

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

**8:30 a.m. Thursday, June 26, 2025**

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

**Pledge of Allegiance:**

**Public Comments:**

**Coordinating Committee: Doug Donaldson, Board Chairman**

1. Information Systems Report Update/Approval:
2. EMA Report Update/Approval:
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. Rules Committee Meeting Update/Approval:
6. Bluewave Solar Correspondence Update/Approval:
7. Supervisor of Assessments Resignation Update/Approval:
8. Other Business:

**Development & Personnel Committee: Chad Ruppert, Chairman**

1. Animal Control Update/Approval:
2. CF IL Solar (Farmersville) Siting Permit Update/Approval:
3. RDC IL N24th Solar (Harvel) Siting Permit Update/Approval:
4. Atticus & Finch Solar (Route 127) Public Hearing Date Update/Approval:
5. Montgomery IL Solar 1 (Route 16) Public Hearing Date Update/Approval:
6. DCEO Energy Transition Grant Update/Approval:
7. Montgomery First Local Labor Initiative Update/Approval:
8. Session Resolution Update/Approval:
9. Other Business:

**Buildings and Grounds: Mark Hughes, Chairman**

1. Maintenance Report Update/Approval:
2. Historical Marker Update/Approval: Jeff Dunn
3. Elevator Maintenance Contract Update/Approval:
4. Generator Pad Bids Update/Approval:
5. Window Cleaning Update/Approval:
6. Other Business:

**Roads and Bridges Committee: Ethan Murzynski, Chairman**

1. Building Construction Update/Approval:
2. Other Business:

**Finance and Budget Committee: Andy Ritchie, Chairman**

1. SOA Report Update/Approval:
2. Capital Improvement & Coal Fund Reports Update/Approval:
3. Extension Agreement Update/Approval:
4. Bruce Harris Contract Update/Approval:
5. Pre-Approved Vendor List Update/Approval:
6. Other Business:

**Appointments:**

1. None

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

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

# BLUEWAVE

June 10th, 2025

Attn: Montgomery County  
1 COURTHOUSE SQ ROOM 101  
HILLSBORO, Illinois 62049

Re: Ground Lease Opportunity for Solar Farm Development at  
Kutztown Rd, Upper Hanover Twp - Montgomery Cty - PA

Dear Montgomery County,

BlueWave is one of the largest solar developers in the Northeast with a focus on distributed generation solar farms. We developed the first ground mounted solar facilities in Massachusetts, and since then have worked with farmers and landowners to develop and build over 40 solar projects across the Northeast. In recent years, BlueWave has become a pioneer of "Dual Use Solar," pairing solar energy with sustainable agriculture crop cultivation and/or grazing.

BlueWave has determined your property is an ideal location for a solar array. Given the promising interconnection infrastructure nearby, we can accelerate the development timeline for a project on your property, but time is of the essence as the available grid capacity is limited and may rapidly fill up.

Properties such as yours have the potential to earn thousands in annual lease income to host solar farms in Pennsylvania. BlueWave is interested in leasing your land and can offer you substantial lease income to host a ground-mounted solar farm occupying between 15 and 25 acres.

If you are interested in leasing a portion of your property for solar development, we would be happy to provide a no-cost site assessment to determine the viability of a project on your property. To ensure you have the best possible chance to host a solar project, we are eager to begin this discussion as soon as possible.

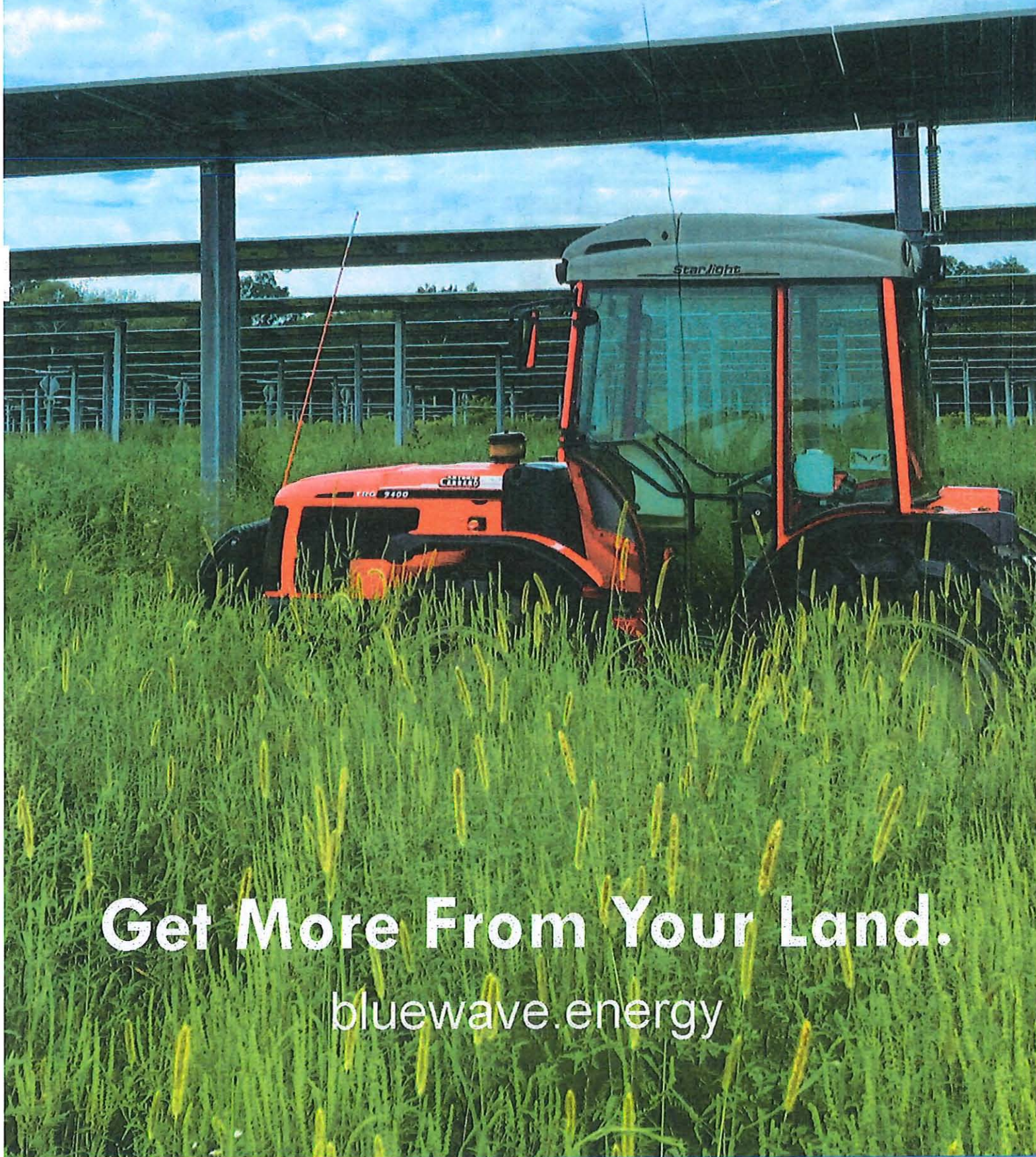
Additional information can be found on our website at [www.bluewave.energy](http://www.bluewave.energy)

You can contact us at [land@bluewavesolar.com](mailto:land@bluewavesolar.com) or by phone at 888.817.2703 to discuss this proposal further!

Best,  
**Ben Vanderlan**  
Manager, Site Acquisition  
BlueWave Solar

AA 11617144 205 S-3

# BLUEWAVE



## Get More From Your Land.

[bluewave.energy](http://bluewave.energy)

[land@bluewave.energy](mailto:land@bluewave.energy) | 888.817.2703



## Could your farmland yield more?

At no cost to you, BlueWave can determine if your site is viable for dual-use solar development.

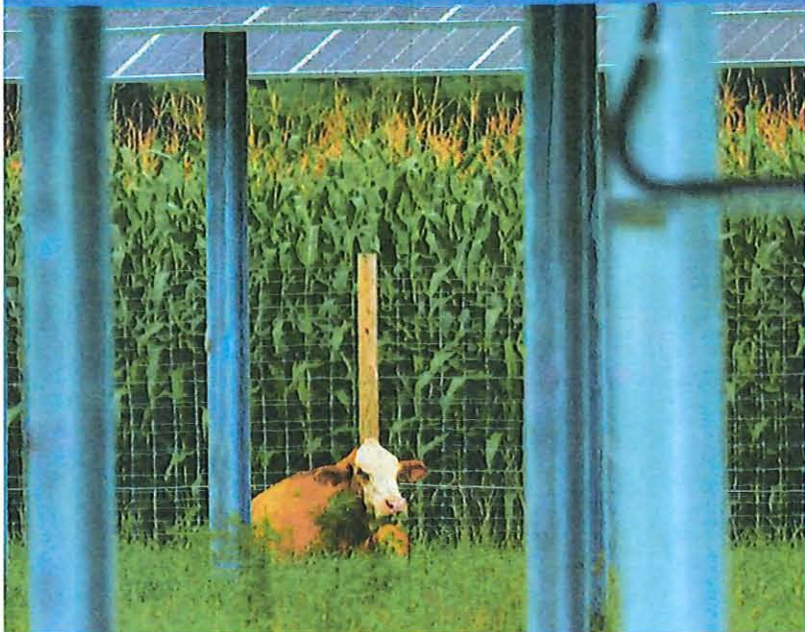
## Earn more revenue.

You could see substantial income from leasing your property for solar, even while continuing to farm. Whether you call it double-cropping or intercropping, solar plus agriculture is a winner.



## Keep farming - even on solar acres.

We value farmers and farmland. Whether or not you or a successor want to continue farming, we'll use industry-leading construction and operating practices to protect the soil and do everything we can to keep the land producing food and/or fiber in addition to energy.





Illinois  
Department of  
**Natural  
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director  
One Natural Resources Way • Springfield, Illinois 62702-1271  
[www.dnr.illinois.gov](http://www.dnr.illinois.gov)

June 17, 2025

*Sent via ePermit system*

Clayton Cross  
Hillsboro Energy, LLC  
12051 9th Avenue  
P.O. Box 457  
Hillsboro, IL 62049  
[ccross@foresight.com](mailto:ccross@foresight.com)

**FILED**  
JUN 17 2025  
*Sandy Richman* COUNTY  
CLERK

Re: Revision No. 1 to Permit No. 424  
Deer Run Mine  
Modifications

Dear Mr. Cross:

After reviewing the information contained in the Significant Revision application and information otherwise available to the applicant, and after considering all comments received, the Department has determined that modification of the above-referenced application is necessary.

Pursuant to 62 Ill. Adm. Code 1773.15(a)(1)(B)(i), modifications required by the Department shall be received within one (1) year from the date of this letter. Absent the modifications required by the Department, the application will not comply with the requirements of the Illinois Surface Coal Mining Land Conservation and Reclamation Act, regulations, and the Illinois regulatory program. Failure to submit the required modifications will result in the Department issuing a written finding denying the application.

Pursuant to 62 Ill. Adm. Code 1783.25(b), 1784.16(a), and 1784.23(c), the Department is requiring the applicant to modify the application by submitting engineering certifications where the modifications result in changes to maps, plans, or cross-sections submitted under the original application.

Pursuant to 62 Ill. Adm. Code 1777.11(c), the Department is requiring the submittal of a verification by a responsible official of the applicant for the information being submitted as a result of this modification letter.

Please address the necessary modifications to the application parts in the online application as discussed below before submitting for Department review.

**1.2.3:** In response to Question 1.2.3, and pursuant to 62 Ill. Adm. Code 1778.13(b)(3), the applicant shall update the response based on the information provided that there will be no contract operator.

