
 Chief County Assessment Officer
 1 Courthouse Square Room 201
 Hillsboro, IL 62049

Date of Notice: 12/07/2023
 Parcel Index No. (PIN):08-27-307-014

Sent to: *ETTLING, CHRIS J & HEATHER N*
 311 W WASHINGTON AV
 NOKOMIS, IL 62075

Taxpayer of Record: *ETTLING, CHRIS J & HEATHER N*
 311 WASHINGTON ST
 NOKOMIS, IL 62075

Property Value


Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2022) Prior Year	(2023) Current Year Valued on 01/01/2023			
	Board of Review	Township/Multi-township assessor	Chief County Assessment Officer		
Land/lot or farm home site	4,140	4,140	4,310		New Residential Parcel Percentage Complete, New Level, Equalized
Buildings/Structures	0	42,024	43,730		
Farmland	0	0	0		
Farm buildings/structures	0	0	0		
Total	4,140	46,164	48,040	1060.39%	

2023 Full Fair Cash Value: \$144,130

Assessments of property, other than farm land and coal, are required to be assessed at 33 1/3% (one-third) of its fair market value. The 2023 assessed values shown above are based upon sales transactions from 2020-2022 (35 ILCS 200/1-55), and includes a local equalization factor 1.0406 for NOKOMIS Township. Assessment changes after equalization will be published in the following newspaper. THE JOURNAL NEWS Publication date: 12/07/2023 price per copy: \$1.50

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township are available in the Montgomery County Supervisor of Assessments office during regular business hours.		
Step 2. Questions? Contact your assessor to discuss your property's assessment.	<p>If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (e.g., property characteristics), you should first talk to your township or multi-township assessor, or chief county assessment officer in counties with no township organization.</p> <table> <tr> <td>Supervisor of Assessments 1 Courthouse Square Room 201 Hillsboro 62049 Office hours: Phone: (217) 532-9595 Website:</td> <td>Kendra Niehaus, Chief County Assessment Officer 1 Courthouse Square Room 201 Hillsboro IL 62049 Office hours: 8:00 a.m. - 4:00 p.m. Phone: (217) 532-9595 Website: montgomerycountyl.gov</td> </tr> </table>	Supervisor of Assessments 1 Courthouse Square Room 201 Hillsboro 62049 Office hours: Phone: (217) 532-9595 Website:	Kendra Niehaus, Chief County Assessment Officer 1 Courthouse Square Room 201 Hillsboro IL 62049 Office hours: 8:00 a.m. - 4:00 p.m. Phone: (217) 532-9595 Website: montgomerycountyl.gov
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Step 3. How to file an assessment appeal with the Montgomery Board of Review? The deadline to file your appeal is <u>01/09/2024</u>	<p>Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor. If you are not satisfied with that informal review, you may appeal your assessment to the Montgomery Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Contact the Board of Review for Rules and Procedures of the Board of Review and complaint forms.</p> <table> <tr> <td>Montgomery Board of Review 1 Courthouse Square Room 201 Hillsboro IL 62049</td> <td>Phone: (217) 532-9622 Web site address: montgomerycountyl.gov</td> </tr> </table>	Montgomery Board of Review 1 Courthouse Square Room 201 Hillsboro IL 62049	Phone: (217) 532-9622 Web site address: montgomerycountyl.gov
Montgomery Board of Review 1 Courthouse Square Room 201 Hillsboro IL 62049	Phone: (217) 532-9622 Web site address: montgomerycountyl.gov		
Step 4. Attend hearing	Present your evidence at board of review hearing. You may represent yourself or have an attorney represent you at the hearing.		
Step 5. Notice of Final Decision by Board of Review	The Board of Review will give you notice of its final decision on the assessed value, publish a list of all final assessment changes in the newspaper, and certify assessed values (after equalization by the board of review) for the county clerk to extend taxes for the collection of property taxes. You can determine from the notice if you want to file a further appeal to the State Property Tax Appeal Board.		

From: Brandi Lentz brandi@mcrealty.net 
Subject: SOA Certification of Education Misinformation

Date: December 20, 2024 at 12:44 PM

To: russell.beason@montgomerycountylil.gov, connie.beck@montgomerycountylil.gov, bill.bergen@montgomerycountylil.gov, rob.corso@montgomerycountylil.gov, chris.daniels@montgomerycountylil.gov, doug.donaldson@montgomerycountylil.gov, keith.hancock@montgomerycountylil.gov, mark.hughes@montgomerycountylil.gov, jeremy.jones@montgomerycountylil.gov, ethan.murzynski@montgomerycountylil.gov, andy.ritchie@montgomerycountylil.gov, chad.ruppert@montgomerycountylil.gov, patty.whitworth@montgomerycountylil.gov, evan.young@montgomerycountylil.gov, Andrew Affrunti andrewa@montgomerycountylil.gov

Cc: Mike Plunkett mikep@montgomerycountylil.gov



Please be advised that incorrect information regarding the proper procedure for filing the Assessor's Certificate of Education has been circulating. This misinformation was first reported to me by the States Attorney on October 24, 2024, in response to a FOIA request regarding the SOA's qualifications. Additionally, the Montgomery County Assessor herself has addressed this process during multiple Board Meetings and in a recent broadcast on WSMI Radio.

I found this confusion surprising, as the form required to obtain the certificate (attached for reference) clearly outlines the correct process. To ensure clarity, I contacted Adrienne Suits Bailey, Property Tax Division Manager at the Illinois Department of Revenue. She provided the below written statement outlining the correct procedures.

This statement confirms that the responsibility to file the Certificate of Educational Qualification rests solely with the candidate, not the County Clerk. Therefore, it was the responsibility of SOA Kendra Niehaus to file her Certificate of Education as required by statute. The document was never intended to be sent directly to the County Clerk for filing. This directly contradicts SOA Niehaus's recent statement on Monday, where she stated, "Also it may be beneficial to know when Mrs. Lentz requested a copy of my Certification from our County Clerk she could not locate her copy which is why she came up and requested a copy of mine to file. Our State's Attorney advised Mrs. Lentz that per statute the Illinois Dept of Revenue mails a copy of the certificate to the County Clerk and the CCAO. I do not know why Sandy did not have the copy she received from IDOR filed or where the copy she received from the IDOR (Illinois Department of Revenue) is."

For further clarification, you can read the WSMI interview where this misinformation was aired:
<https://wsmiradio.com/local-news/772683>

After reviewing the interview and the facts presented, I urge the Board to consider this information carefully and address the conduct of the SOA appropriately. It is deeply troubling that a public official appointed by this Board would use their position and media platforms to publicly accuse a private citizen and local business owner of dishonesty. Such accusations, particularly when the official acknowledges that the reassessment could reasonably appear improper to an outside observer, undermine public trust and reflect poorly on the Board if left unaddressed. Also, I will ask again why does the SOA strictly enforce statutes that apply to taxpayers while seemingly disregarding statutory requirements that apply to her office?

Brandi Lentz

Designated Managing Broker, Certified Appraiser, Auctioneer, Owner
MCR Realty Professionals, Inc.
551 S. Main St * Hillsboro, IL 62049
(217) 440-4663 cell
(217) 532-2525 office
(217) 532-2130 fax
Brandi@MCRealty.net
www.MCRealty.net

Begin forwarded message:

From: "Bailey, Adrienne" <Adrienne.Bailey@Illinois.gov>
Subject: Formal Statement Request
Date: December 19, 2024 at 8:58:22 AM CST
To: Brandi Lentz <brandi@mcrealty.net>

Brandi,

When a candidate applies for the PTAX-1176 in order to obtain a Certificate of Educational Qualification to hold the office of Supervisor of Assessments, the Illinois Department of Revenue (IDOR) will process and send the Certificate of Educational Qualification directly to the candidate. The candidate can present the certificate to their county clerk, board, and/or hiring person when they are being considered for the

position. The certificate verifies that the candidate has met the educational requirements to hold office. In addition, IDOR will mail a notice of successful completion of the statewide Supervisor of Assessments Examination to the county clerk when requested by a candidate who successfully passes the examination; these are separate documents. IDOR will not recognize the appointment or election of a Supervisor of Assessments unless they have met the educational qualifications to hold office, including having requested the Certificate of Educational Qualification and having passed the statewide Supervisor of Assessments Examination.

– The Illinois Department of Revenue

Thank you!

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

Use your mouse or Tab key to move through the fields. Use your mouse or space bar to enable check boxes.



Illinois Department of Revenue

**Certification Application
for elected, appointed, or contracted Assessors**

Please complete this form and submit it to the Illinois Department of Revenue (IDOR) when you have met your qualification requirements to be elected, appointed, or contracted to an Assessor position. After verification, IDOR will send you the necessary certification for filing with the appropriate local officials.

Step 1: Indicate the certification for which you are applying (choose one and complete the applicable information)

<input type="checkbox"/>	Township or Multi-Township Assessor
Were you elected previously? <input type="checkbox"/> Yes <input type="checkbox"/> No Jurisdiction: _____	
Township/Multi-Township of Candidacy: _____	
In County of: _____	
Position Type: <input type="checkbox"/> Elected <input type="checkbox"/> Appointed <input type="checkbox"/> Contractual	
<input type="checkbox"/>	Supervisor of Assessments
County of Candidacy: _____	
Position Type: <input type="checkbox"/> Elected <input type="checkbox"/> Appointed	

Step 2: Indicate your intent and time frame

- I plan to be appointed or enter into a contract on (month and year) ____ / ____
- I plan to file nominating papers or participate in a caucus in (year) _____

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WSMI

AM 1540 COUNTRY FM 106.1

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AND
DREW BALDRIDGE

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LOCAL NEWS

RFD

Read All

Montgomery County Assessor Niehaus Addresses Calls for Her Ouster, Making Post an Elected One

Posted Monday Afternoon by Shawn Balint

Montgomery County Assessor Kendra Niehaus is responding to the issues raised in recent months with efforts to comply with a state law on assessing wooded acreage. She responded to a number of questions.

- 1) Your thoughts on former County Board member Donna Yeske's call for your ouster: I have spoken with the Illinois Attorney General and our State's Attorney and I cannot be fired for following state law, which is what I always do in my office.
- 2) Calls for making your post an elected one: I do not believe this office is political, in order to remain neutral and uniform assessments are done regardless of political affiliation. However, if the county wants the position elected that is their decision or the decision of the citizens rather.
- 3). Claims of retaliation by your office in connection with some individuals who complained about their reassments: Claims of retaliation are completely false and being implied to smear my name and most importantly my character. I do not believe in acting maliciously towards anyone and never will. Brandi Lentz has spread lies claiming her property was reclassified several times out of retaliation, however, we have 4 different software programs that reassessments must go through prior to Beacon so it would appear that way to someone outside the office. I explained this process step by step to Mrs. Lentz and even asked her to come into the office and I would show her the entire process personally and she chose not to and continued to spread lies.

Ag News 5:36 AM
with Rita Frazer



Mornings
with Randy Prange



Thought for the day...

Keep your attention focused on a purpose compelling enough to keep fear in its proper perspective.

The Daily Motivator ©2021 Ralph S. Marston Jr. click [HERE](#) to read the rest of today's message

Job Fair

FAIRS & CELEBRATIONS
click here for schedule of events

FCC APPLICATIONS

4) What are your thoughts on the County Board request for you to waive penalties against Mr Loveless, the landlord who lost paperwork in a 2023 fire:

The County Board voted on a recommendation however, I do not believe in making exceptions for one individual and not others. Leases have never been accepted past the January 31st deadline in any year prior to me becoming SOA and 3 other landlords were not accepted either. Penalties aren't waived for late tax bills for individuals either and that doesn't get taken to the County Board, there has to be deadlines and Mr. Loveless was provided ample notice to get his paperwork in on time since packets were mailed Oct 1st last year. He claims to not have received the packet even though the address is the same as his tax bill and he stated he did receive that.

5) Any thoughts on the new ad hoc committee addressing the wooded acreage law: I don't believe people realize I do not agree with this statute in the first place so I am hopeful the Ad Hoc Committee can get something passed. What people aren't aware of either is that 505 parcels have already been correctly reclassified over the past 17 years since this law went into effect and I was only correcting 144. There is not a report my software can generate for these so I had to manually count them. There are a lot of aspects of the Illinois Property Tax Code I disagree with however, I respect the law and even though I disagree with it doesn't mean I can not follow it. The 144 I corrected this year were reverted back to the preferential farmland assessments and I do not believe that is fair to the 505 that have been correctly assessed for years. The job of an assessor is to maintain uniformity and what people don't understand is if you have a \$500k house in town or a \$500k house on 15 acres the assessment and the property taxes should reflect that and unfortunately it doesn't. This means the property owners in town have to pay the share of others in order for taxing bodies to receive their money for their levy. People don't understand how EAV and levies work but essentially if we both have a \$500k house and mine is assessed correctly and John Doe is assessed as a farm even though he doesn't meet any of the statutory criteria for farmland I have to pay more to compensate for his lower assessment.

I have never been one to be in the spotlight. I do prefer to keep a low profile, but that ship has sailed it seems. I just want people to know that lies are loud and the truth is quiet in most cases and this is one of those times; every property owner that has come into my office or called has received accurate information and the majority left happy. I do apologize for my sarcasm such as "it sucks to suck" I did not intend for it to be malicious towards anyone I was talking directly to a board member and meant it as a "my hands are tied" comment.

I come from a very strict military family and was raised that laws are to be followed and the government is to be respected at all times, regardless of our own opinions. And like I said in my previous email I do not agree with a lot of the laws within the Property Tax Code, like each plumbing fixture has to be assessed, but just because I may not agree with it doesn't mean I don't have to follow it.

Also would like to add that due to the increase in farmland assessments over the years some of the parcels that were changed the assessments actually lowered and their taxes would have actually been less but since the chairman asked me to revert them all back I did because it would not have been fair to only revert back the ones that increased and not revert back the ones that had decreased.



I am being 100% truthful. I have received numerous threats and am tired of being the sacrificial lamb, I would also like the public to know I did draft a letter that I wanted to send to all landowners that would have been affected by this in August, I brought it to our County Board Chairman and was told it wasn't needed.

I typically do not bring assessment matters to the committee because a county board has no authority over assessments since they are determined by the state, however, because I knew this would have a large impact I believed it was morally the right thing to do which is why I brought it to them in July. However, it was dismissed and not taken seriously until it was too late. And that is very unfortunate because now I'm the one taking all the heat when I was trying to do the right thing.

Also it may be beneficial to know when Mrs. Lentz requested a copy of my Certification from our County Clerk she could not locate her copy which is why she came up and requested a copy of mine to file. Our State's Attorney advised Mrs. Lentz that per statute the Illinois Dept of Revenue mails a copy of the certificate to the County Clerk and the CCAO. I do not know why Sandy did not have the copy she received from IDOR filed or where the copy she received from the IDOR (Illinois Department of Revenue) is.

I received my copy from the Department of Revenue in March of 2023 mailed to my personal address, the County Clerk should have received her copy from the Department of Revenue at that time as well.

[Read All](#)

From: Brandi Lentz brandi@mcrealty.net
Subject: Re: Inquiry Regarding Lentz Parcel Classification Changes
Date: November 18, 2024 at 10:29 PM
To: Kendra Niehaus kendran@montgomerycountylil.gov
Cc: connie.beck@montgomerycountylil.gov, jeremy.jones@montgomerycountylil.gov, ken.folkerts@montgomerycountylil.gov, chad.ruppert@montgomerycountylil.gov, evan.young@montgomerycountylil.gov, doug.donaldson@montgomerycountylil.gov, david.loucks@montgomerycountylil.gov, patty.whitworth@montgomerycountylil.gov, russell.beason@montgomerycountylil.gov, bill.bergen@montgomerycountylil.gov, mark.hughes@montgomerycountylil.gov, ethan.murzynski@montgomerycountylil.gov, andy.ritchie@montgomerycountylil.gov, bob.sneed@montgomerycountylil.gov, Andrew Affrunti andrewa@montgomerycountylil.gov, Mike Plunkett mikep@montgomerycountylil.gov



Kendra,

I understand that you did not have all of my CRP information on file. However, in my 23 years as a licensed Real Estate Broker, neither I nor any other landowner I know has ever been required to provide this information to the Assessor's Office under any prior Assessor. This makes me question whether this omission fully explains why my parcel has been reclassified four different times, with the most recent change **occurring today**.

Parcel #12-33-400-017

Why is this parcel currently classified as 0011? This is an unimproved, landlocked tract with no utilities. The property includes CRP land, while the remaining wooded areas consist primarily of ravines and wasteland. What comparable sales did you use to determine the value of this landlocked tract of land? Did you account for its landlocked status when applying the 33 1/3% market value to this property?

Parcel #12-33-200-027

This parcel was previously farmed and is currently planted with cereal rye, with the remainder classified as wasteland/creek bottom (0030). Given the lack of power lines on Hidden Ln, this property is not suitable for classification as Residential Vacant Land. Its Highest and Best Use is clearly Farmland, and I request that it be reclassified back to 0021. Considering that I own contiguous tracts of land primarily consisting of tillable acreage, this would qualify as an acceptable exception, as you noted during the meeting on November 7, 2024.

Parcel #12-33-200-021

This parcel, for which you already have CRP contracts on file, was a 0021, reclassified to 0030, back to a 0021, and today I noticed it was back to a 0030. What was the basis for this change, and why was it made despite the CRP documentation already provided?

Additionally, I am concerned that I may be a target of selective reassessment, given my advocacy and inquiries within your office. Are my other parcels 12-33-300-014 and 12-33-300-015 also being reassessed?

Lastly, during our meeting, you provided an example of a gentleman that contacted your office regarding his farmland. You stated that you could see that his farmland wasn't good farmland because of erosion from aerial maps and it's still technically farmland even though he isn't farming it. It's sloped and not a prime piece of real estate for farming and you were leaving him as farmland. This inconsistency raises serious concerns. How can you justify requiring landowners to provide Schedule F forms or CRP contracts for Preferential Farmland classification, yet apply a different standard in other cases? Are these policies being applied selectively, and if so, why?

I look forward to your explanation and resolution of these issues.

Brandi Lentz

Designated Managing Broker, Certified Appraiser, Auctioneer, Owner

MCR Realty Professionals, Inc.

551 S. Main St * Hillsboro, IL 62049

(217) 440-4663 cell

(217) 532-2525 office

(217) 532-2122 fax

(217) 532-2130 tax
Brandi@MCRealty.net
www.MCRealty.net

On Nov 18, 2024, at 12:58 PM, Brandi Lentz <brandi@mcrealty.net> wrote:

Dear Kendra,

I have been monitoring the classification of my parcel (12-33-400-017) over the past three months and have observed four classification changes during this time. This inconsistency has raised concerns, as it appears unusual for a single property to undergo so many changes in such a short period.

May I ask why these changes are occurring and if there is a specific reason MY property is being reclassified so frequently? Below are the dates and classifications I have verified from the history:

8/5/2024 - Classified as a 0021
10/4/2024 - Classified as a 0030
11/6/2024 - Classified as a 0021
11/18/2024 - Classified as a 0011

I trust that there is a reasonable explanation for this and look forward to your clarification.

Thank you for your time and assistance.

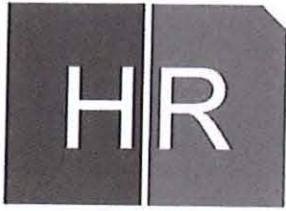
Sincerely,

Brandi Lentz

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DCEO Small Biz Grant Tracker - 2024

Applicant	Town	Contact	Date In	Emp.	Eligible Award	Amount Awarded
Noko Sugar Rush	Nokomis	sugarrushnoko@gmail 217-710-1736	7/8/24	6	\$40,000	\$40,000
Willow Lane	Litchfield	rivali@me.com 217-556-4734	6/3/24	8	\$40,000	\$20,000
Neon Café	Hillsboro	217-313-0085	7/11/24	8	\$40,000	\$20,000
The Revived Soul	Hillsboro	mandyduff2020@gmail 217-246-3829	7/1/24	4	\$25,000	\$10,000
Cosmo's Place	Litchfield	alivia.85@yahoo.com 217-556-9357	6/28/24	2	\$25,000	\$10,000
Majors Ink	Litchfield	amandamajors101@gmail 217-250-1685	6/28/24	2	\$25,000	\$7,500
Que-One-Seven	Hillsboro	tjulrici@beckman.com 217-851-7085	6/28/24	3	\$25,000	\$7,500
Interurban Designs	Hillsboro	bobodle57@gmail.com 217-556-1515	7/11/24	1	\$25,000	\$5,000
Scout House	Hillsboro	moose2010.mc@gmail 217-725-7894	6/10/24	4	\$25,000	\$5,000
The Annex	Hillsboro	jmulrici@gmail.com 217-259-1379	7/2/24	0	\$0	\$0
Litchfield Home Imp.	Litchfield	philliprandazzo1011@gmail 618-414-0445	7/1/24	8	\$40,000	\$0
SSp Entertainment	Litchfield	shilp98@yahoo.com 217-710-1983	7/19/24	3	\$25,000	\$0
Mel's Slots	T.S.	theeventcenterofmc@yahoo 217-556-8162	8/20/24	6	\$40,000	\$15,000
First Due Consulting	Irving	wittfiredept322@hotmail 217-825-7693	9/23/24	1	\$25,000	\$15,000
Weiss Construction	Hillsboro	mweissconstruction@gmail 217-556-7355	9/24/24	1	\$25,000	\$12,500
Salon RE	Coffeen	yount27@hotmail.com 239-410-6839	9/25/24	1	\$25,000	\$5,000
Mara Elizabeth Hair	Hillsboro	operations@maraelizabethhair.com 217-556-4962	10/8/24	1	\$25,000	\$5,000
Shug Smoke Shack	Donnellson	korygens1@yahoo.com 217-710-5166	10/11/24	5	\$40,000	\$20,000
Raise the Bar Recovery & Wellness	Hillsboro	raisethebarllc16@gmail 618-292-0494	10/29/24	3	\$25,000	\$10,000
Downs Plumbing	Hillsboro	downsplumbing1@gmail 217-851-4026	11/4/24	1	\$25,000	\$5,000
Manifesto Wine Bar	Litchfield	dcosborne25@gmail.com 217-246-6576	11/11/24	4	\$25,000	\$7,500
State Street Event Center	Litchfield	statestreeteventinfo@gmail 217-556-7041	11/20/24	3	\$25,000	\$10,000



Hurst-Rosche, Inc.
James W. Roth, PE, PLS
President

December 19, 2024

Mr. Mike Plunkett
County Board Administrator
Montgomery County
#1 Courthouse Square,
2nd Floor - Room 202
Hillsboro, IL 6204

RE: Montgomery County Solar Review
Plains Solar, LLC- "PIN 12-04-100-001"
Cypress Creek Renewables, LLC
Unincorporated Montgomery County, Illinois

Dear Mr. Plunkett:

As requested, Hurst-Rosche, Inc. has completed the initial independent review for Plains Solar, LLC- "PIN 12-04-100-001" for Montgomery County in accordance with the adopted Ordinance by the County. See the attached Check List for reference with specific items. The following items are specified conditions pending the final review of the construction documents:


1. Decommissioning Plan -- estimate of cost needs additional stipulations that protect the County for the assumed salvage value of the electrical items and provide method of insurance of funds prior to issuance of a building permit.
2. Provide Utility Notifications (Interconnection Agreement) correspondence.
3. Foundations information to be provided within Construction documents.
4. Provide drainage calculations of the proposed grading plan to assure the development meets Illinois Drainage Law within the final documents.
5. Fence and Gate details to be provided in construction documents.