**1.5.2:** In response to Question 1.5.2, and pursuant to 62 Ill Adm. Code 1778.14(b)(5), the applicant shall update the supporting documents provided for any outstanding violations listed in Table 1.5.2 with current information from the issuing agencies. Documents submitted in the complete application do not show final resolution of the respective violations.

**3.8.1:** In response to Question 3.8.1, the applicant indicated that only four (4) roads previously permitted were to be modified. However, it appears on the Operations Map that the other four (4) roads are either being modified or eliminated. Pursuant to 62 Ill. Adm. Code 1784.24(a) and 1777.11(a)(1), the applicant shall clarify if the additional 4 roads previously permitted will be constructed, modified, or eliminated.

**3.8.2:** In response to Question 3.8.2, the applicant provides Drawing No. B23-094-E5, but no cross-slope is given for the access roads. Pursuant to 62 Ill. Adm. Code 1817.150(c), the applicant shall provide the minimum cross-slope to ensure appropriate environmental protection.

**3.15.1:** In response to Question 3.15.1, the applicant indicated that MSHA had not approved this application to modify Refuse Disposal Facility II. Pursuant to 62 Ill. Adm. Code 1780.25(g), the applicant shall submit MSHA certification documents that indicate the plan has been approved by MSHA.

**3.15.2:** In response to Question 3.15.2, the applicant attached the Plan Modification for the design and construction details of RDA 2. In the Transmittal Letter to MSHA, the applicant states, "The underdrains have been installed in accordance with the plan modification." However, the seepage analysis found in Appendix B, page 57, of the report reveals that the underdrain shall be approximately 76 feet. It appears the transformed width of 25 feet was used in the design of the drain per Drawing No. B14-234-E7. Pursuant to 62 Ill. Adm. Code 1784.16(a) and 1777.11(a)(1), the applicant shall

- i. Provide information to assure the capacity of the installed underdrain remains adequate;
- ii. Confirm the internal drain was installed as required by the design or reevaluate stability analysis with the change to the phreatic surface;
- iii. Document which drain composition option was installed: either gravel/pipe or geocomposite.

**3.15.2:** In response to Question 3.15.2, the applicant attached the Plan Modification for the design and construction details of RDA 2. In Section 4.3.4, page 22 of 343, the applicant states that a rod extensometer, E-1, shall be installed as shown on Figure 10, page 341 of 343. To

assure compliance with 62 Ill. Adm. Code 1817.81(a)(4) provide an explanation for why the proposed location of the extensometer is best for detecting potential subsidence at the site due to the old mine workings.

**3.15.2:** In response to Question 3.15.2, the applicant attached the Plan Modification for the design and construction details of RDA 2. In Section 5.0 Engineering Analyses, page 23 of 343, the applicant states that the embankment has been designed to store the PMF design storm event. To assure compliance with 62 Ill. Adm. Code 1817.49(a)(9),

- i. Provide clarification and a clear specification of the assumed conditions for the full PMF storm event, in terms of antecedent and principal storm conditions;
- ii. Provide source data for the precipitation amount used.

**3.15.2:** In response to Question 3.15.2, the applicant attached the Plan Modification for the design and construction details of RDA 2. In Appendix B, page 189 of 343, the design calculations for the filter drainage diaphragm outlet drain are provided. It appears the calculations have not been updated based on the modified embankment. Pursuant to 62 Ill. Adm. Code 1784.16(a) and 1777.11(a)(1), the applicant shall

- i. Confirm location of filter drain shown on Detail 1 of Figure 10, page 341 of 343, matches the length used in the calculations;
- ii. Reevaluate the required drain surface area;
- iii. Confirm that the drain shown on Figure No. 9, 340 of 343, matches the calculated size.

**3.15.2:** In response to Question 3.15.2, the applicant attached the Plan Modification with the stability analysis of RDA 2 included in Appendix B, pages 204 to 294 of 343. However, the soil strengths for the existing soil do not match the previously submitted strength values. The deeper layer is shown to have less strength than the shallow clay layer. Pursuant to 62 Ill. Adm. Code 1784.16(f) and 1777.11(a)(1), the applicant shall provide data to support the change in foundation strengths from the strengths used in the previous stability analysis.

**3.15.2.4:** In response to Question 3.15.2.4, the applicant refers to Appendix B of the RDA 2 Plan Modification for the design calculations of the drainage control structures. However, calculations were not provided for Pond 8 and Pond 9. Pursuant to 62 Ill. Adm. Code 1784.11(b) and 1817.84(d), the applicant shall provide design calculations based on the modified embankment drainage structures to ensure the ponds have adequate capacity and provide adequate sediment storage.

**3.15.2.4:** In response to Question 3.15.2.4, the applicant states, "a minimum of 12.6 feet between the toe of the refuse embankment and the immediate receiving ditches shall be maintained."

- i. Pursuant to 62 Ill. Adm. Code 1817.84(c), the applicant shall discuss the adequacy of the buffer to allow construction equipment to clean the ponds and reclaim the embankment with the appropriate soil cover while maintaining the buffer area.
- ii. To ensure compliance with 62 Ill. Adm. Code 1817.11(d) and ensure construction and inspection personnel can easily identify the areas where no coarse refuse material will be placed, the applicant shall describe how an adequate buffer between the toe of the refuse embankment and the immediate receiving ditches or ponds will be permanently marked to prevent siltation buildup and allow access for cleanout of the ditches and or ponds.

**3.16.1:** In response to Question 3.16.1, the applicant does not address the fugitive dust control practices for the conveyor system. Pursuant to 62 Ill. Adm. Code 1784.26, the applicant shall include a discussion of fugitive dust control practices for the conveyor system.

**4.6.4:** In response to Question 4.6.4, the applicant did not include the calculated hydraulic conductivity values of the installed groundwater monitoring wells. As required by this question and 62 Ill. Adm. Code 1784.14(b)(1)(B), the applicant shall provide site-specific hydraulic conductivities for each of the installed groundwater monitoring wells associated with RDA No. 2.

**4.6.5:** In response to Question 4.6.5, the applicant included a potentiometric map, but it is unclear which installed groundwater monitoring wells were utilized to determine the potentiometric lines. Pursuant to 62 Ill. Adm. Code 1784.14(b)(1)(B), the applicant shall update the potentiometric map to include the dates of the well elevation data used in the construction of the map and shall include either a table or a narrative listing the wells used in the construction of the map. Please note that the applicant included data from RDA No. 1 in this map, so any revisions should also include pertinent data from RDA No. 1 installed groundwater monitoring wells.

**4.6.7:** In response to Question 4.6.7, the applicant shall, based upon the updated information, and pursuant to 62 Ill. Adm. Code 1784.14, provide a narrative discussion of the groundwater flow direction of the permitted site and shall include a discussion as to how the current groundwater monitoring system will be sufficient to detect any potential impacts from the RDA under the added hydraulic head pressure from the increased embankment height.

**4.10.1:** In response to Question 4.10.1, the applicant states that no update to the PHC is required. Pursuant to 62 Ill. Adm. Code 1784.14(e)(1) the applicant shall provide a discussion as to why an update of the PHC is unnecessary, given the proposed changes to the impoundment and the additional head pressures on the installed geosynthetic base liner.

**4.10.7:** In response to Question 4.10.7, the applicant did not provide an updated narrative that incorporates the proposed activities and the current site conditions with respect to the PHC. Pursuant to 62 Ill. Adm. Code 1784.14, the applicant shall provide a narrative summary that discusses the current site conditions, the proposed activities, as well as a discussion on why these proposed changes do not require an updated PHC and/or why no changes to the CIA or PHC are expected.

**4.11:** In response to Form 4.11, the applicant provided several attachments. A document entitled "Prevention and Remedial.pdf" lacks detail on how the relevant parts of 62 Ill. Adm. Code 1816.41 through 1816.43 will be met. There also appears to be an updated HELP Model, entitled "HELP Output.pdf". However, there is no narrative summary of the HELP Model results, nor is there a diagram of the layers modeled. Pursuant to 62 Ill. Adm. Code 1784.14(g), the applicant shall provide additional details and discussion of all the attachments included in the response to this form.

**4.11:** The Department is in receipt of a letter from the Illinois Environmental Protection Agency (IEPA), dated June 16, 2025, requesting additional information regarding the HELP model presented in this Part. Pursuant to 62 Ill. Adm. Code 1773.12, the applicant shall address the IEPA's comments, and any modifications made in response to these comments should be incorporated into the application for Significant Revision No. 1, to Permit No. 424. The applicant shall clearly identify any modifications to text, attachments or maps, made in response to the IEPA comments.

**5.1.1:** In response to Question 5.1.1, the applicant provided Drawing No. B23-094-E8, but did not delineate all watersheds. Pursuant to 62 Ill. Adm. Code 1784.23(b)(6) and to ensure compliance with 62 Ill. Adm. Code 1817.45(a), the applicant shall delineate all watersheds contributing to the sediment control structures, including all culverts.

**5.3.1:** In response to Question 5.3.1, the applicant provided Table 5.3.1 that includes a "typical abandonment ditch" but did not include the ditches on the Surface Drainage Control Map. Pursuant to 62 Ill. Adm. Code 1784.23(b)(6), the applicant shall include all sediment control structures on the Surface Drainage Control Map, Drawing No. B23-094-E8.

**5.3.1:** In response to Question 5.3.1, the applicant provided Table 5.3.1 that includes the peak discharge for each ditch. However, the peak discharges do not match the discharges for each ditch found in Appendix B of the RDA 2 Plan Modification. Pursuant to 62 Ill. Adm. Code 1777.11, the applicant shall provide current information and correct the discrepancies.

**5.3.3:** In response to Question 5.3.3, the applicant did not provide profiles of the ditches. Pursuant to 62 Ill. Adm. Code 1784.23(b)(6), the applicant shall provide profiles of the bench and access road ditches, including stationing. Stationing shall match the stationing on the Surface Drainage Control Map.

**5.3.5:** In response to Question 5.3.5, the applicant discusses the erosion control in the access road gutters and flumes, but not at their discharge locations within Ponds 8 & 9. Pursuant to 62 Ill. Adm. Code 1817.43(a)(2), the applicant shall address the need for erosion control at the outlets of the access road gutters and the flumes.

**5.3.6:** In response to Question 5.3.6, the applicant states, "The ditches will be cleaned when they approach 60% full." However, the ditches are designed to be free-flowing, and ponding should not occur within the ditches. To ensure compliance with 62 Ill. Adm. Code 1817.43(a)(2)(C), the applicant shall describe how they will adequately maintain design gradients and flow capacity of the ditches.

**5.4:** In response to Form 5.4, the applicant indicated that no culverts are being proposed. However, the ditches must cross the road and access buffer to reach Ponds 8 & 9. To ensure compliance with 62 Ill. Adm. Code 1817.45(b), the applicant shall describe how the surface water will be conveyed from the access road and bench gutters and flumes to Ponds 8 & 9.

**5.5:** In response to Form 5.5, the applicant indicated that no impoundments are being proposed or modified. However, the watersheds contributing to Ponds 8 & 9 have changed. To ensure compliance with 62 Ill. Adm. Code 1817.49, the applicant shall discuss the need for modifications to Ponds 8 & 9.

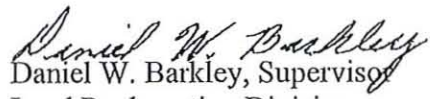
**9.6:** In response to Form 9.6, the applicant provided the soil balancing calculations, but they do not match the previously approved calculations. Pursuant to Ill. Adm. Code 1780.23(b)(1), the applicant shall provide calculations of the soil required and the soil available, including a soil shrinkage factor to account for soil loss consistent with conservative engineering practices.

**9.9.3:** In response to Question 9.9.3, the applicant does not discuss the abandonment ditches. Pursuant to 62 Ill. Adm. Code 1784.13(b), the applicant shall provide design details of all proposed abandonment ditches to remain.

Clayton Cross  
Permit No. 424, SR1  
Modifications  
Page 7

Should you have any questions, please contact this office.

Sincerely,

  
Daniel W. Barkley, Supervisor  
Land Reclamation Division

DWB:KO

cc: C. Johnson  
Sandy Leitheiser, Montgomery County Clerk

**Montgomery County Board**  
**Development & Personnel Committee Meeting Agenda**  
County Board Room, 2<sup>nd</sup> Floor, Historic Courthouse  
#1 Courthouse Sq. Hillsboro, IL 62049

**5:00 p.m. Monday, June 30, 2025**

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

Members Absent:

Others Present:

1. Pledge of Allegiance:
2. Public Comment:
3. Animal Control Update/Approval:
4. CF IL Solar (Farmersville) Siting Permit Update/Approval:
5. RDC IL N24th Solar (Harvel) Siting Permit Update/Approval:
6. Bluestar & Horseshoe agreements with Hurst-Rosche Update/Approval:
7. Atticus & Finch Solar (Route 127) Public Hearing Date Update/Approval:
8. Montgomery IL Solar 1 (Route 16) Public Hearing Date Update/Approval:
9. DCEO Energy Transition Grant Update/Approval:
10. Montgomery First Local Labor Initiative Update/Approval:
11. Montgomery County Wind Ordinance Update/Approval:
12. Secession Resolution Update/Approval:
13. Employee Handbook Distribution Update/Approval:
14. Supervisor of Assessments Position Update/Approval:
15. Other Business: *Litchfield P.R.*

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            p.m. The summaries of minutes were respectfully submitted by acting secretary Mike Plunkett, as deputized by Montgomery County Clerk/Recorder Sandy Leitheiser.



Hurst-Rosche, Inc.

Jeremy Connor, PE  
President

June 6, 2025

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

RE: Montgomery County Solar Review  
Horseshoe Solar Project, LLC- PIN 17-08-400-003  
GenPro Energy Solutions  
Montgomery County, Illinois

Dear Mr. Plunkett:

As requested, Hurst-Rosche, Inc. proposes to complete the independent review for Horseshoe Solar Project, LLC- PIN 17-08-400-003, 13285 Fillmore Trail, Hillsboro, IL 62049, Hillsboro, IL 62049 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 on 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-ROSCH, INC.

Jeremy Connor, P.E.  
President

JJC:  
Enclosure

ACCEPTED BY:

Justin Goodwin, PE  
Vice President

Michael Emken, PE  
Vice President

1400 E. Tremont St.  
Hillsboro, IL 62049  
217.532.3959

[www.hurst-rosche.com](http://www.hurst-rosche.com)

Signature

Date



Hurst-Rosche, Inc.

Jeremy Connor, PE  
President

June 23, 2025

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

RE: Montgomery County Solar Review  
Bluestar Solar Project, LLC – PIN 17-08-300-014  
GenPro Energy Solutions  
Montgomery County, Illinois

Dear Mr. Plunkett:

As requested, Hurst-Rosche, Inc. proposes to complete the independent review for Bluestar Solar Project, LLC – PIN 17-08-300-014, 13051 Fillmore Trail, Hillsboro, IL 62049, Hillsboro, IL 62049 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 on 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.

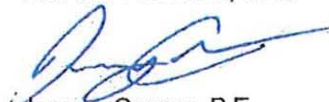
We propose to complete the above professional scope of services for a Not-To-Exceed fee of \$3,500 that will be reimbursed by the petitioner.

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-ROSCHÉ, INC.

  
Jeremy Connor, P.E.  
President

Justin Goodwin, PE  
Vice President

Michael Emken, PE  
Vice President

JJC:  
Enclosure

ACCEPTED BY:

1400 E. Tremont St.  
Hillsboro, IL 62049  
217.532.3959

[www.hurst-rosche.com](http://www.hurst-rosche.com)

Signature

Date

Energy Type	Solar Company Name	Project Name	Location/ Address	Parcel ID Number(s)	Land Owner Name	MW	Contact Name	Application Date	Date Application Fee Received	Application Fee Amount	Initial Hearing Date	Board Approval Date
Solar	22C Development	North Sun	21st & North Road	06-14-400-003	Kevin Wood	10	Alex Farkas	4/5/24	5/15/24	\$2,500	6/3/2024	7/9/24
Solar	22C Development	Oil Sun Solar	E. 10th & Oil Field Ave.	06-26-300-008 & -005	Chris & Dana Morris & Brian Wood	10	Alex Farkas	8/2/24	7/26/24	\$25,000	8/26/2024	9/10/24
Wind	Acciona					300	Joe Downie 847-767-0413					
Solar	Apex Clean Energy	Montgomery Springs	S. IL Rt 127 - Taylor Springs	16-24-176-004 & 16-24-127-007	Dorothy Race	5	Sido Shira 540-849-4273	12/19/24	12/20/24	\$12,500	3/24/2025	5/13/25
Solar	Ironwood Renewables	Atticus Solar	Route 127	16-36-400-001 16-36-300-002	Daniel Chappellear	5	Keith Morel 504-493-3714	5/19/25	5/19/25	\$12,500	7/7/2025	
Solar	Ironwood Renewables	Finch Solar	Route 127	16-36-400-001 16-36-300-002	Daniel Chappellear	5	Keith Morel 504-493-3714	5/19/25	5/19/25	\$12,500	7/7/2025	
Solar	Carson Power	Litchfield Solar	Route 66	15-17-200-010 15-17-100-004	Steve Grosenheider	5	Kayleigh Furth 862-354-2739	3/7/25	3/6/25	\$12,500	4/28/2025	6/10/25
Solar	Cultivate Power	Bluestar Solar, LLC	13051 Fillmore Tr.		Cultivate Power	5	Kiera Gavin	9/15/22	9/30/22	\$2,500	11/15/2022	11/15/22
Solar	Cultivate Power sold to Dimension Renweable	Horse Shoe Solar, LLC	13285 Fillmore Tr.		Cultivate Power	5	Daniel Solorzano 630-281-0573	9/15/22	9/30/22	\$2,500	11/15/2022	11/15/22
Solar	Cultivate Power sold to Generate Capital	Anacott Solar, LLC	13145 Fillmore Tr.	047-08-300-015, 17-08-300-014	Cultivate Power	5	Kiera Gavin Jeff Crabtree	9/15/22	9/30/22	\$2,500	11/15/2022	11/15/22
Solar	Cypress Creek Renewables	Plains Solar	E. 14th Road, Irving	12-04-100-001	Jack Tosetti	5	Nick Standiford	5/6/24	5/8/24	\$2,500	7/1/2024	2/11/25
Solar	GreenKey Solar		Interurban Circle Hillsboro	16-04-400-003	Rob Bergman		Reuben Grandon 309-407-7876					
Solar	National Grid Renewables	Donnellson Solar, LLC	Rural Donnellson	21-18-400-003, 21-18-300-003, 21-18-300-007, 21-19-100-012, 21-19-	Mildred Balla Estate	194	Albert Middeke					
Solar	Pattern	The Shoals Renewables				500	Diogo Botelho 908-952-5721					
Wind	Pattern	The Shoals Renewables				500	Diogo Botelho 908-952-5721					
Solar	Pivot Energy	CF IL Solar	Farmersville	01-32-200-007 01-33-100-017	Thomas Elmore	2.6	Brittney Krebsbach 320-290-0612	4/9/25	4/8/25	\$6,500	5/22/2025	
Solar	Reactivate	RDC IL N24th Avenue	N. 24th, south of Harvel	04-33-476-005	Robert Bloome	4.95	Gabriel Araiza 708-887-3927	5/2/25	5/13/25	\$12,375	6/23/2025	
Solar	Solar Provider Group LLC	Frontier Solar	10114 Donnellson Ave	20-23-300-007	CLE 1	1.5	Andrew Evans	6/30/23	7/15/23	\$2,500	5/25/2023	7/11/23
Solar	Summit Ridge Energy	Montgomery IL Solar 1	Route 16	10-36-300-013 15-02-200-029	Dustin Ellinger	5	Chase Wittich 410-458-6983	6/2/25	5/20/25	\$12,475	7/28/2025	
Wind	UKA North America	Viriden Wind	Farmersville Area	Several	Several	100	Alla Zilberg Chad Mady	3/30/24	4/2/24	\$55,000	4/28/2024	6/11/24
Solar	Vistra	Coffeen Power Plant Phase I	134 CIPS Trail	Several	Vistra	44	Sandra Yang, Stephen Staddard and Patrick Conners with Kroll	6/27/23	7/3/23	\$2,500	8/3/2023	10/10/23

Pending Application

Pending Hearing

**MONTGOMERY COUNTY ILLINOIS RESPONSIBLE BIDDER ORDINANCE  
WITH 'MONTGOMERY FIRST' LOCAL BUSINESS ADJUSTMENT TO BID AWARD  
ORDINANCE 2025-\_\_\_\_\_**

**AN ORDINANCE FURTHER DEFINING RESPONSIBLE BIDDER  
AND PROVIDING A LOCAL BUSINESS ADJUSTMENT**

**WHEREAS**, the Montgomery County Board regulates purchases and contracts entered into by Montgomery County; now therefore

**BE IT ORDAINED**, by the Board of Montgomery County, Illinois, that the following definition be added to the County code: *Responsible bidder* for construction contracts means a bidder who meets all of the job specifications, the following applicable criteria, and submits evidence of such compliance:

- (1) All applicable laws prerequisite to doing business in Illinois
- (2) Evidence of compliance with
  - a. Federal Employer Tax Identification Number or Social Security Number (for individuals)
  - b. Provision of Section 2000(e) of Chapter 21, Title 42 of the United States Code and Federal Executive Order No. 11246 as amended by Executive Order No. 11375 (known as the Equal Opportunity Employer provisions)
- (3) Certificates of insurance indicating the following coverages: general liability, workers' compensation, completed operations, automobile, hazardous occupation and product liability
- (4) Compliance with all provisions of the Illinois Prevailing Wage Act, including wages, medical and hospitalization insurance and retirement for those trades covered in the act
- (5) The bidder and all bidder's sub-contractors must participate in active joint labor-management apprenticeship and training programs approved and registered with the United States Department of Labor's Bureau of Apprenticeship and Training for each of the trades of work contemplated under the awarded contract.
- (6) All contractors and sub-contractors are required to turn in certified payrolls as specified in Illinois Public Act 94-0515, and follow all provisions of the Employee Classification Act, 820 ILCS 185/1 et seq.

**BE IT FURTHER ORDAINED**, that Montgomery County may authorize on certain public works or construction contracts the use of a "Montgomery First" Local Business Adjustment as set forth by the following criteria:

- (1) The Montgomery First Local Business Adjustment shall be up to a maximum of 5% of the contract price, but not more than \$50,000, whichever is less. In such instances, the bid documents shall specify that a Local Business Adjustment shall apply, and shall identify the percentage and maximum dollar amount of the adjustment.
- (2) When a Local Business Adjustment has been authorized and its application is requested by a local bidder, the following process shall be used to determine the lowest qualified bidder and for calculating the contract price:
  - a. The County shall apply an automatic downward adjustment of up to 5% of the contract price (or a maximum of \$50,000, whichever is less) toward a local bidder's bid if doing so will cause the local bidder's bid to match the bid of a non-local bidder who would otherwise be the lowest qualified bidder.