It has been determined that the Solar Farm Permit Application "Plains Solar" Cypress Creek Renewables, LLC has been deemed conditionally complete for siting. The pending items noted are to be addressed and reviewed within the construction documents, prior to the issuance of a building permit.

If you have any questions or require additional information, please contact our office.

Sincerely,

HURST-ROSCHE, INC.



Jeremy Connor, P.E.
Vice-President

JJC:
Enclosure

Jeremy Connor, PE
Vice-President of Operations

1400 E. Tremont St.
Hillsboro, IL 62049
(t) 217.532.3959
(f) 217.532.3212

www.hurst-rosche.com

Applicant: Plains Solar, LLC (Cypress Creek)
 Date: 24-Oct-24

Reviewer: Jeremy Connor, PE ; Hurst-Rosche, Inc
 Date: 19-Dec-24

Solar Energy Farm and Solar Garden Installations in Unincorporated Montgomery County, Illinois - Check List

	Satisfies	Incomplete	Additional Comments
D. Permitting			
9a. Plans for the Solar Farm or Solar Garden (Sealed by PE)	X		Site Plan (Permit Plan) sealed by Professional Engineer
i. Dimensions and shape of the parcel included the plans	X		Parcel Information provided;
ii. Size and locations of any roads, lakes, ponds or streams touching or on parcel	X		Site Plan provided (Exhibit G)
iii. Location and Dimensions of proposed Solar Farm or Solar Garden	X		Site Plan provided (Exhibit G)
iv. Fencing and Gates required the exterior perimeter	X		Site Plan provided (Exhibit G)
v. SWPPP provided	X		SWPPP provided on the 10/31/24 submittal. Construction documents to contain specific plan details to be implemented
vi. Decommissioning Plan	X		Decommissioning Plan to be provided during the Construction Documents. Salvage Value concept acceptable to County? The concept of decommissioning is not causing additional efforts to restore items back to the natural order. The salvage value to be performed by others and if the value does not exist in 40 years, the developer shall be responsible.
9b. EcoCat Approval	X		Exhibit J

Applicant: Plains Solar, LLC (Cypress Creek)
 Date: 24-Oct-24

Reviewer: Jeremy Connor, PE ; Hurst-Rosche, Inc
 Date: 19-Dec-24

Solar Energy Farm and Solar Garden Installations in Unincorporated Montgomery County, Illinois - Check List

	Satisfies	Incomplete	Additional Comments
E. Compliance			
1 Approved Solar Components	---		Will Comply - Construction plans to be reviewed for compliance
2 Building Code	---		Will Comply - Construction plans to be reviewed for compliance
3 State Electric Code	---		Will Comply - Construction plans to be reviewed for compliance
4 State Plumbing Code	---		Will Comply - Construction plans to be reviewed for compliance
5 State Energy Code	---		Will Comply - Construction plans to be reviewed for compliance
6 State Drainage Laws		X	More details are needed, provide pre and post flows from the site. Proposed Grading plans needed for Building Permit with the construction documents.
7 Utility Notification		X	Provide an Interconnection Agreement
8 Agricultural Protection	X		Exhibit H
9 Endangered Species and Wetlands	X		EcoCat submitted for Endangered - Need to submit further Wetlands Inventory Exhibit (appears to not impact wetlands)
10 Stormwater and NPDES permit	x		SWPPP provided on 10/31/24. The NOI of the SWPPP and NPDES Permit required to be obtained prior to construction/building approval

Applicant: Plains Solar, LLC (Cypress Creek)
 Date: 24-Oct-24

Reviewer: Jeremy Connor, PE ; Hurst-Rosche, Inc
 Date: 19-Dec-24

Solar Energy Farm and Solar Garden Installations in Unincorporated Montgomery County, Illinois - Check List

	Satisfies	Incomplete	Additional Comments
F. Principle Uses			
2 Solar Farms			
a. Ground Cover and Buffer Areas	X		Exhibit E- Vegetation Memo
b. Foundations	---		Page 7 - Will comply; to be verified on construction documents
c. Other Code	---		
d. Power and Communications Lines	X		Overhead Electric connection with Ameren. Other lines to be underground per (d) Page 8.
e. Site Plan	X		Exhibit G
f. Setbacks	X		50' Setback provided - displayed on the Site Plan
	X		Page 9 (g) The Project is not within five hundred (500) feet of an airport or within approach zones of an airport.
g. Aviation Protection	X		Statement on glare to be constructed without.
h. Glare	X		
i. Safety Fencing	X		Page 9 and 10. Location shown on Site Plan. Details to be provided in construction documents.
i. Fence Height greater than 6' less than 25'	X		Page 9 and 10. Location shown on Site Plan. Details to be provided in construction documents.
ii. Constructed to lessen the entry	X		Page 9 and 10. Location shown on Site Plan. Details to be provided in construction documents.
j. Gates and Locks	X		Page 9 and 10. Location shown on Site Plan. Details to be provided in construction documents.
i. Gate Height greater than 6'	X		Page 9 and 10. Location shown on Site Plan. Details to be provided in construction documents.
ii. Equipped with Locks	X		Page 9 and 10. Location shown on Site Plan. Details to be provided in construction documents.
iii. Constructed to lessen the entry	X		Page 9 and 10. Location shown on Site Plan. Details to be provided in construction documents.
Application - Attachments			
3. Area Map - Site plan with certified (PE)	X		Site Plan provided - Sealed
4. List of names, property tax addresses, PIN with 250'	X		Exhibit K
5. Decommissioning Plan	X		County to Verify salvage need is acceptable

Plains Solar

3 messages

Rebecca Cheatham <rebecca.cheatham@ccrenew.com>

Thu, Dec 19, 2024 at 4:20 PM

To: Chad Ruppert <chad.ruppert@montgomerycountyil.gov>, Mike Plunkett <mikep@montgomerycountyil.gov>

Chad and Mike,

Thank you both for your hospitality and hard work this week to hold the public meeting with the committee for our project. I feel confident we can make the requested changes and provide the additional information requested.

To that end, please see a draft copy of our amended site plan. To note here is the requested movement of several rows of panels from the southwest edge of the property to the northern side. I've attached the previous plan here so you can do a quick comparison. If you feel this would satisfy the neighbors and your committee, please let me know and I can have this signed and sealed and returned for entry into the official record.

You'll note that the panels are now over 400' from the residence, 213' from the property line, and that we have added a 20' deep vegetative buffer behind the existing vegetation.

I'm also attaching the tax document I prepared that uses the state's calculations on tax income to the county, along with my attempt to approximate the status quo tax income from the property if it were to remain unimproved ag land. This assumed a 2% annual escalator, but if you don't see that happening or have other idea, please feel free to play with the calculations.

I've added the decommissioning and the vegetation management plans that were submitted in May. Please let me know if this is sufficient or if you need updates/more detail.

Since I just figured out that Chris Daniels was elected to the committee (a bit slow on the uptake, sorry), I will just add the two of you and keep her off the admin side of things. Please let me know who else I should include in communications going forward.

Best wishes,

Rebecca

Rebecca Cheatham

Project Developer

828.844.5772 | Direct

917.868.1875 | Cell

Cypress Creek Renewables

Remote - NC



AERIAL MAP
N15

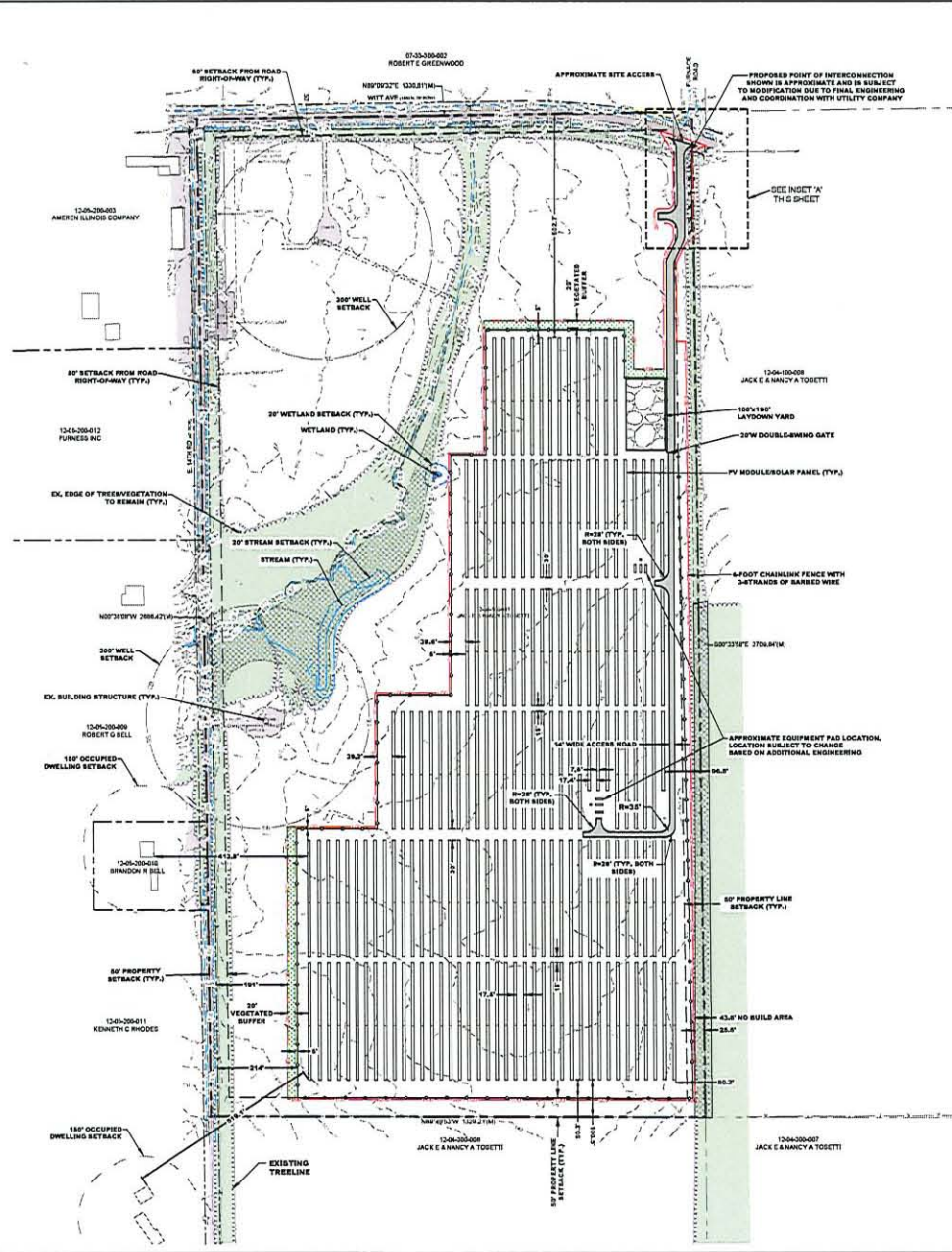


LOCATION MAP
N15

- NOTES**
- THIS SITE PLAN HAS BEEN DEVELOPED FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
 - ALL EXISTING FEATURES SHOWN WERE DERIVED FROM AN ALTA AND TOPOGRAPHIC SURVEY PERFORMED BY ATVELL AND PROVIDED IN PDF FORMAT TITLED "2009027AS-01 - Plains Solar ALTA LT and Topographic Survey - PINS, IL - 2023-12-16.PDF", AND GEO MARKS NO CLAIM TO THE ACCURACY OF ANY EXISTING FEATURES SHOWN.
 - THE PV ARRAY FENCE SHOWN IS REPRESENTATIVE AND TO BE FINALIZED PRIOR TO CONSTRUCTION.
 - A STORMWATER POLLUTION PREVENTION AND DECOMMISSIONING PLAN IS TYPICALLY COMPLETED PRIOR TO THE BUILDING PERMIT PROCESS AND WILL BE SUBMITTED DURING THE BUILDING PERMIT APPROVAL PROCESS.
 - ALL EXISTING ROAD LOCATIONS SHOWN ARE APPROXIMATE.
 - EXACT PROPOSED INTERIOR ACCESS ROAD LOCATIONS ARE REPRESENTATIVE, AND TO BE FINALIZED PRIOR TO CONSTRUCTION. ALL INTERIOR ACCESS ROADS ARE ANTICIPATED TO BE GRAVEL SURFACED.
 - PV ARRAY FENCE IS ASSUMED TO ROUTE THROUGH OVERHEAD ELECTRICAL LINE DASEMENT.
 - THE PHYSICAL LAYOUT REFLECTS A 10% OVERSIZE TO ACCOUNT FOR FUTURE CIVIL DESIGN. THE VALUES IN THE SUMMARY REFLECT NO OVERSIZE.
 - 1.000 - 42.3 ACRES.

PROJECT SPECIFICATIONS DESIGN SUMMARY

UTILITY	AMR
POI VOLTAGE (KV)	34.50
AC SYSTEM SIZE (MW)	4.999
DC SYSTEM SIZE (MW)	6.50
DC/AC RATIO	1.30
INVERTER MAKE/MODEL	SIEMENS 155 TL3
INVERTER QTY	34
PV MODULE MAKE/MODEL	TOPCON M10
PV MODULE QTY	10842
PV MODULE STC RATING (W)	600
MODULES PER STRING	20
3-STRING QTY	1320
2-STRING QTY	0
RACKING FOUNDATIONS QTY	1807
DC SYSTEM MAX VOLTAGE (V)	1500
RACKING MAKE/MODEL	NEXTRACKER
RACK CONFIGURATION	SAT
MODULE ORIENTATION	1-PORTRAIT
TILT (°)	45.0
GCR	0.3
CLEAR ROW SPACING (FT)	17.453
CENTER-CENTER ROW SPACING (FT)	24.933
AZIMUTH (°)	180
LATITUDE (°)	30.291
LONGITUDE (°)	-88.435



- LEGEND - EXISTING CONDITIONS:**
- BOUNDARY LINE
 - RIGHT-OF-WAY (R.O.W.) LINE
 - PROPERTY SETBACK
 - UTILITY EASEMENT
 - CONCRETE R.O.W. MONUMENT
 - WOOD HOLE SET BY ATWELL
 - WATER APPURTENANCE
 - UTILITY POLE
 - IRON ROD FOUND (IRF)
 - FIBER OPTIC LINE/PEDESTAL
 - GAS LINE
 - WATER MAIN (BY WATER CORP.)
 - STONE PIPE
 - OVERHEAD POWER LINE
 - UNDERGROUND ELECTRIC LINE (UNDERGROUND)
 - 20' WETLAND SETBACK
 - 150' NON-PARTICIPATING OCCUPIED RESIDENCE SETBACK
 - WETLAND 10' SETBACK
 - STREAM / RIVER / DITCH
 - 20' STREAM SETBACK
 - STRUCTURE
 - EXISTING TRAILLINE
 - PUBLIC ROAD
 - FARM ROAD
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - DRAINAGE FLOW DIRECTION
 - NO BUILD AREA
- LEGEND - PROPOSED CONDITIONS:**
- SOLAR ARRAY
 - UNDERGROUND ELECTRIC TRANSMISSION LINE
 - ACCESS ROAD
 - CHAIN-LINK FENCE
 - OVERHEAD ELECTRIC TRANSMISSION LINE
 - LIMITS OF DISTURBANCE
 - VEGETATED BUFFER
- LEGEND - PROPOSED CONDITIONS:**
- APPROXIMATE EQUIPMENT PAD LOCATION. LOCATION SUBJECT TO CHANGE BASED ON ADDITIONAL ENGINEERING
 - APPROXIMATE SITE ACCESS
 - PROPOSED POINT OF INTERCONNECTION SHOWN IS APPROXIMATE AND IS SUBJECT TO MODIFICATION DUE TO FINAL ENGINEERING AND COORDINATION WITH UTILITY COMPANY
 - UTILITY POLE WITH RECLOSER
 - UTILITY POLE WITH METER & DISCONNECT POINT OF INTERCONNECTION
 - CUSTOMER POLE WITH GOAS SWITCH
 - CUSTOMER POLE WITH METER
 - CUSTOMER RECLOSER POLE
 - CUSTOMER POLE PURED CUTOVER OVERHEAD TO UNDERGROUND TRANSITION

MONTGOMERY COUNTY ORIGINATE 3023-20 MINIMUM SETBACK REQUIREMENTS TO 10' PER METER FINCHING.

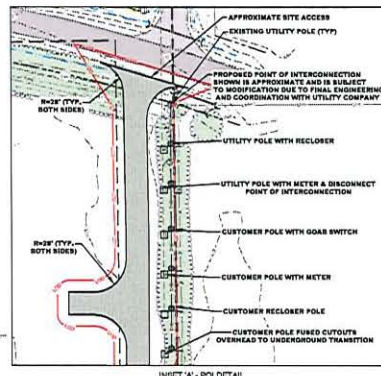
FEATURE

SETBACK DISTANCE

15' 30' 45' 60' 75' 90' 105' 120' 135' 150' 165' 180' 195' 210' 225' 240' 255' 270' 285' 300'

15' 30' 45' 60' 75' 90' 105' 120' 135' 150' 165' 180' 195' 210' 225' 240' 255' 270' 285' 300'

15' 30' 45' 60' 75' 90' 105' 120' 135' 150' 165' 180' 195' 210' 225' 240' 255' 270' 285' 300'



NOT FOR CONSTRUCTION FOR PERMITTING ONLY

Checked	Drawn	Checked	Approved	Rev
NU	KS/AD	NU	VS	0

Plains Solar
PLAINS SOLAR, LLC
 8 MW AC (PV) FACILITY
 CIVIL - PERMITTING SITE PLANS
 C/O, 10300 E. 4TH ROAD
 MONTGOMERY COUNTY, ILLINOIS

CYPRESS CREEK CONSULTANTS
 CYPRESS CREEK CONSULTANTS
 1310 Aitken Avenue
 Durham, NC 27713

Rev	Description	By	Date
1	ISSUED FOR PERMIT	VS	11/24/24
2	ISSUED FOR PERMIT		

ANS GEO
 400 VESTAVIA PARKWAY, SUITE 406
 VESTAVIA HILLS, AL 35218
 PHONE: 908-754-8800

Dwg No: 1

Cypress Creek Renewables Vegetation Maintenance Memo

Statement of Purpose

The purpose of this vegetation management plan is to identify best practices for vegetation management on our solar facilities. From a vegetation perspective, our goal is to stabilize and add strength and durability to the soil to ensure the long-term health of the land.

In some instances, there is a need to re-seed the portions of the property that have been impacted by large construction equipment. There is not a single solution that works for each climate throughout our national footprint, so we work to employ best practices and techniques that are most appropriate for each unique, local environment. Some of the factors that we evaluate when making these decisions are:

- Preventing runoff
- Carbon sequestration
- Pollination and other insect services
- Air quality concerns
- Invasive species resistance
- Viable wildflower areas
- Rate of fescue growth
- Human health and safety

Cypress Creek will maintain vegetation (including debris removal/control and other associated landscaping), for property within the fence line and property immediately surrounding fencing (within reason), specifically ensuring vegetation does not encroach on solar panels. Frequency of vegetation management visits is determined by both regional and seasonal factors.

One of the most important considerations for the vegetation plan is the maintenance requirements for the site, which will vary tremendously given the local terrain and microclimates. Our landscape managers' priority is to minimize mechanical mowing and reduce the use of herbicides. Bio-degradable, EPA registered and approved, solutions that are nontoxic to pets and wildlife, are used minimally and as part of a comprehensive pest management strategy.

Cypress Creek employs different strategies to minimize the use of mechanical and herbicidal treatments. Other strategies include the use of local vegetation with slow growth cycles and establishing native pollinator habitat to provide a long term, low maintenance, ecologically sound landscape that is adapted to the existing conditions of the site.

Cypress Creek understands the value of sustainable long-term management practices and will continue to develop solutions to enhance these techniques and promote healthy biodiversity within local ecosystems.