- b. This downward adjustment shall be applied automatically to the local bidder's bid as a reduction in their overall bid, and any bidder requesting the application of the local bidder adjustment shall acknowledge and agree to the potential of the reduction in their overall bid at the time of bid submission.
  - c. Should a bidder requesting the local business adjustment as part of their bid submittal be declared the lowest qualified bidder on the basis of a local business adjustment and thereafter decline to be awarded the project, that bidder shall be prohibited from requesting the application of a local business adjustment when bidding on contracts let by the County for a period of one year.
- (3) A local bidder is an individual or business entity that:
- a. Has a place of business located in Montgomery County, Illinois, for at least one year prior to the deadline for submitting bids, as registered with the Secretary of State, and
  - b. Can demonstrate for one year prior to the deadline for submitting bids that the person or entity has paid a minimum of \$5,000 in sales tax in Montgomery County, Illinois, and/or
  - c. Can demonstrate that at least 50% of their employees reside within Montgomery County, Illinois.
- (4) It shall be the responsibility of the bidder to request that the local business adjustment be applied to the bid and to provide sufficient documentation for the County to make a determination as to their local bidder status. Failure of a local bidder to include such a request in its submittal or failure of the local bidder to provide sufficient documentation for the County to verify eligibility for the adjustment at the time of the submittal will cause the local bidder to forfeit the application of the adjustment to the bid amount, even if the local bidder would have otherwise been eligible.
- (5) The oversight committee that recommends awarding the bid shall report utilization of the local business adjustment to the County Board at the time of the contract award.

**BE IT FURTHER ORDAINED**, that in order to provide meaningful work opportunities to the more than 800 Montgomery County residents represented by organized labor, to guard against delays due to labor conflicts and shortages of skilled workers, and to ensure highly-qualified individuals work on public projects, the Montgomery County Board may, at its discretion, consider attaching a Project Labor Agreement (PLA) to any public works or construction contract with an anticipated value of over \$100,000.

**BE IT FURTHER ORDAINED**, that nothing herein hereby adopted shall be construed to affect any suit of proceeding now pending in any court of any rights accrued or liability incurred or cause or causes of action accrued of existing under any prior Resolution or Ordinance. Nor shall any right or remedy of any character be lost, impaired, or affected by the Ordinance.

**BE IT FURTHER ORDAINED**, that this Ordinance shall be in full force and effect immediately upon its adoption.

**Adopted by the Board of Montgomery County this 8th day of July 2025.**

**AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **PRESENT:** \_\_\_\_\_ **ABSTAIN/ABSENT:** \_\_\_\_\_

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

DISCOVER YOUR ADVENTURE  
MONTGOMERY  
COUNTY



# MONTGOMERY FIRST

## LOCAL BUSINESS APPLICATION

Return signed application in packet with sealed bid

- (1) The Montgomery First Local Business Adjustment shall be up to a maximum of 5% of the contract price, but not more than \$50,000, whichever is less. In such instances, the bid documents shall specify that a Local Business Adjustment shall apply, and shall identify the percentage and maximum dollar amount of the adjustment.
- (2) When a Local Business Adjustment has been authorized and its application is requested by a local bidder, the following process shall be used to determine the lowest qualified bidder and for calculating the contract price:
  - a. The County shall apply an automatic downward adjustment of up to 5% of the contract price (or a maximum of \$50,000, whichever is less) toward a local bidder's bid if doing so will cause the local bidder's bid to match the bid of a non-local bidder who would otherwise be the lowest qualified bidder.
  - b. This downward adjustment shall be applied automatically to the local bidder's bid as a reduction in their overall bid, and any bidder requesting the application of the local bidder adjustment shall acknowledge and agree to the potential of the reduction in their overall bid at the time of bid submission.
  - c. Should a bidder requesting the local business adjustment as part of their bid submittal be declared the lowest qualified bidder on the basis of a local business adjustment and thereafter decline to be awarded the project, that bidder shall be prohibited from requesting the application of a local business adjustment when bidding on contracts let by the County for a period of one year.
- (3) A local bidder is an individual or business entity that:
  - a. Has a place of business located in Montgomery County, Illinois, for at least one year prior to the deadline for submitting bids, as registered with the Secretary of State, and
  - b. Can demonstrate for one year prior to the deadline for submitting bids that the person or entity has paid a minimum of \$5,000 in sales tax in Montgomery County, Illinois, and/or
  - c. Can demonstrate that at least 50% of their employees reside within Montgomery County, Illinois.
- (4) It shall be the responsibility of the bidder to request that the local business adjustment be applied to the bid and to provide sufficient documentation for the County to make a determination as to their local bidder status. Failure of a local bidder to include such a request in its submittal or failure of the local bidder to provide sufficient documentation for the County to verify eligibility for the adjustment at the time of the submittal will cause the local bidder to forfeit the application of the adjustment to the bid amount, even if the local bidder would have otherwise been eligible.

Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

FEIN: \_\_\_\_\_ Number of Years in Business: \_\_\_\_\_

Number of Employees: \_\_\_\_\_ Percent of Employees Living In County: \_\_\_\_\_

Estimated Sales Tax Paid over the Previous 12 Months: \_\_\_\_\_

Business Owner(s): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

*By signing this application, I certify to the best of my knowledge and belief that the application is true, complete and accurate, and that supporting documentation has been submitted as required. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil, or administrative penalties for fraud, false statements, false claims, or otherwise (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812; 30 ILCS 708/120).*

*I consent that my bid may be lowered by up to 5% or a maximum of \$50,000 if doing so will cause my bid to match the bid of a non-local bidder who would otherwise be the lowest qualified bidder.*

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

**MONTGOMERY COUNTY  
ORDINANCE REGULATING  
THE SITING OF  
WIND ENERGY CONVERSION SYSTEMS**

**Adopted by: Montgomery County, June 9, 2009**

First Revision: November 10, 2020

Second Revision: August 10, 2021

Third Revision: June 13, 2023

Fourth Revision: February 13, 2024

Fifth Revision: July 9, 2024

Sixth Revision: August 13, 2024

**Seventh Revision: July 8, 2025**

*(Highlighted revisions on pages 6 and 13)*

## I. INTRODUCTION

- A. **Title:** This Ordinance shall amend the original Montgomery County Ordinance Regulating the Siting of Wind Energy Conversion Systems dated June 9, 2009 and be known, cited and referred to as the Montgomery County Ordinance Regulating the Siting of Wind Energy Conversion Systems.
- B. **Purpose:** The purpose of this ordinance is to facilitate the construction, installation, operation, and decommission of Wind Energy Conversion Systems (WECS) in Montgomery County, Illinois in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands. This ordinance will promote the supply of wind energy in support of Illinois' statutory goal of increasing energy production from renewable energy sources. This ordinance shall not apply to personal or business wind energy development for the primary use of self-sustaining energy. This ordinance is not intended to replace safety, health, or environmental requirements contained in other applicable codes, standards, or ordinances. The provisions of this ordinance shall not nullify any provisions of local, state, or federal law.

## II. DEFINITIONS

- A. "Applicant" means the entity or person who submits to the County, pursuant to Section VI of this Ordinance, an application for the siting of any wind energy conversion system (WECS) or Substation.
- B. "Application" means the request for the Wind Energy Conversion System (WECS) permit must be submitted on the application form maintained by the County. Application may be modified from time to time by the County in order to provide sufficient information for permitting decisions to be made.
- C. "Authorized Agent" means personnel authorized by the Montgomery County Board Chairman.
- D. "Capability" means the ability, knowledge, experience, resources and financial viability to complete the project.
- E. "Decommissioning" means to return the property or site back to its pre-installation state or better as approved in the decommissioning plan.
- F. "Deconstruction" means breaking an object down or disassembling a large object into smaller parts.
- G. "Distance" Measured as feet on a level plane.
- H. "Financial Assurance" means reasonable assurance from a credit worthy party or parties satisfactory to the County that any and all damages due to construction, operation, maintenance, and decommission/deconstruction caused by the wind energy project will be repaired and that the project will be decommissioned/deconstructed. Examples of such include a performance bond, surety bond, trust instrument, cash, escrow, and/or irrevocable letter of credit.
- I. "Hearing Facilitator" means the county may unilaterally engage the services of a hearing facilitator not affiliated with any pro wind or anti wind group to preside over any required hearings resulting from the siting approval application. *Process: The hearing facilitator shall be an independent contractor who shall conduct a hearing in accordance with all applicable rules of the board and county but with no adjudicatory responsibility other than ruling on request for continuances, procedural matters, admissibility of evidence and the propriety of any arguments. Upon conclusion of the evidence and final arguments, the County Board Coordinating Committee with outside professional advice as required will prepare and submit "findings of fact" and a final recommendation to the county board. The hearing facilitator shall be an attorney, licensed to practice in the State of Illinois, jointly selected by the state's attorney (or his designee) and the Montgomery County Economic Development chairperson and appointed by the chairman of the county board with the consent of the county board. The applicant shall reimburse the county for the fees and costs charged by the facilitator.*
- J. "L.A." refers to "Local Authority". Local Authority is the representative of the applicable government body.

- K. "Licensed Illinois Professional Engineer" means a qualified individual who is licensed as a professional engineer in the State of Illinois.
- L. "Licensed Illinois Structural Engineer" means a qualified individual who is licensed as a structural engineer in the State of Illinois.
- M. "Like-kind replacement" means a WECS tower which meets or exceeds the standards and specifications of the tower being replaced and complies with the applicable terms and conditions of this ordinance.
- N. "Maximum height" means the maximum height allowed under a Determination of No Hazard to Air Navigation by the FAA under 14 CFR Part 77
- O. "MET" means a measurement tower, or met mast as a free standing tower, or a removable mast, which carries measuring instruments with meteorological instruments such as thermometers and instruments to measure wind speed.
- P. "Nonfunctioning wind turbine" means a wind turbine or component that is not able to generate electricity for six continuous months
- Q. "Operating Permit" means a permit that must be issued after the project is substantially complete, according to approval by the County's designee, to produce and sell wind generated power.
- R. "Operator" means the entity responsible for the day-to-day operation and maintenance of the WECS, including any third-party subcontractors.
- S. "Owner" means the entity or entities with an equity interest in the WECS(s), including their respective successors and assignees or an entity that becomes an owner through foreclosure. Owner does not mean (i) the property owner from whom land is leased for locating the WECS (unless property owner has an equity interest in the WECS); or (ii) any person holding a security interest in the WECS(s) solely to secure an extension of credit, or a person foreclosing on such security interest provided that after foreclosure, such person seeks to sell the WECS(s) at the earliest practicable date.
- T. "Primary Structure" means, for each property, the structure that one or more persons occupy the majority of time on that property for either business or personal reasons. The term "primary structure" includes structures such as residences, commercial buildings, hospitals, churches, day care facilities, schools, and agricultural buildings/structures.
- U. "Rotor Diameter" means the diameter of the circle created by rotating turbine blade tips.
- V. "Set-Back" means the minimum distance from a property line, margins of any public road or high water mark of any lake available for public use, stream banks and drainage ditches from which the WECS tower and/or substation is located. The setback set forth herein shall be measured from the exterior of the foundation of the WECS tower.
- W. "Shadow Flicker" means the phenomenon that occurs when rotating wind turbine blades cast moving shadows upon stationary objects.
- X. "WECS (Wind Energy Conversion System) CONSTRUCTION Permit" means the formal approval of the application by the County Board or its designee.
- Y. "Substation" means the apparatus that connects the electrical collection system of the WECS(s) and increases the voltage for connection with the utility's transmission lines.
- Z. "Wind Energy Conversion System" ("WECS") means all necessary devices that together convert wind energy into electricity, including the rotor, blades, nacelle, generator, WECS Tower, electrical components, WECS foundation, oils, fluids, transformer, and electrical cabling from the WECS Tower to the Substations.
- AA. "WECS Project" means the collection of WECS and Substations as specified in the structural improvement application.
- BB. "WECS Tower" means the support structure to which the nacelle and rotor are attached
- CC. All other words have the meanings attributed to them in Public Act 102-1123

### **III. APPLICABILITY**

This Ordinance governs the siting of WECS(s) and Substations that generate electricity to be sold to wholesale or retail markets, except that owners of WECS(s) with an aggregate generating capacity of 3MW or less who locate the WECS(s) on their own property as an end user are not subject to this Ordinance.

### **IV. PROHIBITION**

No WECS or substation governed by Section III of this Ordinance shall be transported, constructed, erected, installed, located or operated within Montgomery County, unless:

- A. WECS Construction Permit Application Approval has been granted by the County Board or its designee and WECS Construction Permit has been issued by the Montgomery County Assessor's Office;
- B. Road Upgrade and Maintenance Agreements have been entered into for each applicable governmental agency;
- C. a WECS Construction Permit has been obtained for each individual WECS tower and Substation pursuant to this Ordinance;
- D. applicant has provided the County with notification of MET towers being placed.

### **V. PERMITTING AND HEARINGS**

The County Board or their authorized agent shall not approve any permit until a public hearing is held. A public hearing will only be held within 60 days of when a properly submitted and completed application is accepted by the County. Notice of the hearing shall be published by the Montgomery County Clerk's Office on the Montgomery County website as well as in a newspaper of general circulation in Montgomery County at least once a week for two (2) successive calendar weeks prior to the hearing. The initial notice shall be published the first time not less than ten (10) days or more than twenty-five (25) days before the date fixed for the hearing. In computing such period, the day of publication is not to be included, but the day of the hearing shall be included. A WECS project or any WECS project component development in the un-incorporated areas of Montgomery County shall be required to obtain permits and provide fees as applicable to Montgomery County. The County Board or its authorized agent may request final site inspection(s) before the operating permit is issued. An emergency contact name and phone number must be posted at the point of access on all WECS project developments. The County will schedule inspections with the operator at the Chairman of the County Board's discretion. The cost of such inspection will be borne by the operator. The permit holder will allow the County or its Authorized Agent access to the property within 30 days of an inspection request by the County. In the event of an emergency, the County or its Authorized Agent has the right to access the premises. The provisions of this Ordinance shall be administered and enforced by personnel of the Montgomery County Board or their Authorized Agents.

## **VI. WECS CONSTRUCTION PERMIT APPLICATION**

- A. The Applicant must submit an application to the County Development & Personnel Committee for review and recommendation to County Board. Approval or Denial of application will be made by the full County Board. A request for siting approval for a WECS, or modification of an approved WECS, shall be approved if the request follows the standards and condition imposed within the law and the conditions imposed under state and federal statutes and regulations.
- B. The Application shall contain or be accompanied by the following information:
  - a. A WECS Project summary, including, to the extent available: (1) a general description of the project; the potential equipment manufacturers, types of WECS(s), number of WECS(s), and name plate generating capacity of each WECS; the maximum height of the WECS Towers and maximum diameter of the WECS(s) rotors; the general location of the project; and (2) a description of the Applicant, Owner and Operator, including their respective business structure;
  - b. The names, addresses, and phone numbers of the applicant(s), owner(s) and operator(s), and all property owners who have signed a lease agreement; and information as to whether the petitioner or applicant is acting for himself or herself or as an agent, alter ego, or representative of a principal and the name and address of the principal; whether the petitioner or applicant is a corporation and of all stockholders or shareholders owning any interest in excess of 20 percent of all of the outstanding stock or shares of the corporation; whether the petitioner or applicant, or his or her principal, is a business or entity doing business under an assumed name, and if so, the name and residence of all actual owners of the business or entity; whether petitioner or applicant, or his or her principal, is a partnership, joint venture, syndicate, or an unincorporated voluntary association, and if so, the names and addresses of all partners or member of the partnership, joint venture, syndicate, or unincorporated voluntary association.
  - c. A site plan for the installation of WECS(s) showing the planned location of each WECS tower, guy lines and anchor bases, primary structures, property lines (including identification of adjoining properties), setback lines, public and private access roads and turnout locations, substations, electrical cabling from the WECS tower to the substations, ancillary equipment, third party transmission lines, any above or below ground transmission lines related to the project, operations and maintenance building(s), layout of all structures within the geographical boundaries of any applicable setback, and the location of any construction staging areas including concrete batch plants. The size and locations of any road(s), lake(s), pond(s), or streams touching on said parcel or parcels of land shall be included.
  - d. Individual inventory designations for each separate WECS and Substation for reference in WECS Construction Permits;
  - e. All required studies, reports, certifications, waivers and approvals demonstrating compliance with the provisions of this Ordinance.
  - f. An Ecological Compliance Assessment Tool (EcoCAT) compliance.
  - g. A decommissioning plan.
  - h. Any other information normally required by the County as part of its Siting Ordinance.
  - i. Sufficient documentation that the applicant, owner, company and parent company/companies have the capability to complete the WECS project as proposed.

- j. Financial Assurance in the form of an irrevocable letter of credit to assure the construction, installation and completion of the project or improvements. Such Financial Assurance (Irrevocable Letter of Credit) shall be provided by the Applicant prior to approval to the full County Board and shall be in such amount as is determined to be 110% of the estimated WECS Project cost.
- C. Prior to processing any Application for a WECS, the Applicant must submit a certified check to the County for the non-refundable Application Fee equal to \$2,500 per megawatt (MW) of proposed nameplate capacity, up to a maximum fee of \$250,000. These funds shall be placed in the General Fund. Should the actual costs to the County exceed the submitted Application Fee, the Applicant shall be responsible for those additional costs and shall remit additional funds to the County within 15 days of receipt of a request from the County. No final decisions shall be rendered on an Application if there are Application fees due to the County. The Applicant shall file ten copies of the application upon submittal of the application Fee.
- D. If the application is determined by County staff, the County Economic Development Committee, or the County Board not to be complete in all pertinent aspects of the section of the Montgomery County Ordinance, the application shall be rejected and a new application will need to be filed.
- E. The Application shall comply with the standards established by this Ordinance.
- F. All copies of the proposed project Construction documents (plans and project manual) must be submitted, signed and sealed by a professional engineer licensed in the State of Illinois.
- G. The Applicant shall promptly notify the County Board of any changes to the information provided in their WECS project plans/application that occur while the application is pending. The Applicant shall not be allowed to materially change the application after the hearing process has started. Whether a change is a material change or not shall be determined by the County Board Coordinating Committee.
- H. The County Board shall require an independent engineer, chosen by the County Board, to review plans at the petitioner's expense. Findings by the independent engineering firm are to be submitted to the County Coordinating Office.
- I. Any order, requirement, decision or determination of the Montgomery County Board and/or Authorized Agent adverse to the interest of an applicant for a WECS Construction Permit shall be provided to the applicant in writing by certified mail, return receipt requested.
- J. Following application approval, the Applicant is eligible to apply for WECS Construction Permit.
- K. Actual on site construction must commence within one year of application approval by the County Board; if not completed or otherwise, permits will no longer be valid, unless prior to such expiration, an extension of up to two years is applied for by the Applicant and granted by the Montgomery County Board. (See Article XI, Paragraph C).
- L. The Montgomery County Assessor's Office shall maintain a record of all Wind Energy Conversion Systems (WECS) Construction Permits and copies shall be furnished upon request to any interested person.
- M. An interconnection agreement must be completed with the electric utility in whose service territory the system is located.
- N. The failure to obtain the required WECS Construction Permit shall be a Violation of this Ordinance. Further, WECS Construction permits shall be issued on the basis of applications approved by the Montgomery County Board and shall authorize only the use, arrangement, and construction applied for and approved. Any use, arrangement or construction not in compliance with that authorized shall be a violation of this Ordinance.

## VII. DESIGN AND INSTALLATION

### A. Design Safety Certification:

- a. WECS shall conform to applicable industry standards, including those of the American National Standards Institute ("ANSI"). Applicants shall submit certificates of design compliance that equipment manufacturers have obtained from Underwriters Laboratories ("UL"), Det Norske Veritas ("DNV"), Germanischer Lloyd Wind Energy ("GL"), or an equivalent third party. For the avoidance of doubt, the provision of a design compliance certificate from anyone ANSI, UL, DNV, or GL shall be deemed to satisfy this requirement.
- b. Following the granting of application approval under this Ordinance, a Structural Engineer shall seal site specific design of the foundation and tower with local soil and subsurface conditions indicated on plans.
- c. To ensure that the subsurface conditions of the site will provide proper support for the WECS, the applicant at their expense, shall provide soil and geotechnical boring reports for each WECS Tower location to the independent engineer selected by the County Board for review and comment prior to the issuance of any WECS Construction Permit.

### B. Controls and Brakes

- a. WECS(s) shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls (including variable pitch, tip, tilt and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.

### C. Electrical Components

- a. All electrical components of the WECS shall conform to applicable local, state, and national codes and to relevant national and international standards (e.g. ANSI and International Electrical Commission). Utility lines connecting the towers, substations, etc., shall be placed underground where practical. All electrical wire and lines connecting WECS to another WECS or substation must be installed no less than 6 (six) feet deep. The owner/operator of the WECS Installation shall be a member of J.U.L.I.E and follow their rules and regulations. During the installation and before wires and lines are covered, there will be an inspection for compliance by an independent inspector chosen by the County and paid for by the Owner/Operator.

### D. Color

- a. Towers and blades shall be painted white or gray or another non-reflective, unobtrusive color.

### E. Compliance with the Federal Aviation Administration

- a. The Applicant for the WECS shall comply with all applicable Federal Aviation. Administration (FAA) requirements.

### F. Warnings

- a. A reasonably visible warning sign concerning voltage must be placed at the base of all pad mounted transformers and Substations.
- b. An emergency sign listing the 911 address which conforms to the specifications of the County Ordinance. for size, color, and reflectivity shall be placed and maintained by the owner/operator at the entrance to each WECS access road from a public road. A sign or posting no more than four (4) square feet in area shall be placed and maintained in conjunction with, but in a subordinate position of, that same emergency sign and shall provide the tower number(s) and a toll-free telephone

number, answered by a live operator twenty-four hours a day seven days per week, for emergency calls and informational inquiries. A non-emergency phone number for the operator shall also be displayed. These phone numbers shall remain active with all calls being voice recorded for verification purposes and with comments and complaints logged and reported to the Montgomery County Coordinator on a monthly basis. The recorded calls shall be maintained for at least 12 months. Current phone numbers shall be maintained. Local Agency response shall be reimbursed by the project owner(s).

- c. Upon completion of the construction of an approved WECS project, a reasonable visible sign to warn people to not approach a turbine while operating must be placed at the entrance of each access road,
- d. Warning signs identifying underground wire locations shall be placed at all road crossings, creek, waterway, and ditch crossings, and at the base of WECS Towers. All underground wire locations shall be GPS mapped and given to the L.A.
- e. The signs in subparagraphs above shall be made with letters and numbers at least three inches in height.

#### G. Climb Prevention

- a. All WECS Towers must be unclimbable by design or protected by anti-climbing devices such as:
  - i. Fences with locking portals at least eight feet high; or
  - ii. Anti-climbing devices 12 feet vertically from the base of the WECS Tower.
- b. The fencing/gates shall be maintained in serviceable condition. Failure to maintain the fencing/gating required hereunder shall constitute a violation of this Ordinance.
- c. All gates to the fences of all WECS(s) towers, equipment, and any components shall be equipped with locks and shall remain locked at all times except for those times when the owner and/or operator or their respective agents is/are using the gate for ingress and/or egress or is/are otherwise present and monitoring the Wind Energy Conversion System and its equipment/components.