DECOMMISSIONING PLAN

for

Plains Solar, LLC
SE Corner of Witt Ave. and E 14th Rd.
Irving Township, Illinois

Prepared For:

Cypress Creek Renewables, LLC
3402 Pico Blvd, Suite 215
Santa Monica, CA 27713

Prepared By:

**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.**
200 West Madison, Suite 1920
Chicago, IL 60643

February 23, 2024
Revised March 5, 2024

LANGAN

Project No.: 541040401

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1 Project Summary

The Applicant, Plains Solar, LLC, is proposing to develop a 56.8 acre agricultural property located at southeast corner of Witt Avenue and E 14th Road in Irving Township, Illinois. The property is bounded by Witt Avenue to the north, agricultural property to the east, agricultural property to the south, and agricultural property and homestead to the west. The property is currently agricultural and wooded.

The project, Plains Solar, is a 4.99MW large-scale solar energy system that consists of solar racks, access driveway, perimeter fencing and stormwater management practices. Access to the site is provided by a 20-foot wide driveway from Witt Ave.

2 Decommissioning

Decommissioning will occur as a result of any of the following conditions:

- The land lease expires or is terminated; or
- The solar energy system (SES) does not produce power for a period of 12 consecutive months.

The site activity impacts will be similar to the construction phase, but in reverse sequence. Decommissioning of electrical devices, equipment and wiring/cabling will be conducted in accordance with local, municipal, state, and federal standards and guidelines. Electrical decommissioning will include obtaining the required permits and following procedures before de-energizing, isolating, and disconnecting electrical devices, equipment and wiring/cabling.

The procedures will include the following:

- The creation of temporary work areas. In order to provide sufficient area for the laydown of the disassembled panels and racking and loading onto trucks, gravel will be placed on a clear, level area that is accessible.
- Equipment will include, at a minimum:
 - The use of cranes to remove the panels, racking, inverters, and transformers.
 - The use of trucks for removal of panels, racking, inverters, and transformers.
- Driveways will be removed unless the property owners want them left in place. The gravel will be removed and replaced with clean soil for reuse by the landowner for agricultural or other purposes.

Erosion and sediment control measures, similar to those used during construction will be implemented and maintained by the trained contractor.

2.1 Dismantling PV Modules, Racks and Supports

Modules will be disconnected, removed from the racks, packaged and transported to a designated location for resale, recycling or disposal. If the modules are not to be reused in a different location, the glass and silicon will be reclaimed and the aluminum frames will be recycled. Any disposal or recycling will be done in accordance with local by-laws and

requirements. The connecting underground cables and the junction boxes will be de-energized, disconnected and removed.

The steel lattice racks supporting the modules will be unbolted and disassembled using standard hand tools, possibly assisted by a small portable crane. The vertical steel posts supporting the racks and steel support posts (driven or screwed) will be completely removed by mechanical equipment and transported off-site for salvage (driven piles) or reuse (screw piles).

Any demolition debris that is not salvageable will be transported by truck to an approved offsite disposal area. Other salvageable equipment and/or material will be removed from the site for resale, scrap value or disposal depending on market conditions.

2.2 Dismantling Electrical Equipment and Foundations

Decommissioning of electrical devices, equipment, and wiring/cabling will be in accordance with local, municipal, provincial and federal agency standards and guidelines. Electrical decommissioning will include obtaining the required permits, and following before de-energizing, and disconnecting electrical devices, equipment and wiring/cabling.

Decommissioning will require dismantling and removal of the electrical equipment, including inverters, transformers, underground cables and overhead lines, the prefabricated inverter enclosures and substation electrical building. The equipment will be disconnected and transported off-site by truck. The concrete foundations and support pads will be broken up by mechanical equipment (backhoe-hydraulic hammer/shovel, jackhammer), loaded onto dump trucks and removed from the site; and smaller pre-cast concrete support pads will be removed intact by cranes and loaded onto trucks for reuse or be broken up and hauled away by dump trucks.

Prior to removal of the transformers, the oil will be pumped into a separate industry approved disposal container and sealed to prevent any spill during storage and/or transportation. Equipment and material may be salvaged for resale or scrap value depending on the market conditions.

2.3 Dismantling Driveways

The gravel may be removed or left in place at the property owner's request. If removed, the gravel will be placed in dump trucks to haul the aggregate to a recycling facility or approved disposal facility. The underlying subsoil, if exhibiting significant compaction will then be aerated using a tractor with disk attachment to restore the soil structure and aerate the soil. Clean topsoil would be replaced over this area, from where it may have been temporarily stored elsewhere on-site by dump truck, to match the surrounding grade. Depending upon the time of year and the planned use of the land, the area will be returned to its pre-construction condition.

2.4 Other Components

Unless retained for other purposes, and at the request of the property owners, removal of other facility components from the site will be completed, including but not limited to surface drains, culverts, and fencing. Anything deemed usable shall be recovered and reused. Other remaining

components will be considered as waste and managed according to federal, provincial and municipal requirements. For safety and security, the security fence will be the final component dismantled and removed from the site.

2.5 Department of Agriculture

The Illinois Department of Agriculture (IDOA) requires that above ground structures be removed if the use of the solar arrays is discontinued. Areas previously used for agricultural production, according to recommendations by the landowner, the Soil and Water Conservation District, and the Department of Agriculture and Markets be restored.

Concrete piers, footers or other supports must be removed to a depth of 5 feet below the soil surface. Underground electric lines will be removed. Access roads in agricultural areas must be removed, unless otherwise specified by the landowner.

3 Erosion and Sediment Control Plan

3.1 Erosion and Sediment Control Measures

Temporary erosion and sediment control measures to be used during decommissioning construction generally include the following:

- Stabilized construction access.
- Dust control.
- Temporary soil stockpiles.
- Silt fencing.
- Temporary seeding.

Once decommissioning is completed, disturbed areas shall be final seeded within 14 days after completion of the land disturbing activities. Final site stabilization is achieved when soil-disturbing activities have been completed and a uniform, perennial vegetative cover with a density of 80 percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on the disturbed unpaved areas and areas not covered by permanent structures.

3.2 Pollution Prevention Controls

Good housekeeping practices are designed to maintain a clean and orderly work environment. Good housekeeping measures shall be maintained throughout the construction process by those parties involved with the direct care and development of the site. The following measures shall be implemented to control the possible exposure of harmful substances and materials to stormwater runoff:

1. Soil stockpile locations shall be located away from storm drainage, water bodies or watercourses and surrounded with adequate erosion and sediment control measures. Soil stockpile locations shall be exposed no longer than 14 days before seeding.

2. Equipment maintenance areas shall be protected from stormwater flows and shall be supplied with appropriate waste receptacles for spent chemicals, solvents, oils, greases, gasoline, and any pollutants that might contaminate the surrounding habitat or water supply. Equipment wash-down zones shall be within areas draining to sediment control devices.
3. The use of detergents for large-scale (e.g., vehicles, buildings, pavement surfaces) washing is prohibited.
4. Material storage locations and facilities (e.g., covered storage areas, storage sheds) shall be on-site and shall be stored according to the manufacturer's standards in a dedicated staging area. Chemicals, paints, solvents, fertilizers, and other toxic material shall be stored in waterproof containers. Runoff containing such materials shall be collected, removed from the site, treated and disposed of at an approved solid waste or chemical disposal facility.
5. Portable sanitary waste facilities shall be provided on site for workers and shall be properly maintained.
6. Dumpsters or debris containers shall be on site and shall be of adequate size to manage respective materials. Regular collection and disposal of wastes must occur as required.
7. Non-stormwater components of site discharge shall be clean water. Water used for construction, which discharges from the site, must originate from a public water supply or approved private well. Water used for construction that does not originate from an approved public supply must not discharge from the site.

3.3 Inspections and Maintenance

3.3.1 Trained Contractor Requirements

The trained contractor must inspect the erosion and sediment control practices and pollution-prevention measures to verify that they are being maintained in effective operating condition. The inspections will be performed daily in the active work area. If deficiencies are identified, the contractor will begin implementing corrective actions within one business day and must complete the corrective actions by the end of the day.

3.3.2 Qualified Inspector Requirements

The owner/operator must have a Qualified Inspector conduct site inspections to verify the stability and effectiveness of protective measures and practices employed during construction. The site inspections will be conducted at least once every seven days.

Inspection reports must identify and document the maintenance of the erosion and sediment control measures. If deficiencies are identified, the contractor will begin implementing corrective actions within one business day and must complete the corrective actions by the end of the day.

4 Waste Disposal

As discussed above, the waste generated by the installation, operation and decommissioning of The Project is minimal, and there are no toxic residues. Any wastes generated will be disposed of according to standards of the day with the emphasis of recycling materials whenever possible.

5 Restoration of Land

5.1 General

The agricultural use of the areas will be restored by:

Site cleanup. Any excavation and/or trenching caused by the removal of building or equipment foundations, rack supports, and underground electrical cables will be backfilled with the appropriate material and leveled to match the ground surface.

Driveways will be removed completely, filled with suitable sub-grade material and leveled. Topsoil will be placed on these areas to restore agricultural capability.

Any compacted ground will be tilled, mixed with suitable sub-grade materials and leveled.

5.2 Department of Agriculture

The Illinois Department of Agriculture (IDOA) requires standards and policies under the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147) to preserve the integrity of Agricultural Land affected by Commercial Solar Energy Facility decommission. These policies were developed in collaboration with agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to form the Agricultural Impact Mitigation Agreement (AIMA). Consult AIMA for the property to follow IDOA restoration procedures.

6 Emergency Response and Communications Plans

Prior to initiating any decommissioning activities, Plains Solar will notify the local authorities, the public, and relevant government agencies of their intent to decommission The Project. Copies of a detailed emergency response plan, developed in conjunction with the local emergency services, will be distributed to the local municipality prior to the commencement of operations. A plan specific to The Project will be developed during the construction phase of this project and will be applicable to both the operations and decommissioning phases of The Project.

During decommissioning, Plains Solar will coordinate with the local authority, the public and others as required to provide them with information about the ongoing activities. Besides regular direct/indirect communication, a sign will be posted at the gate of the facility which will include Plains Solar's contact information (telephone number, e-mail and mailing address) should the public have any questions, inquiries or complaints. Inquiries will be directed to Plains Solar's primary contact person who will respond to the inquiry accordingly. Inquiries will be logged electronically with the following information: date of question, inquiry or complaint, name, phone number, email address of the individual, response, date of response, and any follow-up issues.

7 Permit and Approvals

Decommissioning activities are expected to disturb more than one or more acres of land. Therefore, coverage under the Illinois Environmental Protection Agency (IEPA) General Permit for Stormwater Discharges from Construction Activity (General Permit) latest revision will be required prior to commencement of decommissioning. Coverage is obtained by filing a notice of intent with the IEPA.. Weekly erosion and sediment control inspections will be required to be performed by the qualified inspector while decommissioning activities are occurring. Once decommissioning activities have stopped, and vegetation growth has reached 70% of the ground cover a notice of termination can be filed with IEPA for review and approval.

It is anticipated that the decommissioning will require a Building or Demolition permit obtained from Montgomery County or Irving Township

DESCRIPTION OF ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
I. DISASSEMBLY & DISPOSAL				
1.0 PV Modules (660 W)	11,637	EA.	\$ 2.70	\$ 31,419.90
2.0 Inverter(s)	34	EA.	\$ 224.00	\$ 7,616.00
3.0 Transformer(s)	2	EA.	\$ 280.00	\$ 560.00
4.0 Racking Frame (tracker)	431	EA.	\$ 20.70	\$ 8,921.70
5.0 Racking Posts	1,869	EA.	\$ 6.20	\$ 11,587.80
6.0 LV Wiring	11,819	LF	\$ 0.80	\$ 9,455.20
7.0 MV Wiring	11,444	LF	\$ 0.42	\$ 4,806.48
8.0 Fiber Optic Cable	2,200	LF	\$ 0.68	\$ 1,496.00
9.0 Fence	7,539	LF	\$ 1.96	\$ 14,776.44
10.0 Concrete	21	CY	\$ 103.00	\$ 2,163.00
11.0 Gravel	884	CY	\$ 19.00	\$ 16,790.84
12.0 General Conditions	6.5	MW	\$ 2,262.00	\$ 14,703.00
			SUBTOTAL	\$ 124,296.36
II. SITE RESTORATION				
1.0 Re-Seeding (drives & array area)	38	AC	\$ 1,500.00	\$ 57,000.00
2.0 Re-Grading (drives only)	884	CY	\$ 4.10	\$ 3,623.29
			SUBTOTAL	\$ 60,623.29
III. SALVAGE				
1.0 PV Modules (660 W)	11,637	EA.	\$ 10.30	\$ 119,860.00
2.0 Inverter(s)	34	EA.	\$ 576.00	\$ 19,580.00
3.0 Transformer(s)	2	EA.	\$ 850.00	\$ 1,700.00
4.0 Racking Frame (tracker)	268,944	LBS.	\$ 0.07	\$ 18,830.00
5.0 Racking Posts	308,385	LBS.	\$ 0.07	\$ 21,590.00
6.0 LV Wiring	14,656	LBS.	\$ 1.10	\$ 16,120.00
7.0 MV Wiring	14,191	LBS.	\$ 0.57	\$ 8,090.00
8.0 Fence	115,874	LBS.	\$ 0.07	\$ 8,111.18
			SUBTOTAL	\$ 213,881.18
IV. NET DECOMMISSIONING COSTS				
			<i>Disassembly, Disposal & Site Restoration</i>	\$ 184,919.65
			<i>Disassembly, Disposal & Site Restoration (40 years @ 2.67% inflation rate)</i>	\$ 530,549.04
			<i>Salvage Value (40 years)</i>	\$ 213,881.18
			Net Decommissioning Costs	\$ 316,667.86

NOTES:

1. This Engineer's estimate is based on a set of plans titled "Plains Solar LLC", prepared by CCR.
2. This Engineer's estimate represents an opinion of the probable costs of construction, within a reasonable degree of certainty. It is based on our experience and qualifications as an engineer and shall be deemed to represent our opinion and judgment. This estimate does not guarantee the cost of labor, material, or equipment, nor the means, methods and procedures of the Contractor's work as determined by the Contractor and/or Owner, nor the competitive bidding submissions. This estimate cannot and does not guarantee that proposals, bids or actual costs will be the same as or within any specific percentage of this estimate of probable construction cost.

ASSUMPTIONS/EXCLUSIONS:

1. This estimate does not include permit/application fees or potential environmental remediation costs.
2. Quantities for Line Items #I.6.0, I.7.0, and I.8.0 are estimates. The electrical wiring design has not been completed.
3. Line item #I.9.0 includes removal of fence and all appurtenances, including but not limited to footings, posts and barbed wire.
4. Line item #II.1.0 includes re-seeding of the driveway area (after stone removal), concrete pads and reseeded of the array area if required as a result of decommissioning.
5. Line item #II.2.0 includes filling of the roadbed (after road stone removal).
6. The inflation rate was calculated using the average of the historical ten-year PPI for final demand.

**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.**



Andrew Utan, PE
Associate Principal/VP

03/05/2024

Date



Hurst-Rosche, Inc.
James W. Roth, PE, PLS
President

December 24, 2024

Mr. Mike Plunkett
County Board Administrator
Montgomery County
#1 Courthouse Square,
2nd Floor - Room 202
Hillsboro, IL 6204

RE: Montgomery County Solar Review
Montgomery Springs Solar- PINs 16-24-176-004 and 16-24-127-007
Apex IL DER, LLC
Montgomery County, Illinois

Dear Mr. Plunkett:

As requested, Hurst-Rosche, Inc. proposes to complete the independent review for Apex IL DER, LLC – 16-24-176-004 and 16-24-127-007 for Montgomery County in accordance with the adopted Ordinance. Our scope of work would include the following:

1. Evaluate the individual Application in accordance with the Ordinance for the Siting and Building Permit sections.
2. Report our findings with a Summary Letter and an associated Checklist Table.
3. Attend a County Board meeting to present our findings.
4. Complete additional reviews of additional submittals as needed.
5. Perform Construction Inspections at the Direction of the County to verify adherence to the Permit.

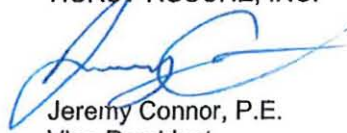
We propose to complete the above professional scope of services for a Not-To-Exceed fee of \$3,500 that will be reimbursed by the petitioner.

If you are in agreement with this proposal and the attached terms and conditions, please sign and date at the bottom and return one copy as our notice to proceed.

If you have any questions or require additional information, please contact our office.

Sincerely,

HURST-ROSCHE, INC.



Jeremy Connor, P.E.
Vice-President

Jeremy Connor, PE
Vice-President of Operations

1400 E. Tremont St.
Hillsboro, IL 62049
(t) 217.532.3959
(f) 217.532.3212

JJC:
Enclosure

ACCEPTED BY:

Signature

Date

Terms and Conditions

Hurst-Rosche, Inc. shall perform the services outlined in this agreement for the stated fee arrangement.

ACCESS TO SITE

Unless otherwise stated, Hurst-Rosche, Inc. will have access to the site for activities necessary for the performance of the services. Hurst-Rosche, Inc. will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

FEE

Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time Services are rendered.

BILLINGS/PAYMENTS

Invoices will be submitted monthly for Services and reimbursable expenses and are due when rendered. Invoice shall be considered past due if not paid within 30 days after the invoice date and Hurst-Rosche, Inc. May without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the Service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection including reasonable attorney's fees.

INDEMNIFICATIONS

The Client shall, to the fullest extent permitted by law, indemnify and hold harmless, Hurst-Rosche, Inc. his or her officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of Hurst-Rosche, Inc.

INFORMATION FOR THE SOLE USE AND BENEFIT OF THE CLIENT

All opinions and conclusions of Hurst-Rosche, Inc. whether written or oral, and any plans, specifications or other documents and services provided by Hurst-Rosche, Inc. are for the sole use and benefit of the Client and are not to be provided to any other person or entity without the prior written consent of Hurst-Rosche, Inc. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against either Hurst-Rosche, Inc. or the Client.

CERTIFICATIONS, GUARANTEES AND WARRANTIES

Hurst-Rosche, Inc. shall not be required to execute any document that would result in Hurst-Rosche, Inc. certifying, guaranteeing or warranting the existence of any conditions.

RISK ALLOCATION

In recognition of the relative risks, rewards and benefits of the project to both the Client and Hurst-Rosche, Inc. the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, the Hurst-Rosche, Inc.'s total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of the agreement, from any cause or causes, shall not exceed the total amount of \$50,000, the amount of Hurst-Rosche, Inc.'s fee (whichever is greater) or other amount agreed upon when added under Special Conditions. Such causes include but are not limited to, Hurst-Rosche, Inc.'s negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

TERMINATION OF SERVICES

This agreement may be terminated upon ten (10) days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay Hurst-Rosche, Inc. for all Services rendered to the date of termination, and reasonable termination expenses.

OWNERSHIP DOCUMENTS

All documents produced by under this agreement shall remain the property of the Hurst-Rosche, Inc. and may not be used by the Client for any other endeavor without the written consent of Hurst-Rosche, Inc.

DISPUTE RESOLUTION

Any claim or dispute between the Client and Hurst-Rosche, Inc. shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). This agreement shall be governed by the laws of the principal place of business of Hurst-Rosche, Inc.

**Montgomery County Board
and Montgomery County Treasurer
City-Wide Clean-Up Program 2025**

The Montgomery County Board and Montgomery County Treasurer have teamed up to reinstate a program to provide financial assistance to units of local government to help pay landfill fees related to cleanup efforts in their community. Cities, villages, and townships in Montgomery County that host city-wide clean-up days are eligible to be reimbursed a one-time payment of up to **\$750 per year** paid through the Montgomery County Board Trustee Fund.

To apply, fill out the form below and send it to:

**Montgomery County Board Administration
City-Wide Clean-Up Program
#1 Courthouse Square, Room 202
Hillsboro, Illinois 62049**

Or scan and email the form below to:

cbadmins@montgomerycountyil.gov

Requests will be reviewed by the Montgomery County Board Development & Personnel Committee. Requests will be considered on a first-come first-served basis.

Municipality or Township: _____

Address: _____

Contact Person: _____

Contact Phone: _____

Contact Email: _____

Anticipated Dates of City-Wide Clean-Up: _____

Signature: _____ **Date:** _____

Upon notice of approval by the Montgomery County Board Development & Personnel Committee, all necessary receipts must be sent to the above address for up to \$750 reimbursement.

Montgomery County

RESOLUTION 2025-

**A resolution for Support of the
Great Rivers & Routes Tourism Bureau**

WHEREAS, Montgomery County recognizes the need of a professional and comprehensive approach for the marketing and development of tourism in and around **Montgomery County** and endorses the Great Rivers & Routes Tourism Bureau for promotional efforts in representing the **Montgomery County** tourism area.

NOW THEREFORE BE IT RESOLVED, that the **MONTGOMERY COUNTY BOARD** endorses and supports the Great Rivers & Routes Tourism Bureau as the official State Certified Bureau for **Montgomery County** in its tourism representation through fiscal Year 2025.

PRESENTED, APPROVED and RESOLVED by The Montgomery County Board,
Montgomery County, Illinois on this 14th day of January 2025.