H. Manufacturer recommendations supersede the above requirements.

#### I. Lighting

- a. A lighting plan for each WECS and WECS Substation shall be approved by the designated engineer. The WECS Project shall utilize minimal lighting. No tower lighting other than normal security lighting shall be permitted except as may be required by the FAA. Such plan must describe all lighting that will be used, including any lighting that may be required by the FAA. Such a plan shall include but is not limited to the planned number and location of lights, light color and where any lights will be flashing. Strobe lights are discouraged; and if they are required by the FAA, they must be shielded from the ground. The lighting should be planned and developed in such a way as to minimize the visual impact of the structures. A consideration of synchronized lighting shall also be part of any lighting plan. This WECS substation lighting plan shall include plans as to how glare from these lights is being controlled.

#### J. Minimum Rotor or Wind Vane Clearance

- a. The lowest point of the arc created by rotating wind vanes or blades on a wind turbine generator shall be no less than 20 feet measured from the highest point of the terrain within one blade radius from the base of the tower.

## VIII. OPERATION

A. An operating permit shall be obtained from the county prior to start of operation of the WECS.

### B. Maintenance

- a. The Owner or Operator of the WECS must submit, on an annual basis, a summary of the operation and maintenance reports to the County. In addition to the above annual summary, the Owner or Operator must furnish such operation and maintenance reports as the County reasonably requests. It is understood that nothing in this Section VIII (B)(a) shall be construed so as to require any Owner or Operator of the WECS to violate any non-disclosure or confidentiality covenant that the Owner or Operator may have with (i) its equipment supplier(s), (ii) the purchasers of electricity and/or environmental attributes from the WECS, or (iii) any debt or equity financier of the WECS
- b. To the extent that, under Section VIII (A) of this Ordinance, any physical modification to the WECS that alters the mechanical load, mechanical load path, or major electrical components so that such modification requires re-certification from the original third. party certifying entity of the WECS (i.e. DNV, GL, UL, etc.), then the Owner or Operator of the WECS shall obtain such re-certification certificates. Like-kind replacements shall not require re-certification. Prior to making any physical modification (other than a likekind replacement), the owner or operator shall confer with a relevant third-party. certifying entity in accordance with this Ordinance to determine whether the physical modification requires re-certification.
- c. Any replacement of equipment that is not a like-kind replacement shall require an amendment to the WECS Construction Permit.
- d. The County Coordinating Office shall be advised in writing within ninety (90) days by the Wind Energy Conversion System (WECS) operator or property owners (whichever entity/party holds the development and building permits) in the event the project is sold or otherwise transferred to another entity/party and/or the current operator/owner abandons the project.

### C. Interference

- a. The Applicant shall provide the applicable microwave transmission providers and local emergency service provider(s) (911 operators) copies of the project summary and site plan (or various project summaries and site plans if the Applicant should seek approval of differently sized projects and/or projects constructed with differing wind turbine generators) to the extent that the above provider(s) demonstrate a likelihood of interference with its communications resulting from the WECS(s) and the United States Federal Communication Commission ("FCC") agrees with such demonstrated interference, then the Applicant shall take all measures prescribed by the FCC to mitigate or eliminate such anticipated interference in compliance with then-existing, FCC-promulgated regulations. If, after construction of the WECS, the Owner or Operator receives a written complaint from the FCC related to the above-mentioned, or any other type of interference with the regulated airwaves, the Owner or Operator shall take all steps required by the FCC to mitigate or eliminate such complaint. All interference issues must first be taken to the Owner or Operator for consideration before going to the FCC.
- b. Prior to construction of the WECS, the owner or operator shall conduct a study related to interference with local broadcast residential television and wireless internet services; if it is demonstrated a likelihood of interference may result from the WECS, then the applicant shall take measures to mitigate such anticipated interference.

- c. If, after construction of the WECS, the Owner or Operator receives a written complaint related to interference with local broadcast residential television, wireless internet services, or any other regulated airwave, the Owner or Operator shall take all steps required by the FCC to respond to the complaint, such as providing alternate service to each individual resident or property owner affected until such a time that alternate equivalent quality and cost for service is available to owner.
- D. Coordination with Montgomery County Emergency Management Agency
- a. The Applicant, Owner or Operator shall submit to the local EMA a copy of the site plan. In addition to the site plan, a plan pertaining to the planning, response, recovery, and mitigation of any natural or manmade hazard that may affect the WECS development must be negotiated.
  - b. Upon request by the local fire department or EMA, the Owner or Operator shall cooperate with the local fire departments/EMA to develop an emergency response plan. In addition, at no cost to the local fire departments, the Owner or Operator shall provide to the local fire departments/EMA any and all specialized and necessary rescue or retrieve equipment occasioned by the use of the particular wind turbine generators being used at the project (I.e. gurney, body harnesses, etc.) In addition, the Owner or Operator shall have the responsibility to update--at no cost to the local fire departments/EMA--any such equipment in possession of the local fire departments/EMA as any updates are received by the Owner or Operator in the normal course of business.
  - c. Nothing in this section shall alleviate the need to comply with all other applicable fire laws and regulations.
- E. Materials Handling, Storage, and Disposal
- a. All solid and liquid wastes related to the construction, operation, and maintenance of the WECS shall be removed from the site promptly and disposed of in accordance with all federal, state, and local laws.
  - b. A list of all hazardous solids and/or liquids that may be used on site shall be provided. All hazardous materials both liquid and solid related to the construction, operation and maintenance of the WECS shall be handled, stored, transported, and disposed of in accordance with all applicable local, state, and federal laws.
  - c. Hazmat Directors shall be notified of the handling, storage, transportation, and disposal of any and all hazardous materials.

## IX. SET BACK PROHIBITIONS AND REQUIREMENTS

A. <u>Setback Description</u>	<u>Setback Distance</u>
Occupied Community	2.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall of the structure
Participating Residences	1.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall of the structure
Nonparticipating Residences	2.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall of the structure
Boundary Lines of Participating Properties	None
Boundary Lines of Nonparticipating Properties	1.1 times the maximum blade tip height of the wind tower to the nearest point on the property line of the nonparticipating property
Public Road Rights-of-Way	1.1 times the maximum blade tip height of the wind tower to the center point of the public road right-of-way
Overhead Communication and Electronic Transmission and Distribution Facilities (not including Overhead Utility Service Lines to individual houses or outbuildings)	1.1 times the maximum blade tip height of the wind tower to the nearest edge of the property line, easement, or right of way containing the overhead line.
Overhead Utility Service Lines to Individual Houses or Outbuildings	None
Fish and Wildlife Areas	2.1 times the maximum blade and Illinois Nature tip height of the wind tower Preserve Commission to the nearest point on the Protected Lands property line of the fish and wildlife area or protected land
B. A wind tower of a commercial wind energy facility to be sited so that industry standard computer modeling indicates that any occupied community building or nonparticipating residence will not experience more than 30 hours per year of shadow flicker under planned operating conditions;	

- C. Sound limitation: Sounds for wind towers in commercial wind energy facilities shall not exceed the sound limitations established by the Illinois Pollution Control Board under 35 Ill. Adm. Code Parts 900, 901, and 910.
- D. The facility owner shall provide as part of the permit process:
  - a. The results and recommendations from consultation with the Illinois Department of Natural Resources that are obtained through the Ecological Compliance Assessment Tool (EcoCAT) or a comparable successor tool; and
  - b. The results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor tool that is consistent with (i) the "U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines" and (ii) any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review.
  - c. The recommendations provided by the Illinois Department of Natural Resources in an EcoCAT natural resource review report under 17 Ill. Admin. Code Part 1075. And;
    - i. demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission; or
    - ii. consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission.

## **X. LIABILITY INSURANCE**

- A. The Owner or Operator of the WECS(s) shall maintain a current general liability policy covering bodily injury and property damage with limits of at least \$10 million per occurrence and \$40 million in the aggregate, with an annual certificate of insurance being provided to the Montgomery County Coordinator's Office, with the county being added as an additional insured, with the designation of primary and non-contributory. The Applicant shall promptly increase such liability insurance if such amount is increased in the WECS Ordinance and the applicant is notified in writing of same by the county. The applicant shall provide evidence of such increased insurance to the Montgomery County Coordinator. Insurance coverage shall be maintained without interruption from the date of permitting through the lifetime of the WECS project. Certificates of insurance acceptable to the county and in compliance with this section shall be filed with the county prior to the commencement of any work on the WECS and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required under this section shall contain a provision that coverages afforded under the policies shall not be cancelled or allowed to expire until at least 60 days' written notice has been given to the county. Applicant shall also, to the fullest extent permitted by law, indemnify, and hold the county, its employees, board members, and agents harmless for any action due to or arising out of the construction, maintenance, decommissioning, deconstruction, and/or operation of the WECS, including the payment of any attorney's fee and costs arising out of any action due to or arising out of the construction, maintenance, decommissioning, and/or operation of the WECS.

## **XI. FEE SCHEDULE**

- A. Prior to processing any Application for a WECS, the Applicant must submit a certified check to the County for the non-refundable Application Fee equal to \$2,500 per megawatt (MW) of proposed nameplate capacity, up to a maximum fee of \$250,000. These funds shall be placed in the General Fund. Should the actual costs to the County exceed the submitted Application Fee, the Applicant shall be responsible for those additional costs and shall remit additional funds to the County within 15 days of receipt of a request from the County. No final decisions shall be rendered on an Application if there are Application fees due to the County. The Applicant shall file ten copies of the application upon submittal of the application Fee.
- B. The Operating Permit Fee for WECS shall be \$5,000.00.
- C. If actual onsite construction has not started within one year of the approved application, the permits are no longer valid and all fees are forfeited, unless prior to such expiration, an extension of up to two years is applied for by the Applicant and granted by the Montgomery County Board. Prior to processing any application for an extension, the Applicant must submit a certified check to the county for the non-refundable extension fee equal to \$250 per megawatt (MW) of siting approved nameplate capacity.

## **XII. PUBLIC NUISANCE DEFAULTS AND REMEDIES**

- A. Any WECS declared to be unsafe by the Montgomery County Board or its designee by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, damage, or abandonment is hereby declared a Public Nuisance and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures set forth in this ordinance.
- B. The Applicant's, Owner's, or Operator's failure to materially comply with any of the above provisions shall constitute a default under this Ordinance.
- C. Prior to implementation of the existing County procedures for the resolution of such default(s), the appropriate County body shall first provide written notice to the Owner and Operator, setting forth the alleged default(s). Such written notice shall provide the Owner and Operator a reasonable time period, not to exceed 60 days, for good faith negotiations to resolve the alleged default(s).
- D. If the County determines that the parties cannot resolve the alleged defaults within the good faith negotiation period, the County shall make application to the Circuit Court for an injunction requiring conformance with this Ordinance or make such other order as the court deems necessary to secure compliance with the Ordinance.
- E. Any violation of this Ordinance shall be an offense punishable by a fine. Each violation shall be a separate offense. Each day a violation occurs or continues shall be a separate offense. A court may set any appropriate per day fine for each day the infraction exists or until such infraction is remedied. It is the goal of this Ordinance to promote structural safety to protect the public. The Court has the authority to set any appropriate fines and will consider the nature of the offense, the degree of public safety involved, and the efforts of the County and responsible owner or applicant to quickly and safely resolve any and all infractions. It is the intent that any dispute between the parties be resolved promptly and where possible by informal discussions as outlined elsewhere in this ordinance.
- F. The County reserves the right to hire outside Counsel to enforce this Ordinance. The Owner/Operator is liable for payment of reasonable Attorney's fees in this regard.

- G. Nothing herein shall prevent the County from taking such other lawful action to prevent or remedy violations. All costs connected therewith shall accrue to the Applicant, Owner, or Operator responsible for the Project.