Doug Donaldson, Chairman
Montgomery County Board

ATTEST:

Sandy Leitheiser, County Clerk and Recorder

Montgomery County Board
Buildings & Grounds Committee Meeting Agenda
County Board Room, 2nd Floor, Historic Courthouse
#1 Courthouse Square, Hillsboro, IL 62049

Date: Tuesday, January 7, 2025

Time: 8:30 AM – County Board Room

Roll Call - Members Present: Mark Hughes, Connie Beck, Russell Beason, Keith Hancock, Evan Young,
Doug Donaldson/Dr. Patty Whitworth

Members Absent:

Others Present:

The committee met today to discuss the following:

1. **Public Comments:**
2. **Courthouse Chiller Bid Opening Update/Approval:**
3. **Maintenance and Cleaning Issues and Report Update/Approval:**
4. **New Courthouse Cleaning Contract Update/Approval:**
5. **Courthouse Annex Table Request Update/Approval:** Julie Wollerman
6. **County Board Room AV Work Feb. 3-7 Update/Approval:**
7. **Green Diamond Bike Trail Update/Approval:**
8. **Property Insurance on New Construction Update/Approval:** Nikki Lohman
9. **Other Business:**

Motion to pay the bills by _____ and second by _____ . All in favor, motion carried.
Motion to Adjourn by _____ and second by _____ . All in favor, motion carried.
Meeting adjourned at _____ am. The summaries of minutes were respectfully submitted by acting secretary Mike Plunkett, as
Deputized by Montgomery County Clerk/Recorder Sandy Leitheiser.

Please publish in the Monday, Dec. 30, and Thursday, Jan. 2, editions of The Journal-News

SEEKING BIDS

The Montgomery County Board Building & Grounds Committee is seeking sealed bids for the purchase and installation of a Daikin Air-Cooled Chiller, Model #AGZ006 FVSNNLPNN, R32 refrigerant, 460 volt, 3-Phase, BAC, net card, 5-year compressor warranty, 1-year parts and labor with factory start-up for the new Montgomery County Courthouse. Installation to match existing insulation and piping. Sealed bids are due by **4:00 p.m. Friday, January 3, 2025**, at the Montgomery County Board Administration Office, Historic Courthouse, #1 Courthouse Square, Room 202, Hillsboro, IL 62049. Bids will be opened at the Building & Grounds Committee meeting at 8:30 a.m. Tuesday, January 7, 2025, in the County Board Room at the Historic Courthouse in Hillsboro. **Attendance is required during bid opening.** Completion of project by due date is required. All bids shall be accompanied by a bid guarantee in the form of a bid bond or certified check of not less than 5% of the amount of the lump sum base bid. The general prevailing rate of wage for the area shall be paid for each craft or type of worker needed to execute this contract or perform this work as required by the State of Illinois Department of Labor.

Hillsboro Electric Company, Inc.

119 Church Street
Hillsboro, IL 62049
Phone: 217-532-2991
Fax 217-532-2925

Estimate

Date	Estimate #
12/27/2024	3788

Name / Address
MONTGOMERY COUNTY COURTHOUSE #1 COURTHOUSE SQUARE 2ND FLOOR-ROOM 202 HILLSBORO, IL 62049 ATTN: PHIL

Project

Item	Description	Qty	Cost	Total
BID TOTAL	WORK TO BE DONE IN THE OLD COURTHOUSE MATERIAL AND LABOR THIS ESTIMATE IS TO CUT IN FOUR NEW 4" LED FLAT PANEL LIGHTS, TWO IN BOTH OF THE ENTRY WAYS INTO THE OLD COURTHOUSE. WE ARE GOING TO CUT IN A 6" LED FLAT PANEL IN THE ENTRY WAY TO THE BATHROOMS ON THE MAIN FLOOR. ALL OF THE AREAS ARE DARK AND THERE IS CONCERN SOMEONE MAY FALL DO TO POOR LIGHTING. WE ARE FIGURING TWO LIGHTS IN THE COURTHOUSE ENTRANCES JUST TO BALANCE THE LIGHT LEVEL AND FOR APPEARANCE. THE SINGLE LIGHT IN THE BATHROOM ENTRY WAY IS BECAUSE THAT AREA IS A LOT SMALLER AND THERE IS NOT A LOT OF ROOM TO PUT A LIGHT IN. WE ARE GOING TO HOOK THE NEW LIGHTS UP TO THE EXISTING HALLWAY LIGHTS SO THE NEW LIGHTS WILL GO OFF WHEN THE HALL LIGHTS ARE TURNED OFF.		2,103.12	2,103.12

Subtotal	
Sales Tax (8.25%)	
Total	

Hillsboro Electric Company, Inc.

119 Church Street

Hillsboro, IL 62049

Phone: 217-532-2991

Fax 217-532-2925

Estimate

Date	Estimate #
12/27/2024	3788

Name / Address
MONTGOMERY COUNTY COURTHOUSE #1 COURTHOUSE SQUARE 2ND FLOOR-ROOM 202 HILLSBORO, IL 62049 ATTN: PHIL

Project

Item	Description	Qty	Cost	Total
	**IF WE DON'T USE ALL THE MATERIAL AND LABOR FIGURED, WE WILL DEDUCT ANYTHING NOT USED FROM THE FINAL BILL.			

Subtotal		\$2,103.12
Sales Tax (8.25%)		\$0.00
Total		\$2,103.12



This project involves work in the break room of the new courthouse in Hillsboro, Illinois. The scope of work includes:

- Removing carpet in the affected area.
- Removing countertops and cabinets.
- Modifying the back of the cabinet to access water line valves.
- Jackhammering and removing an estimated 3'x5' section of the concrete floor to allow plumbing repairs.
- Pouring and refinishing the concrete once plumbing is complete.
- Reinstalling the countertops and cabinets.
- Blocking off doorways to contain dust and minimize disruption during the project.

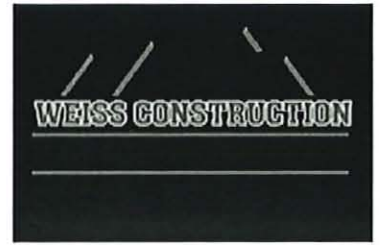
Plumbing work is not included in this estimate. The 3'x5' concrete section is an estimated size and may need to be adjusted depending on the extent of the plumbing repairs required.

Total estimated cost of the project \$4500.00

ESTIMATE

Weiss Construction, LLC
603 Lakeside Knolls Dr
Hillsboro, IL 62049

mweissconstruction@gmail.com
+1 (217) 556-7355
weiss.construction



Bill to
Montgomery County Courthouse
120 N Main St
Hillsboro, IL 62049

Ship to
Montgomery County Courthouse
120 N Main St
Hillsboro, IL 62049

Estimate details

Estimate no.: 1049
Estimate date: 12/24/2024

#	Product or service	Description	Qty	Rate	Amount
1.	General Construction	Concrete work in basement of courthouse	1	\$4,500.00	\$4,500.00
				Total	\$4,500.00

Accepted date

Accepted by

Mark

HRC Construction

HRC
 BATHROOM & KITCHEN REMODELS
 FLOORING
 CONCRETE
 DECKS
 217.556.7882
 FREE ESTIMATES

Montgomery County Courthouse

DATE: DEC 31, 2024

Item

Unit Price Qty

BASEMENT DEMO

1.-Remove countertop and base cabinets, 2.- Remove carpet.3.-Saw cut concrete 2'x2' to expose galvanized pipe 4.- repair concrete after galvanized pipe is fixed 5.- install base cabinets and countertop 6.- repaint walls in kitchen area. (All concrete and debris will be taken care of)

\$5,000.00 1

Subtotal \$5,000.00

Thank you!

Janitorial Contract

National Maintenance & Cleaning Inc.

This contract is for services, effective _____ by and between Montgomery County and National Maintenance & Cleaning (NMCI) 321 West Palmer St, Litchfield IL 62056

Description of Services: Beginning with the effective date, NMCI will provide to the customer, janitorial services describe in the attached exhibit.

Materials and Supplies: NMCI shall furnish all materials and equipment necessary to perform the services described in the exhibit. All supplies will meet customers standards. NMC will provide all paper products , can liners and hand soap,

Supervision: Systematic inspection shall be conducted monthly to ensure all services are properly performed. To make certain than any problems that may arise will be promptly taken care of, customer will promptly relay any complaints to NMCI for immediate attention.

Payment: Payment shall be made to

National Maintenance & Cleaning

321 West Palmer St

Litchfield, IL 62056

Net 30 day pay

Rate \$21.50 per hour/no more than 6 hours per day Excluding County Holidays

Term: This contract may be terminated by either party with documented justification upon 30 days prior written notice to the other party.

Compliance W/Applicable Statutes, Standards and Regulations: In performing the services required of it under this agreement, NMCI shall comply with all applicable federal, state, and company requirements of standards.

Insurance: NMCI shall procure and maintain throughout the term of this agreement a workers compensation policy & bonding.

Confidentiality: NMCI and its employees, will not at any time or in any manner, either directly or indirectly, divulge, disclose, or communicate in any manner, any information that is personal in nature, about any patient. **This provision will continue to be effective in the event of termination of this contract.**

Default: The occurrence of any of the following shall constitute a material default under this contract:

- a. Failure to make required payment for services
- b. The insolvency or bankruptcy of either party
- c. The failure to deliver services as described in this contract of attachment

Entire Agreement: This contract contains the entire agreement of the parties, and there are no other promises or conditions implied.

Signatories: This agreement shall be signed on behalf of:

Service Recipient:

Con
1-6-2021 Date

Service Provider:

James Bertall
12/21/2020 Date

COMMITTEE REPORTS:

COORDINATING COMMITTEE: Given by County Board Chairman Doug Donaldson:

1. **Information Systems Report Update:** Chairman Donaldson reported the IT department has been busy working on the body camera project for the Sheriff's Department, and they will be implementing the new county website soon.
2. **EMA Report and Hazard Mitigation Plan Update:** Donaldson referred to EMA representative Dan Hough, who reported the next Hazard Mitigation Plan meeting will be held on January 24th, 2023, in the County Board Room of the Historic Courthouse in Hillsboro.
3. **West Central Development Council/Job Center Board/CEO Board Update:** Chairman Donaldson said they had an open house today, and their next meeting is scheduled for December 21st, 2023.
4. **CO2 Sequestration Ad Hoc Committee Update:** Chairman Donaldson said the next CO2 Sequestration Ad Hoc Committee meeting is scheduled for Monday, December 18th, 2023 at 5:00 PM in the County Board Room of the Historic Courthouse in Hillsboro.
5. **Other Business:** Chairman Donaldson informed members the board packet information will not be projected on a screen in future meetings, and he asked board members to start bringing their chrome books to their meetings in January, 2024, to review their packet information for upcoming meetings. Donaldson stated members will still be given a long agenda on their desks for the full County Board meeting.

BUILDINGS & GROUNDS COMMITTEE REPORT: Given by Committee Chairman Bob Sneed:

1. **Maintenance and Cleaning Issues and Report Update:** Sneed reported Maintenance Superintendent Phil Ernst shared his monthly report with the committee. Members discussed the lack of response from Schindler Elevator regarding the Historic Courthouse elevator that has been out of use since October 3rd, 2023. Chairman Donaldson reported he and Sheriff Robbins have been calling and emailing Schindler representatives but have not received any responses; and he recently contacted the Illinois Fire Marshal's office regarding our non-compliance with the Americans with Disabilities Act. Donaldson said the last he heard, the elevator will be out of service until the middle of December, 2023.

Sneed said the Generator at the Jail has been installed and is in operation. He said they repaired the furnace at the Annex Building for the ROE office recently, and the compressor for the chiller is being shipped on December 28th, 2023. Sneed also said the Committee approved postponing the painting the fire escape and band around the Historic Courthouse due to paying for the generators from the FY 2024 budget.

2. **Contract for Cleaning Services from National Maintenance and Cleaning Inc. Approval:** Sneed reported he spoke with the owner of National Maintenance & Cleaning regarding cleaning issues at the Courthouse Complex, and a new cleaning staff person will begin employment in January, 2024. Sneed said the committee reviewed and approved recommending the new cleaning contract, which increases their rate by \$1.00 per hour to a total of \$22.50 per hour. **Motion by Sneed and second by Beason to approve to new contact with National Maintenance and Cleaning Inc. to clean the New Courthouse for \$22.50 per hour. All in favor, motion carried.**
3. **Interior Door Project for County Clerk's Office Update:** Clerk Leitheiser reported we are still waiting on the DCEO Energy Transition Grant Funding for this project. Leitheiser stated she and Coordinator Daniels were on a conference call with our DCEO Grant Administrator and requested a timeline of when we could expect the grant award agreement, but no date has been given.

12/12/23



Mike Plunkett <mikep@montgomerycountyil.gov>

Annex tables

2 messages

Mike Plunkett <mikep@montgomerycountyil.gov>
To: "juliewollerman@roe3.org" <juliewollerman@roe3.org>

Mon, Dec 9, 2024 at 2:21 PM

Julie:

Someone in your office (forgive me for forgetting the name) said you were interested in replacing tables in the Annex conference room in Hillsboro. I will place your request on the Buildings & Grounds Committee agenda for 8:30 a.m. Tuesday, Jan. 7, in the County Board Room at the Historic Courthouse. If you can't be there I'm sure a designee will be fine.

I can't speak for the committee or the board, but I suspect if the new tables are an upgrade for everyone who uses the room there will be no objections.

Please give me a call if you need to hash this over before the meeting.

--

Mike Plunkett
County Board Administration
217-532-9588

Julie Wollerman <juliewollerman@roe3.org>
To: Mike Plunkett <mikep@montgomerycountyil.gov>

Mon, Dec 9, 2024 at 2:31 PM

Hey Mike. The current tables are 8 foot long and heavy to move. I have some 5 foot flip tables that roll that I'm wanting to bring over. Will make the room a lot more usable. Let me know. Congrats on the new gig!

~~~~~  
Julie Wollerman, Regional Superintendent of Schools  
Regional Office of Education #3  
Bond~Christian~Effingham~Fayette~Montgomery Cos.

[Quoted text hidden]

[Quoted text hidden]

**This e-mail was sent by Montgomery County.**

If you feel this e-mail looks suspicious:

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- Do not click on any links
- Do not open any attachments
- Forward the e-mail to [phishing@montgomerycountyil.gov](mailto:phishing@montgomerycountyil.gov) remove the ()





**Montgomery County Board**  
**Roads & Bridges Committee Meeting Agenda**

Conference Room, County Highway Dept.  
11159 IL Rte 185, Hillsboro, IL 62049

**Date: Wednesday, January 8<sup>th</sup>, 2025** **Time: 8:30 AM – County Highway Department**

**Members present:** Ethan Murzynski, Bill Bergen, Patty Whitworth, Chad Ruppert, Keith Hancock, Doug Donaldson

**Members Absent:**

**Other Present:** County Engineer Cody Greenwood

The committee met today to discuss the following:

**Roads & Bridges Committee:**

1. **Public Comments:**
2. **UKA Virden Wind Road Use Agreement Update/Approval:**
3. **Horseshoe Solar Road Use Agreement Update/Approval:**
4. **Resolution 2025-1 appropriating funds for the payment of the County Engineer's Salary for 2025 Updated/Approval:**
5. **Other Items:**

Motion by \_\_\_\_\_, second by \_\_\_\_\_ to Pay Bills. All in favor, motion carried.  
Motion by \_\_\_\_\_, second by \_\_\_\_\_ to adjourn the meeting. All in favor, motion carried.  
Meeting adjourned at \_\_\_\_\_ a.m. Minutes respectfully submitted by acting secretary Christine Daniels as Deputized by the Montgomery County Clerk and Recorder, Sandy Leitheiser.

## Horseshoe Solar – Montgomery County Road Use Agreement

This **ROAD USE AGREEMENT** ("**Agreement**") entered into this \_\_\_\_ day of January, 2025 by and between Horseshoe Solar Project, LLC, a Delaware limited liability company ("**Horseshoe Solar**") and Montgomery County, Illinois, a body corporate and politic acting by and through its Board (the "**County**"), for the use of approximately one and a half miles of Fillmore Trail (shown below as Exhibit A) for the access to the proposed location during the construction of a solar farm ("**Project**") located at PIN 17-08-400-003 with an approximate address of 13285 Fillmore Trail, Hillsboro, IL 62049, hereby provides for the following:

1. The maximum weight limit on Fillmore Trail will be 80,000 lbs.
2. Montgomery County will permit access to the solar farm from Fillmore Trail, exact access location to be determined in final design to be approved by the Montgomery County Engineer, currently represented by Exhibit B.

This Agreement shall serve as approval from Montgomery County of the preliminary type, size and location of the entrance culvert and entrance road as shown in Exhibit C, attached. Horseshoe Solar shall provide the Montgomery County Engineer the final design of the type, size and location of the entrance culvert and entrance road at least fourteen (14) days prior to beginning construction. Should the Montgomery County Engineer have any objections to the final design of the type, size and location of the entrance culvert and entrance road provided by Bluestar Solar, the parties shall reasonably cooperate to address such objections.

3. Horseshoe Solar shall be responsible for any damages to Fillmore Trail or other County roads to the extent directly resulting from the construction of the Project and pay for all repairs reasonably necessary to restore the roads to the condition that were in prior to the activities of Horseshoe Solar.
4. Horseshoe Solar shall sign all highway work zones and closures in accordance with the Manual on Uniform Traffic Control Devices and the Illinois Department of Transportation Supplement to the Manual on Uniform Traffic Control Devices in accordance with the Illinois Compiled Statutes and current Illinois Department of Transportation Traffic Control Standards.
5. Horseshoe Solar shall keep the portion of Fillmore Trail or other County roads used by Horseshoe Solar or its representatives, clear, by removing all mud, dust, dirt, spilled or tracked construction materials, garbage, obstructions or other hazards, within a reasonable time period following written notice from the County.
6. Horseshoe Solar shall be responsible for the installation and ongoing maintenance of the entrance(s) to the Project real estate, including but not limited to all surface

aggregate, shoulders, slopes, and culverts, for the duration of the Project's operational life. Horseshoe Solar shall ensure that the entrance(s) remain in a safe and drivable condition, free from any hazards or obstructions that may impede vehicular access. In the event that the Project is decommissioned or otherwise reaches the end of its operational life, Horseshoe Solar shall be responsible for the removal of all entrance(s) to the Project real estate, including but not limited to all surface aggregate, shoulders, slopes, and culverts.

7. Horseshoe Solar shall prohibit the use of the Fillmore Trail right of way as storage or staging areas and as parking areas for vehicles and equipment of all contractors, sub-contractors, employees, agents, material suppliers, vendors, transport providers, representatives and designees.
8. Horseshoe Solar shall take such measures as are reasonably required and within a reasonable time period during an extended work suspension to provide for safe vehicular travel on County roads as directed by the County for such County roads damaged as a direct result of the Project. The extended work suspension may be caused by but not limited to seasonal weather conditions, "acts of God", or labor disagreements.
9. If repairs to Fillmore Trail or other County roads are deemed necessary directly because of activity of Horseshoe Solar, the Montgomery County Engineer will determine the nature of repairs reasonably required (the "**Required Repairs**") and will notify Horseshoe Solar.
10. The Montgomery County Engineer will provide an itemized invoice for the costs of any Required Repairs at the standard rates. Horseshoe Solar shall make payment with thirty (30) days after receipt of such itemized invoice.
11. Prior to the beginning of construction of the Project, Horseshoe Solar shall provide to the County financial security in the form of one Surety Bond in the amount of One Hundred and Fifty Thousand Dollars (\$150,000.00) which the County may draw against in the event and only to the extent that Horseshoe Solar fails to pay for the repair and/or restoration expenses for Fillmore Trail or other County roads in accordance with the terms of this Agreement. The Surety Bond shall be issued by a bank, or other financial entity with a rating of AA or better reasonably acceptable to the County.

The Surety Bond shall remain in place from a date thirty (30) days prior to the beginning of construction of the Project, including the transportation of materials or equipment on the Roads that are subject to this Agreement until a date one year after the completion of the Project in the County, or the effective date of a full settlement and release of road issues executed by the County and Horseshoe

Solar, whichever is later. For avoidance of doubt, the completion date shall be the date that the entire Project is placed into service. The County agrees to deliver any certification required for the surrender of the Surety Bond or release when Horseshoe Solar is no longer required to provide the Surety Bond pursuant to the terms hereof, or the terms of the Surety Bond.

For so long as Horseshoe Solar is required to maintain the Surety Bond pursuant to the terms hereof, in the event that, pursuant to the terms of such Surety Bond, the County shall be entitled to draw down the full outstanding amount of such Surety Bond as a direct result of Horseshoe Solar's failure or default to repair or restore Fillmore Trail in accordance with the terms of this Agreement. The County shall not make any claim on said Surety Bond until sixty (60) days after the mailing of a written notice to Horseshoe Solar specifying a default hereunder by Horseshoe Solar, during which sixty (60) days Horseshoe Solar may cure such default.

12. Horseshoe Solar shall at all times throughout the term of this Agreement maintain in full force and effect, the following insurance:
  - a. If Horseshoe Solar has employees, workers compensation and employers liability insurance covering all employees engaged in the work to the limits required by the applicable laws in the State of Illinois;
  - b. Automobile Liability insurance covering all motor vehicles, including owned, hired and non-owned autos operated and/or licensed or leased by Horseshoe Solar and engaged in constructing or overseeing construction of the Project. Limits of liability shall not be less than a combined single limit of Two Million Dollars (\$2,000,000) for the accidental death of one or more persons, or damage to or destruction of property as a result of one accident; and
  - c. Commercial General Liability Insurance with minimum limits of Ten Million Dollars (\$10,000,000) per occurrence and Ten Million Dollars (\$10,000,000) in the aggregate covering the activities of the Horseshoe Solar contemplated by this Agreement, without restricting the generality of the foregoing, such coverage shall include, but not be limited to bodily injury and property damage, products and completed operations and contractual liability.
  - d. General Provisions applicable to the foregoing insurance requirements:
    - i. Horseshoe Solar may utilize any combination of primary and/or excess insurance to satisfy the above requirements.
    - ii. If requested, evidence of such insurance shall be submitted to the County prior to the initiation of any work or transportation of any materials or equipment on Fillmore Trail or other County roads.

- iii. The County and its officers, employees, elected or appointed officials and agents shall be named as additional insureds with respect to the Commercial General Liability.

13. Horseshoe Solar shall hereby release and agrees to indemnify and hold harmless the County and their respective officers, employees, elected or appointed officials and agents and their respective heirs, executors, administrators, successors and assigns from any and all actions, cause of action, suits, claims, expenses and demands against the County directly arising out of or relating to the use, construction, modifications, repair or improvement by Horseshoe Solar of any road subject to this Agreement or performance by Horseshoe Solar or its contractors, sub-contractors, employees, agents, representatives and designees of their obligations under this Agreement.

14. The Parties intend that all construction traffic related to the Project shall exclusively use the routes designated herein and shall not use any other County roads other than those so designated (except on a temporary basis in the event of an emergency). Construction traffic shall mean any traffic in support of the Project, including travel by workers to and from any job site in vehicles weighing five (5) tons or more. In the event any unauthorized construction vehicle of Horseshoe Solar or its contractors, sub-contractors, employees, agents, material suppliers, vendors, transport providers, representatives and designees uses a non-designated County road, then the County in its reasonable discretion may give written notice to Horseshoe Solar of the time and place of such use, the specific identity of the vehicle, and the owner and/or operator making use of such road, and the County may impose a fine of \$500.00 per occurrence on Horseshoe Solar to be paid within thirty (30) days of the date of such written notice; provided, however, that on the first occurrence of any unauthorized use of a road as set forth in this subsection, the County shall issue a warning to the operator of the offending vehicle, with a copy provided to Horseshoe Solar.

#### 15. General

- a. Failure of either party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained or any of them upon the other party imposed, shall not constitute or be construed as a waiver or relinquishment of either party's right thereafter to enforce and such terms, covenants, agreements and conditions, but the same shall continue in full force and effect.
- b. If any provision of this Agreement is held invalid under any applicable law, such invalidity shall not affect any other provision of this Agreement that can

be given effect without the invalid provision and, to this end, the provisions hereof are severable.

- c. No amendment or modification to this Agreement or waiver of a party's rights hereunder shall be binding unless it shall be in writing and signed by the party against whom enforcement is sought.
- d. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and permitted assignees. This agreement may not be assigned without the written consent of the other party.
- e. This Agreement shall be governed by and interpreted in accordance with the laws of the state of Illinois, irrespective of any conflict of law's provisions.
- f. This Agreement contains the entire understanding of the parties as to the matters set forth herein, and this Agreement supersedes any prior agreements or understandings by and between parties, whether written or oral. Horseshoe Solar hereby represents and warrants that this Agreement has been duly authorized, executed and delivered on its behalf.
- g. This Agreement and any amendment hereto may be executed in any number of counterparts by each party, each of which when so executed and delivered shall be an original, and all of which together shall constitute one document. This Agreement and any amendment hereto or other document executed pursuant to the authority granted hereby may be executed by facsimile, scanned Portable Document Format ("PDF"), DocuSign, or other electronically transmitted document, including the signatures thereon, shall be treated in all respects as an original instrument bearing an original signature.

[signature page follows]

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year last stated below, each party being authorized thereunto.

**HORSESHOE SOLAR PROJECT, LLC**, a  
Delaware limited liability company

**MONTGOMERY COUNTY, ILLINOIS**,  
a body corporate and politic

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Doug Donaldson, County Board  
Chairman

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit A – Preliminary Access Route

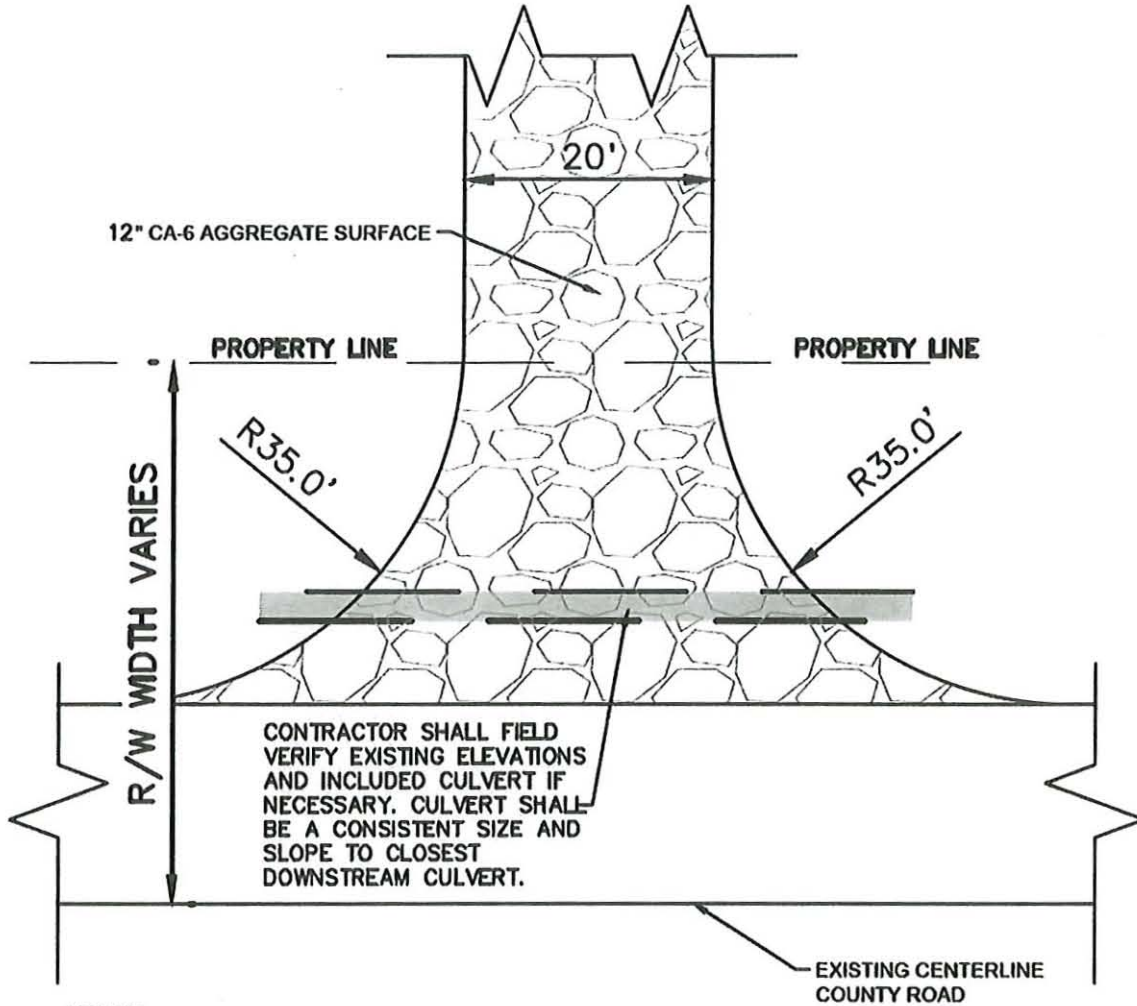




Exhibit B – Preliminary Site Plan

(see attached)

Exhibit C – Preliminary Entrance Detail



NOTES:

1. SEED DISTURBED AREA WITH FESCUE BLEND OR APPROVED EQUIVALENT.
2. CULVERT MATERIAL MUST BE METAL OR HDPE. ANY MATERIALS USED MUST BE ON APPROVED IDOT MATERIALS LIST.
3. CULVERT LENGTH MUST BE 30 FEET MINIMUM.
4. CONTRACTOR SHALL GRADE AS NECESSARY TO ENSURE MAXIMUM SLOPE OF 8% ALONG ENTRANCE AND ENSURE POSITIVE DRAINAGE.

TYPICAL COUNTY ROAD ENTRANCE DETAIL

SCALE: NTS



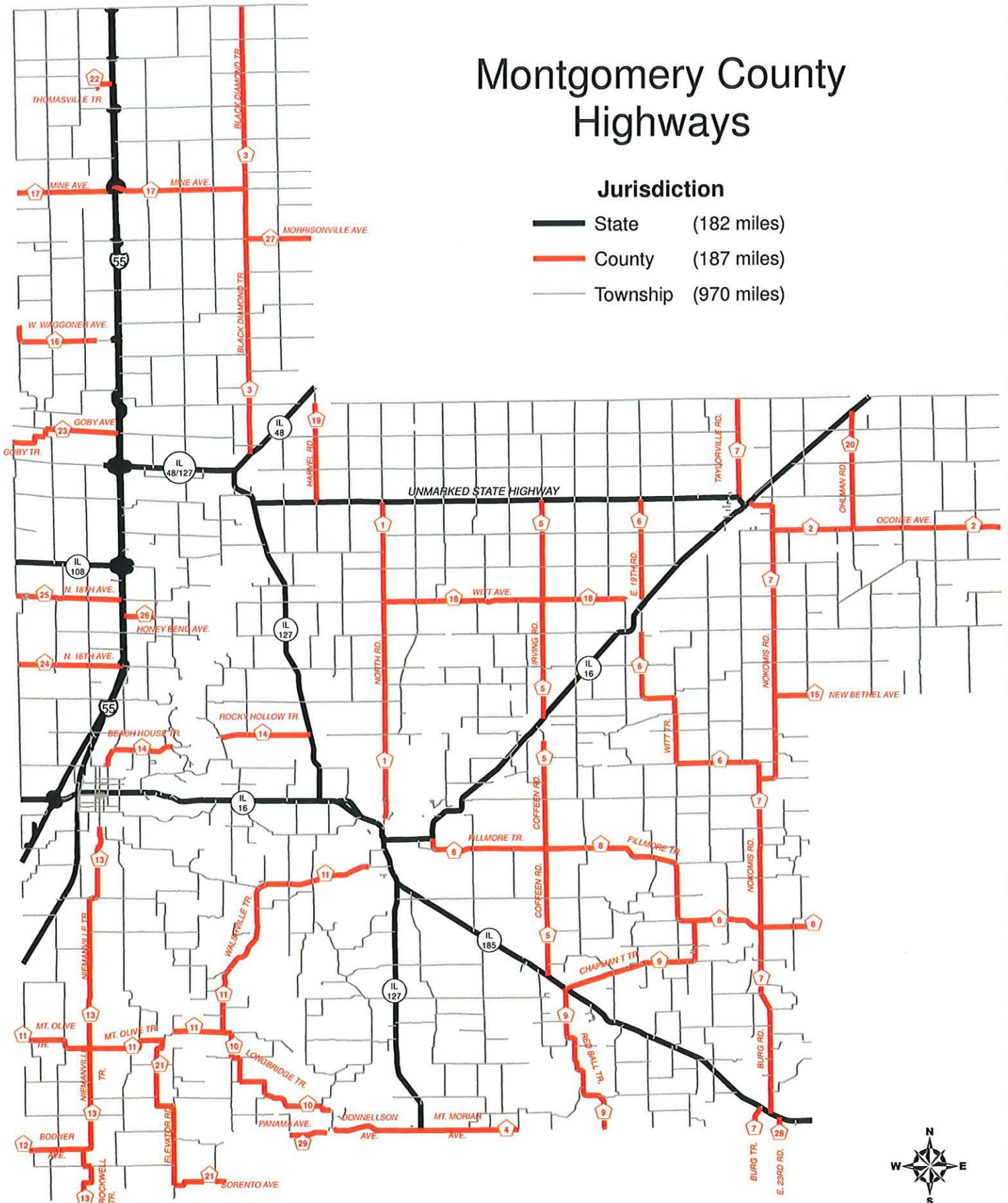
## Montgomery County Highway Department Current Projects

| Section No.    | Description                                                                        | Project Status                                                                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15-00138-00-BR | White Town Bridge Replacement - Red Ball Trail - 100% County                       | Project is substantially complete. Waiting to finish punch list items in Spring 2025.                                                                                                                                                       |
| 17-05121-00-BR | Wonder Trail Bridge Replacement - Fillmore Twp - 80% TBP/10% Twp/10% County        | Project has been let and is under contract. Likely to start construction early Spring 2025.                                                                                                                                                 |
| 17-09117-00-BR | N. 17th Ave. Bridge Replacement - Irving Twp - 80% TBP/10% Twp/10% County          | Project has been let and is under contract. Likely to start construction early Spring 2025.                                                                                                                                                 |
| 18-13123-00-BR | Phillips Tr. Bridge Replacement - Raymond Twp - 80% TBP/10% Twp/10% County         | Project is substantially complete. Waiting to finish punch list items in Spring 2025.                                                                                                                                                       |
| 20-00144-00-FP | Walshville Trail Improvement Project - 100% County                                 | Response letters to the comments received at the public information meeting were sent to the public on 11/14/2024. Currently working on location drainage study, ESR submittal, plan and profile sheets for the project development report. |
| 20-00145-00-PV | Coffeen Rd./Seven Sisters Ave. Intersection Improvement - 100% County              | IDOT letting is scheduled for 01/17/25 @ 12:00 PM. Construction to begin after school year is complete (around June 1st)                                                                                                                    |
| 20-00146-00-BR | Seward St. Bridge Replacement - City of Hillsboro - 10% County                     | City of Hillsboro is lead agency, County only providing funding assistance.                                                                                                                                                                 |
| 23-01134-00-BR | White Settlement Tr. Bridge Replacement - Audubon Twp - 80% TBP/10% Twp/10% County | Prefinal plans and specs have been reviewed by IDOT. Hurst-Rosche currently working on final plans and specs.                                                                                                                               |
| 23-05122-00-PV | E. 24th Rd. Improvement Project - Fillmore Twp                                     | An initial study has been completed. Waiting on funding from Township to proceed further.                                                                                                                                                   |
| 23-07108-00-BR | N. 26th Ave. Bridge Replacement - Harvel Twp - 80% TBP/10% Twp/10% County          | Prefinal plans and specs have been reviewed by IDOT. Hurst-Rosche currently working on final plans and specs.                                                                                                                               |
| 23-10121-00-BR | E. 23rd Rd. Bridge Replacement - Nokomis Twp - 80% TBP/10% Twp/10% County          | Consultant is currently working on preliminary bridge design and hydraulic report.                                                                                                                                                          |
| 23-18119-00-BR | E. 22nd Rd. Bridge Replacement - Witt Twp - 80% TBP/10% Twp/10% County             | IDOT approved the PBDHR on 12/4/24. Consultant working on prefinal plans and specs.                                                                                                                                                         |
| 24-00147-00-FP | Nokomis Rd. Reconstruction - 100% County                                           | Researching funding options.                                                                                                                                                                                                                |

# Montgomery County Highways

## Jurisdiction

-  State (182 miles)
-  County (187 miles)
-  Township (970 miles)



**Montgomery County Board**  
**Finance & Budget Committee Meeting Agenda**  
County Board Room, 2<sup>nd</sup> Floor, Historic Courthouse  
#1 Courthouse Square, Hillsboro, IL 62049

**Date:** Thursday, January 9, 2025

**Time:** 8:30 AM – County Board Room

**Roll Call - Members Present:** Andy Ritchie, Connie Beck, Rob Corso, Chris Daniels, Dr. Patty Whitworth,  
Evan Young, Doug Donaldson

**Members Absent:**

**Others Present:**

**Pledge of Allegiance:**

The committee met today to discuss the following:

1. **Public Comment:**
2. **SOA Report Update/Approval:**
3. **Capital Improvement & Coal Fund Reports Update/Approval:**
4. **MCSO Vehicle Bid Award Update/Approval:**
5. **Unified Child Advocacy Network (UCAN) Update/Approval:**
6. **IRS Mileage Rate Effective Jan. 1 Update/Approval:**
7. **County Credit Card Update/Approval:**
8. **Education Incentive for Township Assessors Update/Approval:**
9. **Other Business:**

Motion to pay the bills and payroll by \_\_\_\_\_ and second by \_\_\_\_\_. All in favor, motion carried.

Motion to Adjourn by \_\_\_\_\_ and second by \_\_\_\_\_. All in favor, motion carried.

Meeting adjourned at \_\_\_\_\_ am. The summaries of minutes were respectfully submitted by acting secretary Mike Plunkett, as deputized by Montgomery County Clerk/Recorder Sandy Leitheiser.

## PUBLIC NOTICE

The following equalization factor is being applied to all real estate assessments in the following townships, after local assessor changes, but before Board of Review action for the tax year of 2024 payable in 2025. Equalization factors will be applied to all real estate, except that which is assessed under Paragraph 20E of the Illinois Revenue Act. This notice is being given in accordance with section 95A Illinois Revenue Act of 1939, revised by Public Act (88.821), which modified section 103 of the Revenue Act, of 1939.

|                       |        |
|-----------------------|--------|
| Audubon               | 1.0371 |
| Bois D'Arc            | 1.0822 |
| Butler Grove          | 1.0786 |
| East Fork             | 1.0716 |
| Fillmore Consolidated | 1.0643 |
| Grisham               | 1.0473 |
| Harvel                | 1.0294 |
| Hillsboro             | 1.0889 |
| Irving                | 1.0598 |
| Nokomis               | 1.0664 |
| North Litchfield      | 1.0588 |
| Pitman                | 1.0801 |
| Raymond               | 1.0738 |
| Rountree              | 0.9743 |
| South Litchfield      | 1.0728 |
| Walshville            | 1.0282 |
| Witt                  | 1.0627 |
| Zanesville            | 1.0770 |

# Study PTAX-215

Montgomery County 2023



Date: 26-Jun-2024

Letter ID: L0214574632

| <b>Non-Farm by Township</b> | <b>2021</b>   | <b>2022</b>   | <b>2023</b>   | <b>3-year Average</b> |
|-----------------------------|---------------|---------------|---------------|-----------------------|
| Hillsboro                   | 31.48%        | 30.37%        | 29.53%        | 30.46%                |
| North Litchfield            | 34.15%        | 28.97%        | 29.41%        | 30.84%                |
| South Litchfield            | 31.44%        | 29.87%        | 30.70%        | 30.67%                |
| Audubon MT                  | 34.20%        | 31.40%        | 28.90%        | 31.50%                |
| Bois D Arc MT               | 33.28%        | ---           | ---           | ---                   |
| All Others                  | 31.61%        | 35.57%        | 27.09%        | ---                   |
| <b>Non-Farm Weighted</b>    | <b>32.63%</b> | <b>31.41%</b> | <b>28.73%</b> | <b>30.92%</b>         |

| <b>Report Group</b>      | <b>Included Townships</b>                                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Audubon MT               | Audubon, Nokomis                                                                                                                             |
| Bois D Arc MT            | Bois D Arc, Harvel, Pitman, Zanesville                                                                                                       |
| Butler Grove MT          | Butler Grove, Irving, Rountree                                                                                                               |