### **XIII. SEVERANCE**

- A. If any section, clause, or provision of the Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

### **XIV. DECOMMISSIONING**

- A. The Developer or property owner shall include a decommissioning plan consistent with those included in the Department of Agriculture's standard wind farm agricultural impact mitigation agreement, template 81818, or standard solar agricultural impact mitigation agreement, version 8.19.19, as applicable and in effect on December 31, 2022. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by those agricultural impact mitigation agreements.

### **XV. LEGAL PROVISION**

- A. Amendments: The Montgomery County Board may periodically amend the terms of this ordinance.
- B. Penalties for Violations: After the effective date of this ordinance, any persons who, being the owner or agent of the owner of any land, or project developer, located within the territorial jurisdiction of this ordinance, thereafter proceeds with development of a WECS prior to being approved under the terms of this ordinance shall be fined. Further, violators of this ordinance shall be subject to fine of \$1,000 for the first violation and \$500 for each additional month the violation is not corrected. The County Coordinating office will be notified of any violations and the County Chair will enforce penalties.
- C. After the effective date of this ordinance, no proposed WECS, as defined in this ordinance and within Montgomery County's jurisdiction, shall proceed with construction until it has been submitted to and approved by the Montgomery County Board and/or Designee in accordance with the provisions of this Ordinance.

**NOW, THEREFORE BE IT ORDAINED** that the Montgomery County Board hereby adopts said Wind Farm Ordinance.

**BE IT FURTHER ORDAINED** that the effective date is immediately upon adoption.

Passed and Adopted, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025, by the County Board of Montgomery County.

\_\_\_\_\_  
Doug Donaldson, Chairman

Attest: \_\_\_\_\_  
Sandy Leitheiser, County Clerk

**MONTGOMERY COUNTY**  
**PETITION / APPLICATION / REQUEST PROCESS**  
**for a WECS Permit**

**APPENDIX A: WECS Application (Montgomery County Board Admin, 8-12 weeks)**

1. Applicant completes and submits (APPENDIX A) application with supporting docs and fees.
2. County Board Administration accepts the application as "Properly Filed."
3. County Board Administration schedules public hearing within 60 days of accepting application.
  - a. County Board Admin notifies applicant, schedules public notices, publishes on website.
  - b. Applicant notifies required property owners.
4. County Board Administration forwards application to independent engineer for review.
  - a. Engineer Review to focus on Environmental and Safety Concerns – NEPA process
  - b. EcoCat submittal – Cultural/Biological Clearances
  - c. Wetlands Mapper Clearance
  - d. Parcel Identification –Location to be provided to determine offset concerns/impacts to adjacent property owners
  - e. Identify Topographical concerns – Drainage, Streams, Clearing, Access points (Sight Distance Concerns)
  - f. Road Use Agreements – (County or Township)
  - g. Decommission Bonding Agreements
5. County Board Development & Personnel Committee conducts Public Hearing.
  - a. County Board Admin schedules verbatim recording.
6. County Board Development & Personnel Committee makes recommendation to County Board.
  - a. Recommendation may include Findings of Fact and Permit Conditions.
7. County Board makes decision within 30 days of Public Hearing conclusion.

**APPENDIX B: Construction/Improvement Permit (Supervisor of Assessments, 6-8 weeks)**

1. Applicant completes WECS Site survey per statute 35 ILCS 200/10-740.
2. Engineer Review of Construction Documents
  - a. Adherence to the Solar Ordinance
  - b. Sealed licensed Documents by an Illinois PE
  - c. Approval – Recommendation of review to County Board
3. County GIS Department completes parcel split and assigns new parcel numbers.
  - a. Applicant is responsible for Plat Act Fee
4. Applicant records new lease with updated parcel number, site address, legal description and completed, signed Plat Act Affidavit with County Recorder.
5. Applicant files Structural Improvement Permit (APPENDIX B) with Supervisor of Assessments.
6. Supervisor of Assessments mails approved permit to applicant.

**APPENDIX C: Operating Permit (Supervisor of Assessments, 2-4 weeks)**

1. Applicant completes application (APPENDIX C) and submits to Supervisor of Assessments.
2. County Independent Engineer reviews site operation with inspections to ensure adherence to approved construction documents.
3. Supervisor of Assessments issues Operating Permit.
4. Applicant displays Operating Permit on site.

## **APPENDIX A**

### **MONTGOMERY COUNTY PETITION / APPLICATION / REQUEST For a Wend Energy Conversion System (WECS) Construction Permit**

It is the responsibility of petitioners or requesters of actions placed before the Montgomery County Board to provide specific information and supporting data regarding proposed actions/projects in sufficient detail that will allow a decision to be made or a final course of action chosen. The Board shall not accept a petition or request as properly filed that is not sufficiently detailed, is missing information required by Ordinance, or does not provide sufficient sealed and signed professional studies, reports, and construction documents to support the request or petition based on the reasoned judgment of the Board. The Board is not responsible to make corrections or revise requests/petitions. Incomplete Applications will be returned.

Certain requests, such as a petition / application for a WECS Construction Permit, require the Board to conduct a Public Hearing on the matter. No Hearings will be scheduled until such time that petitions/requests have been "Accepted as Properly Filed." Similarly, Petitions/Requests shall not be placed on a Board meeting agenda until such time that the petition/request has been "Accepted as Properly Filed" by the Board.

The Date on which the Petition / Application / Request is "Accepted as Properly Filed" constitutes the Legal Beginning Date of any such Construction for all purposes of defining whether a project has been initiated or was in progress in Montgomery County, Illinois.

This petition/application/request for a WECS Construction Permit shall be completed in its entirety and submitted to the Montgomery County Board, #1 Courthouse Square, Hillsboro, IL, 62049. Once the petition / application for a WECS Construction Permit is Accepted as Properly Filed by the Board, the application for a WECS will be reviewed by an independent engineer, appointed by the County at the Petitioners expense, to determine the impact of the use on public utilities, traffic volume and circulation, impact on near-by properties, compliance with Ordinances and laws, and other lawful factors as may be determined reasonable by the Board based on the individual Petition/Application. The Board, following a Public Hearing, prepares its Findings of Facts and may then take action regarding issuance of a Construction Permit.

#### **Notice of the Public Hearing**

The County Board shall hold a Public hearing within sixty (60) days of receiving reviewed information from the independent engineer. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, place, and the nature of the proposed WECS Construction Application, shall be given, before the hearing by:

1. First class mail to the applicant, and to all parties whose property would be directly affected by the proposed use; and
2. Publication in a newspaper of general circulation within this County; and
3. Publication on a state-wide web site.

The Petitioner / Applicant / Requestor is responsible to mail the notices to the last known property tax bill address by PIN number, and submit a Post Office certificate of mailing record to the County but only after receiving the approved text of the Notice from the County. This is at the Petitioner's / Applicant's / Requestor's sole expense.

Properly completed Applications for a WECS Construction, complete with supporting documentation, are to be submitted to the County Board with sufficient lead time for review based on the complexity of the individual request.

All petitioners, or their representative, must attend the County Board meeting(s) considering their request. If there is no representation the application may be removed from the agenda and rescheduled.

The Montgomery County Board shall make a decision within 30 days of the Public Hearing.

If you have any questions, please contact the Montgomery County Coordinating office at 217-532-9577.

**SECTION BELOW TO BE FILLED OUT BY COUNTY OFFICIAL:**

Date first Received by the Office of The Montgomery County Board: \_\_\_\_\_

Date(s) County Board Date Returned application for more information (if applicable): \_\_\_\_\_

Date County Board requested revisions were received (if applicable): \_\_\_\_\_

Date accepted by County Board as properly filed: \_\_\_\_\_

Filing fee/application fee: \_\_\_\_\_ Date paid: \_\_\_\_\_ Check # \_\_\_\_\_

Date County acceptance letter is sent to Petitioner: \_\_\_\_\_

Date of required Public Hearing Notice sent to Petitioner: \_\_\_\_\_

Date(s) published and where published: \_\_\_\_\_

\_\_\_\_\_

Date notices sent: \_\_\_\_\_ Public hearing date: \_\_\_\_\_

County Board determination: \_\_\_\_\_

**APPLICANT & PROPERTY OWNER INFORMATION (Print or Type):**

Applicant/Petitioner information: \_\_\_\_\_

Company Name: \_\_\_\_\_

Contact Name and Title: \_\_\_\_\_

Phone number: \_\_\_\_\_

Mailing address for all official correspondence unless a Legal Representative is designated in which case all correspondence and contact will be made with that Legal Representative:

\_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner Name(s): \_\_\_\_\_

Phone number: \_\_\_\_\_

Mailing address: \_\_\_\_\_ Zip: \_\_\_\_\_

Designated Legal Representative (*licensed to practice law in the State of IL*) of Applicant (*if any*)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Designated Contact Person (*if different from Applicant*), to whom all phone calls, requests for information, clarifications, and coordinator for all actions regarding this Petition, who has the authority to act on behalf of the Petitioner in regard to this Petition/Application/Request. *This does not apply if a Legal Representative has been designated in which case all contact will be made through that Legal Representative.*

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

*Note: If additional space is needed, please attach additional sheets to the application and reference attachment description in application.*

1. Location of the proposed use or structure, and its relationship to existing adjacent uses or structures:

\_\_\_\_\_  
\_\_\_\_\_

2. Legal Description and Acreage:

\_\_\_\_\_  
\_\_\_\_\_

3. Area and Dimensions of the Site for the Proposed Structure(s) or Uses:

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4. Present Use of Property:

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5. Present Land usage:

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6. Proposed Land Use Activity / Nature of the Proposed Use, including type of activity, manner of operation, number of occupants or employees, and similar matters:

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7. Height, Setbacks, and Property Lines of the Proposed Uses and/or Structure(s):

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8. Location and Number of Proposed Parking/Loading Spaces by Type of Vehicles, to Include Weight Classifications and Size of Access Drives/Ways:

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9. Existing and Proposed Screening, Lighting (including intensity) Landscaping, Erosion Control, and Drainage Features on the Site, Including the Parking Areas:

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10. Disclosure of Any Potential Environmental Issues, and Methods for Dealing with Them:

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11. Disclosure of Any Activities Requiring Outside Agency Permits, and the Names, Addresses, and Phone Numbers of the Agency Points of Contact, and How Those Requirements are Being Met:

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12. Indicate the Suitability of the Property in Question for Construction:

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13. Adjacent Land Use:

A. North: \_\_\_\_\_

B. South: \_\_\_\_\_

C. East: \_\_\_\_\_

D. West: \_\_\_\_\_

14. Should this Use be Valid Only for a Specific Time Period? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, what length of time? \_\_\_\_\_

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15. Does the Proposed Permit Meet the Following Standards? Yes \_\_\_\_\_ No \_\_\_\_\_

A. Will the proposed design, location and manner of operation of the proposed WICS (Wind Energy Conversion System) adequately protect the public health, safety and welfare, and the physical environment?

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B. Will the proposed WICS (Wind Energy Conversion System) have any known negative impact on the value of neighboring property?

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C. Will the proposed WICS (Wind Energy Conversion System) have a negative impact on public utilities and on traffic circulation?

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D. Will the proposed WICS (Wind Energy Conversion System) have an impact on the facilities near the proposed WICS, such as schools or hospitals or airports that require special protection?

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**ATTACHMENTS REQUIRED:**

1. At the time the application is filed, an application fee is to be paid by the applicant via certified check.
2. For entities governed by governing boards, a copy of the Board Resolution or Board Meeting Minutes authorizing the governing board's approval to carry out the requested project and to authorize the submission to Montgomery County by a designated entity officer of the required specific requests / applications / petitions is required to be submitted.
3. An area map and site plan from a certified Illinois licensed Engineer.
4. List of the names, current property tax addresses and property tax PIN numbers of property owners located within five hundred feet (500') of the property.
5. A Decommissioning Plan as required by the ordinance (see section XIV.)