| East Fork MT             | East Fork, Grisham, Walshville                                                                                                               |
| Fillmore Consolidated MT | Fillmore Consolidated, Witt                                                                                                                  |
| All Others 2021          | Butler Grove, East Fork, Fillmore Consolidated, Grisham, Irving, Raymond, Rountree, Walshville, Witt                                         |
| All Others 2022          | Bois D Arc, Butler Grove, East Fork, Fillmore Consolidated, Grisham, Harvel, Irving, Pitman, Raymond, Rountree, Walshville, Witt, Zanesville |
| All Others 2023          | Bois D Arc, Butler Grove, East Fork, Fillmore Consolidated, Grisham, Harvel, Irving, Pitman, Raymond, Rountree, Walshville, Witt, Zanesville |



**INTERGOVERNMENTAL AGREEMENT**  
**BETWEEN**  
**MONTGOMERY COUNTY AND THE MULTI-TOWNSHIP ASSESSMENT**  
**DISTRICT OF**  
**AUDUBON-NOKOMIS**

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into by and between MONTGOMERY COUNTY (COUNTY), and AUDUBON-NOKOMIS MULTI-TOWNSHIP ASSESSMENT DISTRICT (DISTRICT), (collectively the "Parties") for the purpose of completing statutorily required assessment responsibilities for the DISTRICT.

**WITNESSTH:**

Whereas, the Property Tax Code (35 ILCS 200/2) mandates that counties under township organization, elect or appoint a township assessor or multi-township assessor who meets the certification requirements; and

Whereas, the DISTRICT does not have an elected multi-township assessor and has been unable to appoint a certified multi-township assessor, and

Whereas, Section 2-60 of the Code provides that any multi-township district which is unable to elect or appoint such a multi-township assessor may contract for such assessment services; and provides for payment of certain expenses incurred in the course of such assessment.

Whereas, the Parties desire to enter into the AGREEMENT in order to complete the statutorily required assessment responsibilities.

NOW THEREFORE, in consideration of the above, the Parties agree as follows:

**1. Obligation of the COUNTY**

The COUNTY will assign the Chief County Assessment Officer to perform such duties otherwise to have been performed by the township assessor. The Chief County Assessment Officer, may at his/her discretion, complete said duties by a) assigning qualified county staff, and/or, b) contracting with outside individual(s) which are qualified to perform said duties.

The Chief County Assessment Officer, or his/her designee, will report at least once annually to the DISTRICT on the status of the work and any other assessment business relevant to the DISTRICT.

The COUNTY will maintain and make available to the DISTRICT or its designee, upon request, all data, property records, and any other information collected, obtained or otherwise received by the COUNTY pertaining to the assessments in and for the TOWNSHIP.

**2. Obligation of the TOWNSHIP**

The DISTRICT shall pay to the general fund of the COUNTY the sum of **\$7,000** on or before Dec. 1<sup>st</sup> of assessment year

The DISTRICT shall cooperate with the assigned assessment officials in any fashion reasonably necessary in order to complete the assessment work.

**3. Status of assessing officials**

The person(s) assign by the Chief County Assessment Officer to perform the assessing duties shall be independent contractors of the COUNTY or employees of the COUNTY and not of the DISTRICT.

**4. Duration**

The AGREEMENT shall commence on January 1, 2025, and shall continue through December 31, 2025.

**5. Amendments**

This AGREEMENT contains the entire agreement between the Parties. Any proposed amendment to this AGREEMENT shall take place only upon approval by the governing bodies of the COUNTY and the DISTRICT.

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT on the dates set forth below:

**MONTGOMERY COUNTY**

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Doug Donaldson, Chair

\_\_\_\_\_  
Kendra Niehaus, CCAO

\_\_\_\_\_  
Sandy Leitheiser, Clerk

**AUDUBON-NOKOMIS MULTI-TOWNSHIP ASSESSMENT DISTRICT**

EXECUTED this 7<sup>th</sup> day of December 2024

[Signature]  
Chair

[Signature]  
Clerk

**RECEIVED**

**DEC 11 2024**

Montgomery County  
Supervisor of Assessments

**INTERGOVERNMENTAL AGREEMENT**  
**BETWEEN**  
**MONTGOMERY COUNTY AND THE MULTI-TOWNSHIP ASSESSMENT**  
**DISTRICT OF**  
**FILLMORE CONSOLIDATED-WITT**

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into by and between MONTGOMERY COUNTY (COUNTY), and FILLMORE CONSOLIDATED-WITT MULTI-TOWNSHIP ASSESSMENT DISTRICT (DISTRICT), (collectively the "Parties") for the purpose of completing statutorily required assessment responsibilities for the DISTRICT.

**WITNESSTH:**

Whereas, the Property Tax Code (35 ILCS 200/2) mandates that counties under township organization, elect or appoint a township assessor or multi-township assessor who meets the certification requirements; and

Whereas, the DISTRICT does not have an elected multi-township assessor and has been unable to appoint a certified multi-township assessor, and

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***MONTGOMERY COUNTY***

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

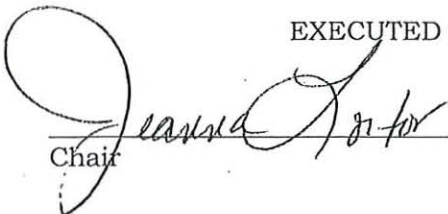
\_\_\_\_\_  
Doug Donaldson, Chair

\_\_\_\_\_  
Kendra Niehaus, CCAO

\_\_\_\_\_  
Sandy Leitheiser, Clerk

***FILLMORE CONSOLIDATED-WITT MULTI-TOWNSHIP ASSESSMENT DISTRICT***

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Clerk

**TREASURER'S SUMMARY REPORT**  
**2% ROYALTY PAYMENTS TO MONTGOMERY COUNTY**  
**FY24**

|                                                     |                     |                                     |
|-----------------------------------------------------|---------------------|-------------------------------------|
| <b>Bank Balance - 12/01/23</b>                      |                     | <b>\$4,058,581</b>                  |
| <b>Receipts:</b>                                    |                     |                                     |
| Royalty Payment - 12/25/23                          | 338,116.72          | (Royalty, Baler Lease)              |
| Royalty Payment - 01/25                             | 268,795.04          | Royalty                             |
| Royalty Payment - 02/25                             | 61,538.80           | (Royalty, Baler Lease)              |
| Royalty Payment - 03/25                             | 68,230.41           | (Royalty)                           |
| Royalty Payment - 04/25                             | 125,152.87          | (Royalty, Baler Lease)              |
| Royalty Payment - 05/25                             | 99,371.17           | (Royalty, Baler Lease)              |
| Royalty Payment - 06/25                             | 174,852.87          | (Royalty, Baler Lease, Grant reimb) |
| Royalty Payment - 07/25                             | 111,827.43          | (Royalty, Baler Lease)              |
| Royalty Payment - 08/25                             | 186,529.42          | (Royalty, Baler Lease)              |
| Royalty Payment - 09/25                             | 173,282.53          | (Royalty, Baler Lease)              |
| Royalty Payment - 10/25                             | 148,589.57          | (Royalty, Baler Lease)              |
| Royalty Payment - 11/25/23                          | 62,476.04           | (Royalty, Baler Lease)              |
| <b>Total Royalty Payments</b>                       | <b>1,818,762.87</b> |                                     |
| <b>Interest Earned</b>                              | <b>315,386</b>      |                                     |
| <b>Total Receipts</b>                               | <b>2,134,149</b>    |                                     |
| <b>Expenses:</b>                                    |                     |                                     |
| 12/12/23 Altorfer INC                               | -\$34,155           |                                     |
| 12/19/23 Victory Lane Ford, INC                     | -\$22,979           |                                     |
| 01/26/24 Global Tech System, INC                    | -\$500              |                                     |
| 02/26/24 Seward Masonry                             | -\$12,000           |                                     |
| 02/23/24 Economic Development                       | -\$15,000           |                                     |
| 03/12/24 Motorola                                   | -\$4,485            |                                     |
| 03/12/24 Ray O'Herran Co, INC                       | -\$7,823            |                                     |
| 03/12/24 Seward Masonry                             | -\$5,450            |                                     |
| 03/12/24 Altorfer INC                               | -\$139,265          |                                     |
| 03/12/24 Beelman Logistics, LLC                     | -\$33,453           |                                     |
| 03/26/24 Global Technical Systems, INC              | -\$7,443            |                                     |
| 04/09/26 Beelman Logistics, LLC                     | -\$77,592           |                                     |
| 05/23/24 Bushue                                     | -\$9,480            |                                     |
| 06/11/24 Clow Controls & Services                   | -\$32,950           |                                     |
| 06/11/24 Beelman Logistics, LLC                     | -\$1,960            |                                     |
| 08/13/24 Daniel Rogers                              | -\$3,000            |                                     |
| 08/26/24 Beelman Logistics                          | -\$13,314           |                                     |
| 08/26/24 Louis Marsch INC                           | -\$110,831          |                                     |
| 9/05/24 Beelman Logistics                           | -\$8,142            |                                     |
| 09/05/24 Louis Marsch                               | -\$84,567           |                                     |
| 09/10/24 Central Roofing                            | -\$36,667           |                                     |
| 09/10/24 Hillsboro Electric                         | -\$3,619            |                                     |
| 09/10/24 Central Roofing                            | -\$109,548          |                                     |
| 09/26/24 Louis Marsch                               | -\$30,876           |                                     |
| 10/08/24 Clow Controls & Services                   | -\$17,741           |                                     |
| 10/31/24 Cinric Painting                            | -\$20,500           |                                     |
| <b>Total Expenses</b>                               | <b>-\$843,341</b>   |                                     |
| <b>Total Expenses and Loans</b>                     | <b>(\$843,341)</b>  |                                     |
| Certificate of Deposit (LFNB, 365 @ 5.00%) 03/26/25 |                     | \$200,000                           |
| Certificate of Deposit (LFNB, 365 @ 5.00%) 03/26/25 |                     | \$200,000                           |
| Certificate of Deposit (LFNB, 365 @ 5.00%) 03/26/25 |                     | \$200,000                           |
| Certificate of Deposit (LFNB, 365 @ 5.00%) 03/26/25 |                     | \$200,000                           |
| Certificate of Deposit (LFNB, 365 @ 5.00%) 03/26/25 |                     | \$200,000                           |
| Certificate of Deposit (LNB, 276 @ 4.25%) 10/02/25  |                     | \$600,000                           |
| Certificate of Deposit (LBT, 365 @ 4.25%) 10/2/25   |                     | \$500,000                           |
| Certificate of Deposit (WBT, 364 @ 4.25%) 09/21/25  |                     | \$500,000                           |
| CD (BOH @ 4.35%) 11/29/24                           |                     | \$750,000                           |
| Term (PFM @ 4.99%) 02/28/25                         |                     | \$350,000                           |
| CD (PFM @ 5.45%) 06/10/25                           |                     | \$350,000                           |
| CD (PFM @ 5.77%) 12/4/24                            |                     | \$346,000                           |
| CD (PFM @ 4.35%) 2/23/26                            |                     | \$468,000                           |
| CD (PFM @ 4.40%) 8/26/26                            |                     | \$229,000                           |
| CD (PFM @ 4.60%) 8/26/26                            |                     | \$228,000                           |
| Liquidity PFM (4.89%)                               |                     | \$180,146                           |
| Cash in Bank                                        |                     | \$4,270,853                         |
| <b>Total Funds Available -</b>                      |                     | <b>\$9,771,999</b>                  |

**SUMMARY**

|                              |                    |
|------------------------------|--------------------|
| <b>Reserve</b>               | <b>\$5,360,247</b> |
| Operating & Maintenance      | \$3,083,958        |
| Capital Improvement          | \$1,327,794        |
| <b>Total Funds Available</b> | <b>\$9,771,999</b> |

**COAL MINE ROYALTY  
DISPOSITION OF FUNDS**

**Accounts**

| Month        | Royalty Payment       | Reserve             |                       |               |               |                       | Operating / Maintenance |                      |                        |                       | Capital Improvement |                   |                       |                       | Reconciled Bank Balance |
|--------------|-----------------------|---------------------|-----------------------|---------------|---------------|-----------------------|-------------------------|----------------------|------------------------|-----------------------|---------------------|-------------------|-----------------------|-----------------------|-------------------------|
|              |                       | Deposit Revenue     | Transfer-out          | Refund        | Loan          | Balance               | Deposit Revenue         | Expense              | Transfer Out/In Gen Fd | Balance               | Deposit Revenue     | Interest          | Expense               | Balance               |                         |
| 12/01/23     |                       |                     |                       |               |               | \$5,239,887.90        |                         |                      |                        | \$2,110,399.94        |                     |                   |                       | \$1,333,996.84        | \$3,070,474.88          |
| Dec-23       | 337,416.72            | 119,408.36          | -                     | -             | -             | \$5,359,296.26        | 100,000.00              | (22,979.00)          | -                      | \$2,187,420.94        | 118,708.36          | 13,818.83         | (34,155.00)           | \$1,432,369.03        | \$8,979,086.23          |
| Jan-24       | 268,795.04            | 84,397.52           | -                     | -             | -             | \$5,443,693.78        | 100,000.00              | -                    | (500.00)               | \$2,286,920.94        | 84,397.52           | 17,266.37         | -                     | \$1,534,032.92        | \$9,264,647.64          |
| Feb-24       | 60,838.80             | 700.00              | -                     | -             | -             | \$5,444,393.78        | 60,838.80               | (15,000.00)          | -                      | \$2,332,759.74        | -                   | 81,775.36         | (12,000.00)           | \$1,803,808.28        | \$9,380,961.80          |
| Mar-24       | 68,230.41             | -                   | -                     | -             | -             | \$5,444,393.78        | 68,230.41               | (11,928.00)          | -                      | \$2,389,062.15        | -                   | 29,254.83         | (185,991.67)          | \$1,447,071.44        | \$9,280,527.37          |
| Apr-24       | 124,452.87            | 12,928.44           | -                     | -             | -             | \$5,457,320.22        | 100,000.00              | -                    | -                      | \$2,489,062.15        | 12,226.43           | 55,161.41         | (77,592.08)           | \$1,436,867.20        | \$9,383,249.57          |
| May-24       | 98,871.17             | 700.00              | -                     | -             | -             | \$5,458,020.22        | 98,871.17               | (9,480.00)           | -                      | \$2,578,253.32        | -                   | 17,381.34         | -                     | \$1,454,248.54        | \$9,490,522.08          |
| Jun-24       | 79,877.87             | 94,975.00           | -                     | -             | -             | \$5,552,995.22        | 79,877.87               | (32,950.00)          | -                      | \$2,625,181.19        | -                   | 16,048.44         | (1,959.83)            | \$1,468,337.15        | \$9,646,513.56          |
| Jul-24       | 111,127.43            | 6,263.71            | -                     | -             | -             | \$5,559,258.93        | 100,000.00              | -                    | -                      | \$2,725,181.19        | 5,563.72            | 54,023.25         | -                     | \$1,527,924.12        | \$9,812,364.24          |
| Aug-24       | 185,829.42            | 43,614.71           | -                     | -             | -             | \$5,602,873.64        | 100,000.00              | (3,000.00)           | -                      | \$2,822,181.19        | 42,914.71           | 41,662.14         | (124,144.63)          | \$1,488,356.34        | \$9,913,411.17          |
| Sep-24       | 172,582.53            | 36,991.26           | -                     | -             | -             | \$5,639,864.90        | 100,000.00              | -                    | -                      | \$2,922,181.19        | 36,291.27           | 29,328.55         | (273,419.75)          | \$1,280,556.41        | \$9,842,602.50          |
| Oct-24       | 147,889.57            | 24,644.79           | -                     | -             | -             | \$5,664,509.69        | 100,000.00              | -                    | -                      | \$3,022,181.19        | 23,944.78           | 47,788.32         | (38,240.79)           | \$1,314,048.72        | \$10,000,739.60         |
| Nov-24       | 61,776.04             | 700.00              | (304,963.00)          | -             | -             | \$5,360,246.69        | 61,776.04               | -                    | -                      | \$3,083,957.23        | -                   | 13,745.75         | -                     | \$1,327,794.47        | \$9,771,998.39          |
| <b>Total</b> | <b>\$1,717,487.87</b> | <b>\$425,321.79</b> | <b>(\$304,963.00)</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$5,360,246.69</b> | <b>\$1,069,394.29</b>   | <b>(\$95,337.00)</b> | <b>(\$500.00)</b>      | <b>\$3,083,957.23</b> | <b>\$324,046.79</b> | <b>417,254.59</b> | <b>(\$747,503.75)</b> | <b>\$1,327,794.47</b> | <b>\$9,771,998.39</b>   |

|                  |            |
|------------------|------------|
| \$9,771,998.39   | Total      |
| (\$5,501,145.86) | Invest     |
| \$4,270,852.53   | Cash       |
| \$4,270,852.53   | Per Books  |
| \$0.00           | Difference |
| \$9,771,998.39   |            |
| \$9,771,998.39   |            |
| \$0.00           |            |

It is the intent of the County Board to retain a \$3,500,000 balance on-hand in the Reserve Account. At no time is this balance to be less.  
 The Operating and Maintenance Account and the Capital Improvement Account will receive funding only at a time when the Reserve Account has at least \$3,500,000 balance on-hand.  
 After attaining the \$3,500,000 balance, payments received shall be deposited as follows:  
 (a) \$100,000 (minimum) deposited to the Operating and Maintenance Account with the remainder divided equally to the Reserve Account and Capital Improvement Account.  
 (b) If the payment received is less than \$100,000 then the entire amount will be deposited to the Operating and Maintenance Account.

The Montgomery County Sheriff's Office is requesting proposals for two 2024 Dodge Durango AWD pursuit rated vehicles or two 2024 Chevrolet Tahoe AWD pursuit rated vehicles. The Montgomery County Sheriff's Office has one 2020 Ford Explorer with 41,920 miles and one 2020 Ford Explorer with 92,199 miles available for trade. To obtain a complete list of specifications contact Sheriff Tyson Holshouser at the Montgomery County Sheriff's Office at 217.532.9511.

All bids must be submitted by 4:00 P.M. on December 23, 2024.

## Victory Lane Chrysler Dodge Jeep Ram

400 W MAIN - CARLINVILLE, IL 62626

Phone: 217-854-3337

|                                                      |                        |                                          |
|------------------------------------------------------|------------------------|------------------------------------------|
| Purchase Date: 12/10/24<br>Salesperson: Daniel Hogan | <b>Cash Disclosure</b> | Phone: 217-854-3337<br>Fax: 217-854-8785 |
|------------------------------------------------------|------------------------|------------------------------------------|

|                                                                                                                                                       |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Buyer:</b><br>Montgomery County Sheriff<br>140 N Main St<br>Hillsboro, IL 62049<br>Work: 217-532-9511<br>Bus. Email: tysonh@montgomerycountyil.gov | <b>Co-Buyer:</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

| Purchased Vehicle |                       |       |       |                   |
|-------------------|-----------------------|-------|-------|-------------------|
| Stock #           | Vehicle               | Color | Miles | VIN               |
| J24107            | 2024 DODGE DURANGO PU | WHITE | 10    | 1C4RDJF68RC240270 |

| Trade Vehicle |                                      |        |                   |             |         |
|---------------|--------------------------------------|--------|-------------------|-------------|---------|
| Stock #       | Vehicle                              | Miles  | VIN               | Allowance   | Payoff  |
|               | 2020 Ford Police Interceptor Utility | 99,120 | 1FM5K8AB3LGA18613 | \$ 9,000.00 | \$ 0.00 |

| Purchases & Fees     |                                                  |                    |
|----------------------|--------------------------------------------------|--------------------|
| <b>Selling Price</b> | Selling Price                                    | \$45,351.00        |
| <b>Front Adds</b>    | Sheriff Dept to do title and license for Durango | \$0.00             |
| <b>Fees</b>          | Documentation                                    | \$358.00           |
| <b>Taxes</b>         | Tax 1                                            | \$0.00             |
|                      | Tax 2                                            | \$0.00             |
|                      | Tax 3                                            | \$0.00             |
|                      | <b>Total Cash Price</b>                          | <b>\$45,709.00</b> |

| Monies Received     |                       |                    |
|---------------------|-----------------------|--------------------|
| <b>Trades</b>       | Total Trade Allowance | \$9,000.00         |
|                     | Total Trade Payoff    | \$0.00             |
|                     | Total Trade Net       | \$9,000.00         |
| <b>Down Payment</b> | Cash Deposit          | \$0.00             |
|                     | Cash Down Payment     | \$0.00             |
|                     | Deferred Cash         | \$0.00             |
|                     | <b>Total Credits</b>  | <b>\$9,000.00</b>  |
|                     | Total Cash Price      | \$45,709.00        |
|                     | Total Credits (-)     | \$9,000.00         |
|                     | <b>Balance Due</b>    | <b>\$36,709.00</b> |

Signature: \_\_\_\_\_



# 2 DODGE 0 DURANGO PURSUIT AWD 4

THIS VEHICLE IS MANUFACTURED TO MEET SPECIFIC UNITED STATES REQUIREMENTS. THIS VEHICLE IS NOT MANUFACTURED FOR SALE OR REGISTRATION OUTSIDE OF THE UNITED STATES.

MANUFACTURER'S SUGGESTED RETAIL PRICE OF THIS MODEL INCLUDING DEALER PREPARATION

Base Price: **\$43,075**

#### DODGE DURANGO PURSUIT VEHICLE AWD

Exterior Color: White Knuckle Clear-Coat Exterior Paint  
Interior Color: Black Interior Color  
Interior: Cloth Front Bucket Seats with Vinyl Rear Seat  
Engine: 3.6L V6 24V VVT Pentastar Engine with Stop/Start  
Transmission: 8-Speed Automatic 850RE Transmission

#### STANDARD EQUIPMENT (UNLESS REPLACED BY OPTIONAL EQUIPMENT) FUNCTIONAL/SAFETY FEATURES

Blind Spot with Trailer Detection  
Durango Pursuit Vehicle  
Instrument Panel Mounted Electronic Shifter  
Uplifter Electronic Module (VSIM)  
Police ABS 4-Wheel Heavy-Duty Disc Brakes  
Police-Tuned Suspension  
Engine Hour Meter  
Equipment Mounting Bracket  
Secure Park Package  
Police Mini-Console  
Black Vinyl Floor Covering  
Additional Key Fobs  
130-MPH Maximum Speed Calibration  
Auxiliary Switches  
Advanced Multistage Front Air Bags  
Supplemental Side-Curtain All-Row Air Bags  
Supplemental Front Seat-Mounted Side Air Bags  
ParkView® Rear Back-Up Camera  
ParkSense® Rear Park-Assist with Stop  
Blind-Spot and Cross-Path Detection  
4-Wheel Traction Control  
Enhanced Accident-Response System  
Class IV Receiver-Hitch  
Electronic Stability Control  
24.6-Gallon Fuel Tank  
Remote Keyless-Entry  
Push-Button Start  
220-Amp Alternator  
Spot Lamp Wiring Prep

#### INTERIOR FEATURES

Uconnect® 4 with 8.4-Inch Touch Screen Display  
Apple CarPlay®  
Google Android Auto™  
SiriusXM® with 3-Month Radio Sub Call 800-643-2112  
Integrated Voice Command  
Steering-Wheel-Mounted Audio Controls  
8-Way Power Driver and Manual Passenger Seats  
4-Way Power Lumbar Adjustable Driver Seat  
A/C with 3-Zone Automatic Temperature Control

Tilt / Telescope Steering-Column  
Tire Pressure Monitoring Display  
EXTERIOR FEATURES  
18-Inch x 8.0-Inch Black Steel Wheels  
Bright Hub Caps  
255/60R18 BSW On/Off Road Tires  
Full-Size Spare Tire with Matching Wheel  
Heated Exterior Mirrors  
Rear Window Wiper / Washer

#### OPTIONAL EQUIPMENT (May Replace Standard Equipment)

Cloth Front Bucket Seats with Vinyl Rear Seat \$150  
Vinyl 2nd Row Seat  
Customer Preferred Package 2BZ  
Police Floor Console \$990  
Deactivate Rear Doors / Windows \$90  
Entire Fleet Alike Key (FREQ 1) \$350  
Black Left LED Spot Lamp \$640

Destination Charge **\$1,995**

**TOTAL PRICE: \* \$46,890**

#### WARRANTY COVERAGE

5-year or 60,000-mile Powertrain Limited Warranty.  
3-year or 36,000-mile Basic Limited Warranty.  
Ask Dealer for a copy of the limited warranties or see your owner's manual for details.

**5 YEAR / 60,000 MILE  
POWERTRAIN WARRANTY**

Assembly Point/Port of Entry: DETROIT, MICHIGAN, U.S.A.

S.L.

SHIP TO:

SOLD TO:

VIN: 1C4-RDJFG8RC-240270

L4-VIN: 5320

0030-0



THIS LABEL IS ADDED TO THIS VEHICLE TO COMPLY WITH FEDERAL LAW. THE LABEL CANNOT BE REMOVED OR ALTERED PRIOR TO DELIVERY TO THE ULTIMATE PURCHASER.

\* STATE AND/OR LOCAL TAXES IF ANY, LICENSE AND TITLE FEES AND DEALER SUPPLIED AND INSTALLED OPTIONS AND ACCESSORIES ARE NOT INCLUDED IN THIS PRICE. DISCOUNT, IF ANY, IS BASED ON PRICE OF OPTIONS IF PURCHASED SEPARATELY.

For more information visit: [www.dodge.com](http://www.dodge.com)  
or call 1-800-4ADODGE

FCA US LLC

EPA  
DOT

## Fuel Economy and Environment



Gasoline Vehicle

**Fuel Economy** These estimates reflect new EPA methods beginning with 2017 models.



**18** MPG  
combined city/hwy  
17 city  
21 highway

5.6 gallons per 100 miles

Standard SUV 4WD range from 11 to 100 MPGe.  
The best vehicle rates 140 MPGe.

You spend  
**\$5,250**  
in fuel costs  
over 5 years  
compared to the  
average new vehicle.

Annual fuel cost  
**\$3,000**

Fuel Economy & Greenhouse Gas Rating (tailpipe only)



Smog Rating (tailpipe only)



This vehicle emits 496 grams CO2 per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also creates emissions; learn more at [fuelconomy.gov](http://fuelconomy.gov).

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and cost \$9,750 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.00 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

**fuelconomy.gov**

Calculate personalized estimates and compare vehicles



Smartphone QR Code™



### GOVERNMENT 5-STAR SAFETY RATINGS

This vehicle has not been rated by the government for overall vehicle score, frontal crash, side crash, or rollover risk.

Source: National Highway Traffic Safety Administration (NHTSA)  
[www.safercar.gov](http://www.safercar.gov) or 1-888-327-4236

### PARTS CONTENT INFORMATION

FOR VEHICLES IN THIS CARLINE:  
U.S./CANADIAN PARTS CONTENT: 69%  
MAJOR SOURCES OF FOREIGN PARTS CONTENT:

MEXICO : 22%  
NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.

FOR THIS VEHICLE:  
FINAL ASSEMBLY POINT:  
DETROIT, MICHIGAN, U.S.A.  
COUNTRY OF ORIGIN:  
ENGINE: MEXICO  
TRANSMISSION: UNITED STATES



**VEHICLE PROTECTION**  
A PRODUCT OF FCA US LLC

Ask for Mopar Vehicle Protection for your vehicle. We Built It. We Back It.

## Victory Lane Chrysler Dodge Jeep Ram

400 W MAIN - CARLINVILLE, IL 62626

Phone: 217-854-3337

Purchase Date: 12/10/24  
Salesperson: Daniel Hogan

### Cash Disclosure

Phone: 217-854-3337  
Fax: 217-854-8785

**Buyer:**

Montgomery County Sheriff  
140 N Main St  
Hillsboro, IL 62049  
Work: 217-532-9511  
Bus. Email: robbins@montgomerycountyil.gov

**Co-Buyer:**

#### Purchased Vehicle

| Stock # | Vehicle               | Color | Miles | VIN               |
|---------|-----------------------|-------|-------|-------------------|
| J24105  | 2024 DODGE DURANGO PU | WHITE | 10    | 1C4RDJFG5RC245183 |

#### Trade Vehicle

| Stock # | Vehicle            | Miles  | VIN               | Allowance    | Payoff  |
|---------|--------------------|--------|-------------------|--------------|---------|
|         | 2020 Ford Explorer | 41,921 | 1FMSK8DH0LGB39795 | \$ 19,000.00 | \$ 0.00 |

#### Purchases & Fees

|                         |                                                  |                    |
|-------------------------|--------------------------------------------------|--------------------|
| <b>Selling Price</b>    | Selling Price                                    | \$45,351.00        |
| <b>Front Adds</b>       | Sheriff Dept to do title and license for Durango | \$0.00             |
| <b>Fees</b>             | Documentation                                    | \$358.00           |
| <b>Taxes</b>            | Tax 1                                            | \$0.00             |
|                         | Tax 2                                            | \$0.00             |
|                         | Tax 3                                            | \$0.00             |
| <b>Total Cash Price</b> |                                                  | <b>\$45,709.00</b> |

#### Monies Received

|                     |                          |                    |
|---------------------|--------------------------|--------------------|
| <b>Trades</b>       | Total Trade Allowance    | \$19,000.00        |
|                     | Total Trade Payoff       | \$0.00             |
|                     | <b>Total Trade Net</b>   | <b>\$19,000.00</b> |
| <b>Down Payment</b> | Cash Deposit             | \$0.00             |
|                     | Cash Down Payment        | \$0.00             |
|                     | Deferred Cash            | \$0.00             |
|                     | <b>Total Credits</b>     | <b>\$19,000.00</b> |
|                     | <b>Total Cash Price</b>  | <b>\$45,709.00</b> |
|                     | <b>Total Credits (-)</b> | <b>\$19,000.00</b> |
|                     | <b>Balance Due</b>       | <b>\$26,709.00</b> |

Signature: \_\_\_\_\_

# 2 DODGE 0 DURANGO PURSUIT AWD 2 4

THIS VEHICLE IS MANUFACTURED TO MEET SPECIFIC UNITED STATES REQUIREMENTS. THIS VEHICLE IS NOT MANUFACTURED FOR SALE OR REGISTRATION OUTSIDE OF THE UNITED STATES.

MANUFACTURER'S SUGGESTED RETAIL PRICE OF THIS MODEL INCLUDING DEALER PREPARATION

Base Price: **\$43,075**

## DODGE DURANGO PURSUIT VEHICLE AWD

Exterior Color: White Knuckle Clear-Coat Exterior Paint  
Interior Color: Black Interior Color  
Interior: Cloth Front Bucket Seats with Vinyl Rear Seat  
Engine: 3.6L V6 24V VVT Pentastar Engine with Stop/Start  
Transmission: 8-Speed Automatic 850RE Transmission

### STANDARD EQUIPMENT (UNLESS REPLACED BY OPTIONAL EQUIPMENT)

#### FUNCTIONAL/SAFETY FEATURES

Blind Spot with Trailer Detection  
Durango Pursuit Vehicle  
Instrument Panel Mounted Electronic Shifter  
Uplifter Electronic Module (VSIM)  
Police ABS 4-Wheel Heavy-Duty Disc Brakes  
Police-Tuned Suspension  
Engine Hour Meter  
Equipment Mounting Bracket  
Secure Park Package  
Police Mini-Console  
Black Vinyl Floor Covering  
Additional Key Fobs  
130-MPH Maximum Speed Calibration  
Auxiliary Switches  
Advanced Multistage Front Air Bags  
Supplemental Side-Curtain All-Row Air Bags  
Supplemental Front Seat-Mounted Side Air Bags  
ParkView® Rear Back-Up Camera  
ParkSense® Rear Park-Assist with Stop  
Blind-Spot and Cross-Path Detection  
4-Wheel Traction Control  
Enhanced Accident-Response System  
Class IV Receiver-Hitch  
Electronic Stability Control  
24.6-Gallon Fuel Tank  
Remote Keyless-Entry  
Push-Button Start  
220-Amp Alternator  
Spot Lamp Wiring Prep

**INTERIOR FEATURES**  
Uconnect® 4 with 8.4-Inch Touch Screen Display  
Apple CarPlay®  
Google Android Auto™  
SiriusXM® with 3-Month Radio Sub Call 800-643-2112  
Integrated Voice Command  
Steering-Wheel-Mounted Audio Controls  
8-Way Power Driver and Manual Passenger Seats  
4-Way Power Lumbar Adjustable Driver Seat  
A/C with 3-Zone Automatic Temperature Control

Tilt / Telescope Steering-Column  
Tire Pressure Monitoring Display

#### EXTERIOR FEATURES

18-Inch x 8.0-Inch Black Steel Wheels  
Bright Hub Caps  
255/60R18 BSW On/Off Road Tires  
Full-Size Spare Tire with Matching Wheel  
Heated Exterior Mirrors  
Rear Window Wiper / Washer

#### OPTIONAL EQUIPMENT (May Replace Standard Equipment)

Cloth Front Bucket Seats with Vinyl Rear Seat \$150  
Vinyl 2nd Row Seat  
**Customer Preferred Package 2BZ**  
Skid-Plate Group \$350  
Fuel Tank Skid-Plate Shield  
Transfer Case Skid-Plate Shield  
Front Suspension Skid-Plate  
Underbody Skid-Plate  
Police Floor Console \$990  
Entire Fleet Alike Key (FREQ 1) \$350  
Black Left LED Spot Lamp \$640

Destination Charge \$1,595

**TOTAL PRICE: \* \$47,150**

#### WARRANTY COVERAGE

5-year or 60,000-mile Powertrain Limited Warranty,  
3-year or 36,000-mile Basic Limited Warranty.  
Ask Dealer for a copy of the limited warranties or  
see your owner's manual for details.

**5 YEAR / 60,000 MILE  
POWERTRAIN WARRANTY**

For more information visit: [www.dodge.com](http://www.dodge.com)  
or call 1-800-4ADODGE

FCA US LLC

**EPA DOT**

**Fuel Economy and Environment**

Gasoline Vehicle

**Fuel Economy** These estimates reflect new EPA methods beginning with 2017 models.

18

combined city/hwy

5.6

gallons per 100 miles

**You spend**

\$5,250

**in fuel costs over 5 years**  
compared to the average new vehicle.

**Annual fuel cost**

\$3,000

**Fuel Economy & Greenhouse Gas Rating** (tailpipe only)

1

4

10

Best

This vehicle emits 496 grams CO2 per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also creates emissions; learn more at [fuelconomy.gov](http://fuelconomy.gov).

**Smog Rating** (tailpipe only)

1

6

10

Best

**Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and cost \$5,750 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.60 per gallon. MPG is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.**

**fuelconomy.gov**

Calculate personalized estimates and compare vehicles

Assembly Point/Port of Entry: DETROIT, MICHIGAN, U.S.A.

VIN: 1C4-RDJFG5RC-245183

L4-VIN: 3482

0709-0

SHIP TO:

SOLD TO:



THIS LABEL IS ADDED TO THIS VEHICLE TO COMPLY WITH FEDERAL LAW. THE LABEL CANNOT BE REMOVED OR ALTERED PRIOR TO DELIVERY TO THE ULTIMATE PURCHASER.

\* STATE AND/OR LOCAL TAXES IF ANY, LICENSE AND TITLE FEES AND DEALER SUPPLIED AND INSTALLED OPTIONS AND ACCESSORIES ARE NOT INCLUDED IN THIS PRICE. DISCOUNT, IF ANY, IS BASED ON PRICE OF OPTIONS IF PURCHASED SEPARATELY.

### GOVERNMENT 5-STAR SAFETY RATINGS

This vehicle has not been rated by the government for overall vehicle score, frontal crash, side crash, or rollover risk.

Source: National Highway Traffic Safety Administration (NHTSA)  
[www.safercar.gov](http://www.safercar.gov) or 1-888-327-4236

### PARTS CONTENT INFORMATION

FOR VEHICLES IN THIS CARLINE:  
U.S./CANADIAN PARTS CONTENT: 69%  
MAJOR SOURCES OF FOREIGN PARTS CONTENT:

MEXICO : 22%  
NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.

FOR THIS VEHICLE:  
FINAL ASSEMBLY POINT:  
DETROIT, MICHIGAN, U.S.A.  
COUNTRY OF ORIGIN:  
ENGINE: MEXICO  
TRANSMISSION: UNITED STATES





2270 W. Morton Ave.  
 Jacksonville, IL 62650  
 Phone #: (217) 243-4874  
 Fax #: (217) 243-6039

GLOBAL TECHNICAL SYSTEMS INC

Order Date: 01/08/2025

**ORDER**  
**141006040**

Bill To:  
 Montgomery County Sheriff's Office  
 140 North Main Street  
 Hillsboro, IL 62049

Ship To:  
 Montgomery County Sheriff's Office  
 140 North Main Street  
 Hillsboro, IL 62049

Build 2024 Durango #1

| Customer #: MONTGOMERY COUNTY |                                                                              | Sales Person: SA60 | PO#: | Terms: Net 30 |          |
|-------------------------------|------------------------------------------------------------------------------|--------------------|------|---------------|----------|
| Qty                           | Description                                                                  |                    |      | Unit Price    | Extended |
| 1                             | HAVIS<br>Code 3 Excel Siren FP 3.5in                                         |                    |      | 40.00         | 40.00    |
| 1                             | HAVIS<br>1 PIECE MOUNT BRAKT 2.5" NX-5700/5800                               |                    |      | 40.00         | 40.00    |
| 1                             | SPLIT TRANSPORT CAGE<br>DURANGO 11-24 SNGL CELL PARTITION<br>CUSTOM CAGE INC |                    |      | 1,200.00      | 1,200.00 |
| 1                             | TROY<br>CONSOLE SIDE HT. ADJ. MOUNT W/SLIDE ARM                              |                    |      | 546.00        | 546.00   |
| 1                             | CODE 3<br>16 SERIES LIGHT BAR<br>Part # 16-33306-C RB w TD ALY & ARW         |                    |      | 1,250.00      | 1,250.00 |
| 1                             | CODE 3<br>2019+ DURANGO LIGHT BAR BRACKET BLACK                              |                    |      | 75.00         | 75.00    |
| 1                             | CODE 3<br>XCEL SIREN, 12V WITH LIGHT CONTROL<br>HARD WIRED MIC               |                    |      | 525.00        | 525.00   |
| 1                             | CODE3<br>SLIM SIREN SPEAKER, UNIVERSAL                                       |                    |      | 285.60        | 285.60   |
| 2                             | CODE 3<br>LED LIGHTS                                                         |                    |      | 226.20        | 452.40   |
| 1                             | HAVIS<br>POWER DELAY                                                         |                    |      | 124.83        | 124.83   |
| 2                             | PCTEL                                                                        |                    |      | 20.15         | 40.30    |



2270 W. Morton Ave.  
 Jacksonville, IL 62650  
 Phone #: (217) 243-4874  
 Fax #: (217) 243-6039

GLOBAL TECHNICAL SYSTEMS INC

Order Date: 01/08/2025

**ORDER  
 141006040**

**Bill To:**  
 Montgomery County Sheriff's Office  
 140 North Main Street  
 Hillsboro, IL 62049

**Ship To:**  
 Montgomery County Sheriff's Office  
 140 North Main Street  
 Hillsboro, IL 62049

*Build 2024 Durango #1*

|                               |                    |      |               |
|-------------------------------|--------------------|------|---------------|
| Customer #: MONTGOMERY COUNTY | Sales Person: SA60 | PO#: | Terms: Net 30 |
|-------------------------------|--------------------|------|---------------|

| Qty | Description                               | Unit Price | Extended |
|-----|-------------------------------------------|------------|----------|
|     | 3/4" BRASS MNT 17'58U/NO CONN             |            |          |
| 1   | PCTEL<br>136-174 UNITY WIDEBAND ANT W/SPR | 73.68      | 73.68    |
| 1   | PCTEL<br>150-160MHZ, UNITY ANTENNA        | 15.50      | 15.50    |
| 1   | MISCELLANEOUS INSTALL PARTS               | 150.00     | 150.00   |
| 1   | LABOR                                     | 3,500.00   | 3,500.00 |

\* 15% RESTOCKING CHARGE ON ALL RETURNED EQUIPMENT.  
 \* ALL ACCOUNTS DUE ON OR BEFORE THE INVOICE DUE DATE LISTED ABOVE. ALL PAST DUE ACCOUNTS ARE SUBJECT TO A 2% MONTHLY SERVICE CHARGE.  
 \* PLEASE REFERENCE INVOICE NUMBER ON REMITTANCE AND SEND PAYMENT TO ABOVE LISTED ADDRESS.

|                      |                   |
|----------------------|-------------------|
| Subtotal:            | \$8,318.31        |
| Tax:                 |                   |
| <b>Total Amount:</b> | <b>\$8,318.31</b> |

JACKSONVILLE  
 (217) 243-4874

EFFINGHAM  
 (217) 347-6560

GREENVILLE  
 (217) 243-4874



2270 W. Morton Ave.  
 Jacksonville, IL 62650  
 Phone #: (217) 243-4874  
 Fax #: (217) 243-6039

GLOBAL TECHNICAL SYSTEMS INC

Order Date: 01/09/2025

**ORDER  
 141006046**

**Bill To:**  
 Montgomery County Sheriff's Office  
 140 North Main Street  
 Hillsboro, IL 62049

**Ship To:**  
 Montgomery County Sheriff's Office  
 140 North Main Street  
 Hillsboro, IL 62049

*Build 2024 Dodge Durango #2*

| Customer #: MONTGOMERY COUNTY |                                                                              | SA Person: SA60 | PO#: | Terms: Net 30 |          |
|-------------------------------|------------------------------------------------------------------------------|-----------------|------|---------------|----------|
| Qty                           | Description                                                                  |                 |      | Unit Price    | Extended |
| 1                             | HAVIS<br>Code 3 Excel Siren FP 3.5in                                         |                 |      | 40.00         | 40.00    |
| 1                             | HAVIS<br>1 PIECE MOUNT BRAKT 2.5" NX-5700/5800                               |                 |      | 40.00         | 40.00    |
| 1                             | SPLIT TRANSPORT CAGE<br>DURANGO 11-24 SNGL CELL PARTITION<br>CUSTOM CAGE INC |                 |      | 1,200.00      | 1,200.00 |
| 1                             | TROY<br>CONSOLE SIDE HT. ADJ. MOUNT W/SLIDE ARM                              |                 |      | 546.00        | 546.00   |
| 1                             | CODE 3<br>16 SERIES LIGHT BAR<br>Part # 16-33306-C RB w TD ALY & ARW         |                 |      | 1,250.00      | 1,250.00 |
| 1                             | CODE 3<br>2019+ DURANGO LIGHT BAR BRACKET BLACK                              |                 |      | 75.00         | 75.00    |
| 1                             | CODE 3<br>XCEL SIREN, 12V WITH LIGHT CONTROL<br>HARD WIRED MIC               |                 |      | 525.00        | 525.00   |
| 1                             | CODE3<br>SLIM SIREN SPEAKER, UNIVERSAL                                       |                 |      | 285.60        | 285.60   |
| 2                             | CODE 3<br>LED LIGHTS                                                         |                 |      | 226.20        | 452.40   |
| 1                             | HAVIS<br>POWER DELAY                                                         |                 |      | 124.83        | 124.83   |
| 2                             | PCTEL                                                                        |                 |      | 20.15         | 40.30    |



2270 W. Morton Ave.  
 Jacksonville, IL 62650  
 Phone #: (217) 243-4874  
 Fax #: (217) 243-6039

GLOBAL TECHNICAL SYSTEMS INC

Order Date: 01/09/2025

**ORDER  
 141006046**

**Bill To:**  
 Montgomery County Sheriff's Office  
 140 North Main Street  
 Hillsboro, IL 62049

**Ship To:**  
 Montgomery County Sheriff's Office  
 140 North Main Street  
 Hillsboro, IL 62049

*Build 2024 Dodge Durango #2*

|                               |                 |      |               |
|-------------------------------|-----------------|------|---------------|
| Customer #: MONTGOMERY COUNTY | SA Person: SA60 | PO#: | Terms: Net 30 |
|-------------------------------|-----------------|------|---------------|

| Qty | Description                               | Unit Price | Extended |
|-----|-------------------------------------------|------------|----------|
|     | 3/4" BRASS MNT 17'58U/NO CONN             |            |          |
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| 1   | PCTEL<br>150-160MHZ, UNITY ANTENNA        | 15.50      | 15.50    |
| 1   | MISCELLANEOUS INSTALL PARTS               | 150.00     | 150.00   |
| 1   | LABOR                                     | 3,500.00   | 3,500.00 |

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|                      |                   |
|----------------------|-------------------|
| Subtotal:            | \$8,318.31        |
| Tax:                 |                   |
| <b>Total Amount:</b> | <b>\$8,318.31</b> |

JACKSONVILLE  
 (217) 243-4874

EFFINGHAM  
 (217) 347-6560

GREENVILLE  
 (217) 243-4874

**708 Funding for Unified Children's Advocate Network (UCAN)**

| <u>Funding Year</u> | <u>Award</u>   |
|---------------------|----------------|
| 2017-18             | \$10,000       |
| 2018-19             | \$15,000       |
| 2019-20             | \$16,000       |
| 2020-21             | \$16,500       |
| 2021-22             | \$7,800        |
| 2022-23             | \$8,300        |
| 2023-24             | \$8,300        |
| 2024-25             | No Application |
| TOTAL               | \$81,900       |





# Standard mileage rates

If you use your car for business, charity, medical or moving purposes, you may be able to take a deduction based on the mileage used for that purpose.

## 2025 mileage rates

The standard mileage rates for 2025 are:

- Self-employed and business: 70 cents/mile
- Charities: 14 cents/mile
- Medical: 21 cents/mile
- Moving (military only): 21 cents/mile

Find out when you can deduct vehicle mileage

## Mileage rates for all years (cents/mile)

| Period              | Business use | Charity use | Medical or military moving | Source      |
|---------------------|--------------|-------------|----------------------------|-------------|
| 2025                | 70           | 14          | 21                         | IR-2024-312 |
| 2024                | 67           | 14          | 21                         | IR-2023-239 |
| 2023                | 65.5         | 14          | 22                         | IR-2022-234 |
| 7/1/2022-12/31/2022 | 62.5         | 14          | 22                         | IR-2022-124 |
| 1/1/2022-6/30/2022  | 58.5         | 14          | 18                         | IR-2021-251 |
| 2021                | 56           | 14          | 16                         | IR-2020-279 |

## Tax professionals topics

- Serve your clients
- Tax pro news and resources
- Office of Professional Responsibility and Circular 230
- Tax code, regulations and official guidance
- E-Services
- Topic no. 161, Returning an erroneous refund – Paper check or direct deposit
- Appeals
- Tax professionals

**Montgomery County Board**  
**Rules of Order Ad Hoc Committee Meeting Agenda**  
County Board Room, 2<sup>nd</sup> Floor, Historic Courthouse  
#1 Courthouse Square, Hillsboro, IL 62049

**Date:** Thursday, January 2, 2025

**Time:** 4:00 PM – County Board Room

**Roll Call - Members Present:** Connie Beck, Bill Bergen, Chris Daniels, Mark Hughes, Patty Whitworth,  
Doug Donaldson

**Members Absent:**

**Others Present:**

The committee met today to discuss the following:

1. **Public Comments:**
2. **Review and Amend Rules of Order Update/Approval:**
3. **Other Business:**

Motion to Adjourn by \_\_\_\_\_ and second by \_\_\_\_\_. All in favor, motion carried.  
Meeting adjourned at \_\_\_\_\_ am. The summaries of minutes were respectfully submitted by acting secretary Mike Plunkett, as  
Deputized by Montgomery County Clerk/Recorder Sandy Leitheiser.



# Montgomery County Board

---

## Rules of Order



**MEMBERS OF THE COUNTY BOARD**

**2024-2026**

**DISTRICT 1**

Connie Beck, 3413 N. 15<sup>th</sup> Ave., Litchfield, IL 62056..... 217-820-3588  
Jeremy Jones, 29379 E. 4<sup>th</sup> Rd. Farmersville, IL 62533 ..... 217-415-2657

**DISTRICT 2**

Keith Hancock, 29004 N. 17<sup>th</sup> Ave., Oconee, IL 62553 ..... 217-556-7799  
Chad Ruppert, 19104 E. 15<sup>th</sup> Rd, Witt, IL 62094 ..... 217-622-3334

**DISTRICT 3**

Doug Donaldson, 109 Rucker Lane, Irving, IL 62051 ..... 217-710-0775  
Evan Young, 12123 E. 20<sup>th</sup> Rd., Fillmore, IL 62032..... 217-827-2188

**DISTRICT 4**

Chris Daniels, 11106 N. 7<sup>th</sup> Ave., Hillsboro, IL 62049 ..... 217-259-6100  
Dr. Patty Whitworth, 8 Old Oaks Drive, Hillsboro, IL 62049 ..... 217-246-2806

**DISTRICT 5**

Russell Beason, 406 S. Van Buren St., Litchfield, IL 62056 ..... 217-710-7451  
Bill Bergen, 19 Ridge Dr., Litchfield, IL 62056..... 217-246-1721

**DISTRICT 6**

Mark Hughes, 1380 Interurban Circle, Hillsboro, IL 62049 ..... 217-246-7236  
Ethan Murzynski, 807 Montgomery Ave., Hillsboro, IL 62049 ..... 217-851-2181

**DISTRICT 7**

Rob Corso, 1931 N. Monroe St., Litchfield, IL 62056..... 217-556-3845  
Andy Ritchie, 804 N. Montgomery Ave., Litchfield, IL 62056..... 217-313-1921

## COMMITTEE ASSIGNMENTS

**Coordinating Committee: Doug Donaldson – Chairman**      **Dr. Patty Whitworth – Vice Chairman**  
Mark Hughes, Ethan Murzynski, Andy Ritchie, Chad Ruppert

**Buildings & Grounds: Mark Hughes – Chairman**      **Russ Beason – Vice Chairman**  
Connie Beck, Keith Hancock, Evan Young

**Development & Personnel: Chad Ruppert – Chairman**      **Bill Bergen – Vice Chairman**  
Russell Beason, Chris Daniels, Jeremy Jones

**Finance & Budget: Andy Ritchie – Chairman**      **Connie Beck – Vice Chairman**  
Rob Corso, Chris Daniels, Dr. Patty Whitworth, Evan Young

**Roads & Bridges: Ethan Murzynski – Chairman**      **Bill Bergen – Vice Chairman**  
Rob Corso, Keith Hancock, Chad Ruppert, Dr. Patty Whitworth

**Rules of Order Ad Hoc: Connie Beck – Chairwoman**      **Patty Whitworth – Vice Chairman**  
Bill Bergen, Chris Daniels, Mark Hughes

## COUNTY BOARD LIAISONS

**Community Mental Health 708 Board:** Ethan Murzynski

**CEFS Board:** Russ Beason

**ETSB 911 Board:** Bill Bergen

**Health Department Board:** Dr. Patty Whitworth

**Illinois Association of County Officials:** Keith Hancock

**Montgomery County Economic Development Corporation:** Mark Hughes

**Montgomery County Planning Commission:** Andy Ritchie

**Montgomery County Senior Citizens Board:** Chris Daniels

**United County Council of Illinois:** Rob Corso

**University of Illinois Extension Services:** Chad Ruppert

**Veterans Assistance Commission:** Bill Bergen

**West Central Development Council:** Jeremy Jones, Dr. Patty Whitworth

**Workforce Investment Board:** Jeremy Jones

# Rules of the Montgomery County Board

Adopted January 14, 2025

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# Rules of the Montgomery County Board

## Section A. County Board Meetings

### **Regular Meetings**

1. The County Board (sometimes referred to as Board) shall conduct regular meetings on the days and times and at the locations it annually specifies pursuant to Section 2.02 of the Open Meetings Act.
2. Unless otherwise provided by the County Board, the Board shall conduct its meetings on the second Tuesday of each month at 5:30 p.m.
3. A majority of the members of the Board shall constitute a quorum for the transaction of business during a full board meeting. At the Committee level, a **majority of the members of the Committee shall constitute a quorum for the transaction of business during the committee meeting.**
4. The County Board Meeting for the month of October shall be recessed rather than adjourned at their conclusion until the new FY budget is final in November.
5. A Board Member may conference call to a committee meeting if they are unable to attend for health or work related reasons. There must be a quorum physically present at the meeting, and then the board members can participate in the Committee meeting by phone. Only members physically present at meetings will receive per diem.
6. The Board, in its deliberations, shall be governed by parliamentary rules as laid down by Robert's Rules of Order (Newly Revised) and such other rules as may be provided by the County Board.

### **Special Meetings**

1. The County Board shall convene a special meeting upon the request of:
  - a. At least one-third of the members of the County Board, or;
  - b. The Chair of the County Board
2. A request to convene a special meeting of the County Board shall:
  - a. Be in writing, addressed to the County Clerk;
  - b. Specify the time and place of the meeting; and
  - c. Indicate the business to be considered by the Board. The Board shall consider no other business at a special meeting other than the business items set forth in the call.
3. Notice of Call
  - a. The County Clerk or County Board Administration office shall transmit by electronic means written notice and the agenda of a special meeting to each member of the County Board and to the Chair of the County Board at least 48 hours prior to the meeting.
  - b. The County Clerk or County Board Administration office shall cause notice of each special meeting to be posted on the bulletin board of the Historic Courthouse and with the media at least 48 hours prior to the special meeting.
  - c. Special meetings shall comply with all notice requirements contained in the Open Meetings Act.

## **Section B. Chair and Vice Chair of the County Board**

### **Election**

1. The Chairperson and Vice Chairperson of the County Board shall be elected by members of the Board after the general election every two years.
2. In the matter of electing a County Board Chairman or Vice Chairman if there is a tie, a coin flip by a **countywide elected office-holder** or his/her designee shall be used to determine the winner with the highest vote-getter from the general election between the candidates nominated calling heads or tails.
3. Any Vacancy in the County Board Chairmanship shall be filled by the Vice Chairperson of the County Board. The Chairperson shall preside at all meetings of the County Board. In the event of the absence or temporary inability of the Chairperson to preside at a meeting, the Vice Chairperson shall act as Chairperson pro-tempore for the meeting. In the event that neither is available, the order of succession shall be the Buildings and Grounds, Development and Personnel Chairperson, Finance and Budget Chairperson, and Roads and Bridges Chairperson.

### **Duties/Responsibilities**

1. The Chairperson of the Board shall control, manage and preserve the decorum of the Board meeting, which includes calling law enforcement, if necessary, to protect the members of the board, the public and otherwise maintain order. The Chairperson must protect the rights of the general public to address the meeting as provided by law, including the right to publicly address the board and their right to record the meeting.
2. The Chairperson must conduct board meetings in compliance with the Open Meetings Act.
3. The Chairperson of the Board shall be entitled to vote on all matters coming before the Board for a vote.
4. The Chairperson, with the advice and consent of the County Board, shall be the Board's representative at any convention or meeting where the Board or the Chairperson of the County Board has not already appointed a representative. The Chair may request any County staff, official and/or members of the Board to assist him/her in the transaction of official business at such convention or meeting.

### **Contact**

1. All Official mail for the County Board should be addressed to: Montgomery County Board Admin Office, #1 Courthouse Square – Room 202, Hillsboro, IL 62049.

## **Section C. Committees**

***Definitions: "Reassigned" means moving board members and/or duties/responsibilities from one committee to another.***

### **Duties/Responsibilities**

1. Each Committee shall perform duties assigned to the Committee by the County Board Rules.
2. All Committees shall report to the Full Board with the statement of facts and the opinion of the majority.



## **Membership**

1. Each board member shall serve on at least one standing committee.
2. All Committee members shall be appointed by the Chair and can be reassigned at any time as the Chair deems necessary, with the consent of the Full Board.
3. Any non-committee member who attends a committee meeting in which they are not a voting or ex-officio member must sit in the gallery and not at a board member.

## **Structure**

1. There shall be five (5) standing committees:
  - a. Coordinating Committee
  - b. Buildings & Grounds Committee
  - c. Development & Personnel Committee
  - d. Finance & Budget Committee
  - e. Roads & Bridges Committee

## **Assignments**

1. The Coordinating Committee shall have oversight and be responsible for the following departments and items:
  - a. Elected and Board Appointed Officials Report
    1. Elected
      - A. Circuit Clerk
      - B. Coroner
      - C. County Clerk
      - D. Regional Office of Education Superintendent
      - E. Sheriff
      - F. State's Attorney
      - G. Treasurer
    2. Appointed
      - A. Animal Control Warden/Facility Manager
      - B. County Board Administrator/Coordinator
      - C. Emergency Management Agency (EMA) Director
      - D. Environmental Protection Agency (EPA) Administrator
      - E. Highway Engineer
      - F. Information Services Manager
      - G. Maintenance Superintendent
      - H. Supervisor of Assessments
    3. Non-elected Office Supervisors/Managers not appointed by the County Board
      - A. Emergency Telephone System Board 911 Coordinator
      - B. Health Department Director
      - C. Probation Office Manager
      - D. Public Defender
      - E. Veterans Assistance Commission Superintendent
  - b. Information Services
  - c. Committee Chair Reports

- d. Emergency Management Agency (EMA)
  - e. West Central Development Council (WCDC)
2. The Buildings and Grounds Committee shall have oversight and be responsible for the following departments and items:
    - a. Buildings and Grounds
    - b. Bidding out property
    - c. County Farm
    - d. Property Casualty Insurance
  3. The Development and Personnel Committee shall have oversight and be responsible for the following departments and items:
    - a. County Employee Manual
    - b. Union Negotiations
    - c. Holiday Schedule
    - d. Employee Insurance
    - e. Workers Compensation
    - f. Montgomery County Economic Development Corporation (MCEDC)
    - g. Tourism
    - h. Animal Control
    - i. Planning Commission
    - j. Mid Illinois Regional Council
    - k. Enterprise Zone
    - l. **Economic Development Grants**
    - m. **Wind and Solar Applications**
  4. The Finance and Budget Committee shall have oversight and be responsible for the following departments and items:
    - a. Budget Process - Amendments
    - b. Levies and Appropriations
    - c. Annual Audits and Auditor Services
    - d. Illinois Municipal Retirement Fund (IMRF)
    - e. Conveying of Deeds
    - f. Supervisor of Assessments Office (SOA)
    - g. Fees and Cost Studies
    - h. Real Estate Tax Cycle
    - i. Prepaid Vendor List
    - j. Electric Bids and agreements
    - k. Taxing District Levy Requests
    - l. Capital Improvement Fund
    - m. Financial Policies
  5. The Roads and Bridges Committee shall have oversight and be responsible for the following departments and items:
    - a. Roads and Bridges
    - b. **Bids on County and Township Roads and Bridges**
    - c. County Highway Department
  6. The Chair of the County Board may establish ad hoc **special** committees.
  7. If the Chair assigns an ad hoc **special** committee to a standing committee, the ad hoc **special** committee shall report to that standing committee and to the chair of the County Board on a regular basis.

8. The Chair of the County Board or his/her designee may be a member of any such ad hoc special committee. Non-County Board members may be assigned by the Chair of the County Board to be voting members of an ad hoc special committee or advisory committee. County Board members must constitute a majority of an ad hoc special committee or advisory Committee.
9. The Chair of the County Board shall establish the scope and objectives of the ad hoc special committee.
10. No ad hoc special committee may be appointed beyond the term of the Chair of the County Board.

## **Section D. Finances**

### **Vouchers and Expenditures**

1. The appropriate committee is authorized and directed to supervise the purchase of all supplies for the various county offices.
2. Any unusual voucher shall not be paid without majority approval of the appropriate committee of the Board.
3. A Roll Call Vote shall be taken on all applications for financial assistance, positions and raising of salaries, on all propositions to appropriate money from the County Treasury, for any expenditures of \$50,000 or more and for any other matter which requires a roll call vote according to the State of Illinois County Code 55 ILCS 5/2-1005 or other pertinent Illinois Statute. Additionally, a Roll Call Vote will be conducted on any vote at the request of any County Board Member.
4. The County Board Chairperson or Designee and a Committee Chairperson may sign a voucher up to \$10,000, and then authorize the Chairman to sign vouchers over \$10,000 with a dual signature from any Committee chairperson. The County Board Chairman must provide a list of vouchers over \$10,000 dual signed by the County Board Chairman and any Committee chairperson to the County Board at their next Full Board meeting. Excluding purchases made by pre-approved vendors, any purchase over \$10,000 must be approved by the Full Board.
5. All bills against the County, except for mileage and per diem of members of the Board, shall be presented and filed in the office of the County Clerk on or before the 26<sup>th</sup> of the preceding month.
6. Members may charge mileage to attend all per diem allowable meetings from either home or work, whichever is closer to the meeting location. Additionally, members may charge mileage to attend non per diem allowable meetings at the discretion of the County Board Chairman.
7. If a Board Member is requested by the County Board Chairman to attend a board related function, per diem may be charged.
8. Board Members may charge for only one meeting per day (Per Diem) on any given calendar day regardless of the number of meetings they may attend that day pursuant to 55 ILCS 5/2-3008.
9. Vice Chairpersons of each committee, when given consent by the Committee Chairperson, shall have the authority to sign vouchers during the designated committee meeting.
10. All County offices and departments must obtain approval from their oversight committee prior to advertising for bids.

## **Budget**

1. The County Board shall annually develop a budget policy no later than May 1<sup>st</sup> preceding the budget cycle.
2. The Finance and Budget Committee shall prepare a proposed annual budget consistent with the budget policy and submit it to the County Board no later than the regularly scheduled County Board meeting in October of each year.

## **Section E. County Operations**

### **Hiring and Personnel**

1. The County Board shall hire all County supervisors and department heads except elected officials and appointments otherwise stipulated by law. Elected officials, department heads or supervisors shall hire all other employees. The Chairman of the County Board may request that the Personnel & Development Committee and/or the Committee responsible for the supervisor or department head interview applicants and recommend a candidate for a position of supervisor or department head to the full board. The starting annual salary for all new employees will be determined each year by the Finance Committee during the budget planning process. Any variance from this amount will require prior approval by the Personnel & Development Committee. The date a new employee is hired will be pro-rated to coincide with the first day of the subsequent fiscal year. Elected officials and department heads are encouraged to consult with either the Personnel & Development Committee or their oversight committee before filling any employee vacancies. The Personnel & Development Committee may assist in recruiting qualified personnel for all vacant positions approved in the department's operating budget if requested by the elected official, department head or supervisor. The elected official, supervisor or department head is responsible for hiring their staff but may request help from the Personnel & Development Committee and/or their oversight committee in interviewing and recommending applicants for hiring.
2. The hiring of all positions which are appointed by and report directly to the County Board will be conducted by the County Board Chair, two members of the oversight committee to which the position reports, two members of the Development & Personnel Committee as an ad hoc special committee with the majority of a quorum of all members voting to recommend the candidate to the Full Board for approval. Appointed positions include:
  - a. Animal Control Warden/Facility Manager
  - b. County Board Administrator/Coordinator
  - c. Emergency Management Agency (EMA) Director
  - d. Environmental Protection Agency (EPA) Administrator
  - e. Highway Engineer
  - f. Information Services Manager
  - g. Maintenance Superintendent
  - h. Supervisor of Assessments

## Section F. Meeting Procedure

### Agendas

1. All meeting agendas shall comply and be posted in accordance with the requirements of the Open Meetings Act.
2. The Order of Business for County Board meetings shall be as follows:
  - a. Call to Order by Chairman
  - b. Roll Call for a quorum of the Board
  - c. Pledge of Allegiance to the Flag
  - d. Approval of board members' Mileage and Per Diem. Must be approved utilizing a roll call vote
  - e. Approval of the Minutes of any previous Full Board Meeting
  - f. Consent Agenda
    1. Animal Control Report
    2. Circuit Clerk's Report
    3. Coroner's Report
    4. County Clerk and Recorder's Report
    5. Enterprise Zone Report
    6. EMA Report
    7. EPA Report
    8. Health Department
    9. Highway Department Report
    10. Maintenance Superintendent Report
    11. Probation Office Report
    12. Public Defender's Report
    13. Regional Office of Education Report
    14. Sheriff's Report
    15. Supervisor of Assessments Report
    16. State's Attorney Report
    17. Treasurer's Report
    18. Veteran's Assistance Commission Report
  - g. Approval of the items on the consent agenda.
  - h. Liaison Reports
  - i. Public Comments
  - j. Committee Reports
    1. Coordinating Committee Report
    2. Development & Personnel Committee Report
    3. Buildings & Grounds Committee Report
    4. Roads & Bridges Committee Report
    5. Finance and Budget Committee Report
  - k. Executive Session (if needed)
  - l. Approval of 5 Committee Reports and Committee Minutes
  - m. Special Announcements
  - n. Announce Schedule Changes
  - o. Appointments
  - p. Approve and Pay all Bills and Payroll
  - q. Adjourn Meeting

## Meeting Etiquette

*In the interest of civility, County Board members pledge to promote civility by listening, being respectful of others, acknowledging that all are striving to support and improve the community, and understanding that each may have different ideas for achieving that objective.*

1. All County Board and Committee meetings shall begin with the Pledge of Allegiance to the Flag.
2. All questions relating to the priority of business shall be decided without debate.
3. The Chairperson shall preserve order and decide questions of order subject to an appeal to the board without debate.
4. When two or more members speak at once, the Chair shall name the member who is entitled to the floor.
5. No member shall speak more than twice on the same question without leave from the Chair, and shall not occupy more than 15 minutes the first time, no more than 5 minutes the second time. The member shall stand whenever he/she speaks on a question if requested by the Chair.
6. A member called to order by the Chair shall immediately end his/her remarks unless permitted to explain, and if there is no appeal, the decision of the Chair shall be final.
7. Every member present on putting of a question shall vote thereon, unless excused by the Chair or unless he/she is directly interested.
8. No motion shall be debated or put unless seconded. When motion is seconded, it shall be stated by the Chair or by any member of the board.
9. A motion to adjourn is always in order and shall be decided without debate unless a question of time to adjourn occurs.
10. After a motion is stated by the Chair or read by the Clerk, it shall be deemed in possession of the Board, but may be withdrawn by the mover at any time before the vote is taken, by consent of the second.
11. All questions shall be decided by a majority vote unless otherwise specified in Robert's Rules of Order or in Illinois State Statute.
12. For roll call votes, the Clerk shall call the names of the members in alphabetical order beginning with the member whose last name begins with the letter closest to the letter "A." For each subsequent roll call vote, the name of the person who voted first on the preceding issue shall be called last. This progressive voting shall be carried forward from meeting to meeting with the purpose of allowing members to vote first in rotation.
13. The rules may be suspended in any particular case by a two-thirds vote of the members present.
14. No alterations may be made in any of the rules of the County Board without consent of the majority of members thereof or without one day's notice thereof to be given.
15. When a question is under debate, no motion shall be received but to adjourn, to lay on table, to postpone, or to commit or to amend, which motions shall have precedence in the order they stand arranged.
16. When a question has been put and carried in the affirmative or negative, it shall be in order for any member who voted in the majority to move for reconsideration thereof.

**Public Comment**

1. Members of the public and employees of the County shall be afforded time during regular and special meetings, open to the public, to comment to the Board.
2. Members of the public who wish to address the board must sign in before the meeting is called to order and be recognized by the Chairperson of the board prior to speaking. Members of the public must state their name after being recognized by the Chairperson.
3. Board members shall not engage with members of the public during public comment portion of the meeting.
4. Members of the public shall be allowed 3 minutes each to address the Board..
5. If a group is invited to address the Board, such group shall choose one spokesperson as their representative and that spokesperson shall not exceed the 3 minute maximum length.

**Section G. Miscellaneous Rules of the County Board****Other**

1. The parliamentarian of the County Board shall be the State's Attorney or his/her designated assistant.
2. These County Board rules and procedures are subject to requirements of Illinois State Statute. In the event of any inconsistency between these rules and the requirement of any state statute, the state statute shall govern.