**CERTIFICATION OF A WECS PERMIT PETITION / APPLICATION / REQUEST:**

I/We the undersigned, agree that the information herein and attached is true. I/We, the undersigned, do hereby permit officials and/or consultants of Montgomery County, to enter the property described herein to complete a thorough review of this application.

Applicant's Printed/Typed Name: \_\_\_\_\_

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

Property Owner's Printed/Typed Name: \_\_\_\_\_

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

Applicant's Legal or other Representative's Printed/Typed Name (*if applicable*):

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

**STATEMENT OF CONFORMANCE:**

I/We, the undersigned, in making a Petition/ Application / Request to Montgomery County for approval of a WECS Construction Permit described in this application have reviewed the laws and regulations of Montgomery County to the extent that they are applicable to this proposal and understand that: I/We, the undersigned have no reasonable expectation of approval of this request until such time that a WECS Construction Permit is actually issued by the Montgomery County and have been so notified of issuance in writing. I/We hereby acknowledge, attest to, and accept the following as conditions of obtaining a WECS Construction Permit in Montgomery County, Illinois.

- **NO** building, construction, alteration, or use may be started prior to the issuance of a WECS Construction Permit.
- **All** building construction and all site construction must conform to the plans and specifications approved by the Montgomery County Board. No deviation from or revision to an approved plan may take place without the prior written approval of the Montgomery County Board.
- Any Permit, once issued, is non-transferrable to any other legal entity without the express prior written approval of the Montgomery County Board.
- That **ALL** actions associated with this Permit process shall be taken, processed, and interpreted under the Laws of the State of Illinois and Montgomery County and any legal remedies sought by any party in connection with this WECS Construction Permit shall be brought forth in the Courts of Montgomery County, Illinois for adjudication.
- That if the applicant is an Agent representing the actual owners of multiple properties, or is a lessor, that the Agent has in his/her possession signed documentation that the actual property owners are aware of their legal responsibilities to be personally liable for the costs associated with Decommissioning if said lessor or Agent fails for any reason to meet this requirement of the WECS Construction Permit.

Applicant's Printed/Typed Name: \_\_\_\_\_

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

Applicant's Legal or other Representative's Printed/Typed Name (*if applicable*):

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

**NOTE:** It is the responsibility of the Applicant to notify the Montgomery County Coordinating Office at each stage of work completed once the Permit is issued. Call 217-532-9577 or 217-532-9588 or email [cbadmins@montgomerycountyil.gov](mailto:cbadmins@montgomerycountyil.gov)

## Notification of Building Construction/Improvement and New 911 Address Assignment - Montgomery County, Illinois

All persons shall be required to provide notice of building construction/improvements to real property in Montgomery County. The term "Building construction/improvements" includes but is not limited to all houses, garages, barns, sheds, storage units, of any kind, commercial buildings, etc. Failure to file a Notification of Building Construction/Improvement prior to construction shall constitute an offense punishable by fine up to \$500.00 each day in which work proceeds and each day following completion of the structure shall constitute a separate offense.

## Check One:

- ☐ Improvement to an existing structure only and a new 911 address is not needed  
☐ New structure that will require a new 911 address (includes: houses, barns, sheds, etc.).

Property No.:	_____	Notification No.:	_____
Name of Property Owner:	_____		
Current Address:	_____		
	City: _____	State: _____	Zip: _____
Road Name Driveway:	_____		
Phone No.:	_____		
Type of Construction:	Commercial _____	Home _____	Out Building _____ Other: _____
Estimated Start Date:	_____		
Cost Estimate:	_____	Size _____	Bathroom _____ Basement _____
		Central Air _____	Garage _____ Porches _____
Legal Description	_____		
Township Name:	_____	Sec: _____	Twp: _____ Range: _____
Legal Description:	_____		
Lot/Land Size:	_____		
Tax Group Code No:	_____		

Your legal description can be obtained from your Township or Multi Township Assessor or the Supervisor of Assessments office.

This acknowledgement satisfies the Montgomery County Notification Process.  
 All other city, township, subdivision and state ordinances must be followed!

Return completed worksheet to: Supervisor of Assessments  
 1 Courthouse Square Room 201  
 Hillsboro, IL 62049  
 Email: assessor@montgomeryco.com Phone: 217-532-9595

## APPENDIX C

### MONTGOMERY COUNTY WECS OPERATING PERMIT

Upon completing construction of the facility, the Applicant/Petitioner must inform the Assessor's office and request an Operating Permit, prior to any production or sale of WECS generated power.

*All developers in unincorporated areas of Montgomery County shall be required to post an on-site, laminated, WECS Operating Permit at the front entrance of the construction area, visible to County employees. Failure to file a WECS Operating Permit, prior to production or sale of generated WECS power, shall constitute an offense punishable by a fine up to \$500.00 each day in which work proceeds and each day following completion of the structure shall constitute a separate offense, **TO BE ENFORCED BY THE COUNTY BOARD CHAIR.***

Date: \_\_\_\_\_ ☐ Approved ☐ Disapproved

Operating Permit Number \_\_\_\_\_

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

---

**DO NOT WRITE ABOVE THIS LINE**

#### **Property Information:**

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: IL Zip: \_\_\_\_\_

Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

Contact Name and Title: \_\_\_\_\_  
\_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

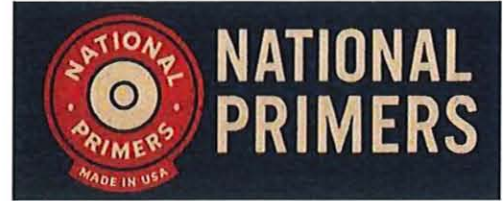
**Land Owner Name(s) if different from Company Name:** \_\_\_\_\_  
\_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

#### **Conditions of Permit:**

In applying for and obtaining a WECS Operating Permit from Montgomery County, the Applicant agrees to comply with the laws, rules and regulations set forth by the State of Illinois and the Montgomery County WECS Installations Ordinance. The permit is subject to revocation for failure to comply with laws, rules, regulations and fines.



**FOR IMMEDIATE RELEASE**

**June 19, 2025**

**City of Litchfield and National Primers Announce \$127 Million Manufacturing Facility and 160 New Jobs**

**LITCHFIELD, ILLINOIS** — In a major step forward for regional economic growth, the City of Litchfield and National Primers, LLC are proud to announce plans for a new primer ammunition manufacturing facility to be located in Litchfield's I-55 Commerce Center. The project will bring a combined \$127 million capital investment and at least 160 new full-time jobs over the next seven years.

The development will occur in two phases:

- Phase I will break ground by the end of 2025. With a \$57 million investment, this phase will create at least 85 jobs, and the facility is expected to be fully operational by summer of 2028.
- Phase II, an expansion of the plant or a complementary line of business, will add \$70 million in additional investment and at least 75 more jobs, with operations beginning no later than summer of 2032.

"This is a tremendous win for our city and the broader region," said Mayor Jacob Fleming. "The location within the I-55 Commerce Center is ideal for industrial growth, and this project is a direct result of strategic investment and collaboration. We are especially grateful for the support of the Illinois Department of Commerce and Economic Opportunity (DCEO), Ameren Illinois, Montgomery County, and the U.S. Economic Development Administration (EDA) — their efforts have helped make this vision a reality."

National Primers selected Litchfield after a thorough multi-state site selection process.

"Litchfield checked every box for us — location, infrastructure, workforce, and above all, partnership," said Don Mildrum, CEO of National Primers LLC. "We're thrilled to bring our advanced primer manufacturing capabilities here and look forward to being an active part of the community. We also appreciate the support that the Illinois Department of Commerce and Economic Opportunity (DCEO) has given us." Joining Mr. Mildrum in leading National Primers, LLC are owners Dr. Joe Gira and Tim O'Donnell. Both bring a wealth of experience in advanced manufacturing, regional development, and strategic investment partnerships.

The project underscores Litchfield's position as a rising hub for manufacturing and logistics, strategically located between St. Louis and Springfield along the I-55 corridor. City and company officials are currently working together to finalize site plans, permitting, and infrastructure improvements in preparation for a groundbreaking later this year.

**Montgomery County Board**  
**Buildings & Grounds Committee Meeting Agenda**  
County Board Room, 2<sup>nd</sup> Floor, Historic Courthouse  
#1 Courthouse Sq. Hillsboro, IL 62049

**8:30 a.m. Tuesday, July 1, 2025**

---

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

Members Absent:

Others Present:

1. Pledge of Allegiance:
2. Public Comments:
3. Historical Marker Update/Approval: Jeff Dunn
4. J-Tec Pipe Coating Presentation Update/Approval: Next month
5. Maintenance Report Update/Approval:
6. DCEO Phase II Projects Update/Approval:
7. Elevator Update/Approval:
8. Generator Pad Bids Update/Approval:
9. Window Cleaning Update/Approval:
10. 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                      a.m. The summaries of minutes were respectfully submitted by acting secretary Mike Plunkett, as  
Deputized by Montgomery County Clerk/Recorder Sandy Leitheiser.



## **HILLSBORO**

### **A TOWN OF INDUSTRY AND INNOVATION**

HILLSBORO WAS FOUNDED IN 1823. ABUNDANT NATURAL RESOURCES SHAPED ITS ECONOMIC LANDSCAPE, SUCH AS THE EIGHT-FOOT VEIN OF COAL UNDERLYING THE TOWN. COAL FROM HILLSBORO AND NEARBY TAYLOR SPRINGS AND KORTKAMP WAS PRIMARILY USED LOCALLY RATHER THAN SHIPPED OUT. COAL FUELED TWO OF THE WORLD'S LARGEST ZINC OXIDE MANUFACTURING PLANTS, LOCATED HERE. NEARBY SCHRAM CITY GAINED FAME FOR ITS GLASS FACTORY, WHICH PRODUCED JARS AND BOTTLES. THIS DIVERSIFICATION IN MANUFACTURING PROVIDED A WIDE RANGE OF EMPLOYMENT OPPORTUNITIES, INSULATING HILLSBORO FROM MUCH OF THE LABOR UNREST THAT AFFLICTED OTHER COAL TOWNS IN THE CENTRAL ILLINOIS REGION. HILLSBORO THRIVED. HILLSBORO RESIDENTS FOSTERED LOCAL ARTS, CULTIVATED A VIBRANT CULTURAL SCENE, AND INVESTED HEAVILY IN EDUCATION AND PUBLIC SERVICES SUCH AS PARKS AND A SUPERB LIBRARY. THE ILLINOIS TRACTION SYSTEM ELECTRIC RAILWAY PROVIDED TRANSPORTATION FROM HILLSBORO TO ST. LOUIS, PEORIA, CHAMPAIGN, AND DOZENS OF TOWNS IN BETWEEN. HILLSBORO'S PROSPERITY ALSO WAS MANIFESTED IN FINE HOMES, IMPRESSIVE CIVIC BUILDINGS, AND A NOTABLE OPERA HOUSE. THEY ARE VISIBLE TODAY. IN 2023, THE SMITHSONIAN INSTITUTION RECOGNIZED HILLSBORO'S HISTORICALLY SIGNIFICANT CONTRIBUTIONS TO INDUSTRIAL INNOVATION BY INCLUDING THE CITY IN ITS SPARK! PROGRAM. HILLSBORO'S ANNUAL OLD SETTLERS' DAYS CELEBRATION IS EVIDENCE OF HILLSBORO'S ENTHUSIASTIC EMBRACE OF OLD AND NEW. HILLSBORO IS COMMITTED TO PRESERVING ITS ROOTS, MAINTAINING ITS STRONG COMMUNITY VALUES, AND DEPLOYING ITS INDUSTRIOUS SPIRIT AND LOCAL HERITAGE FOR MODERN PROGRESS.

SPONSORED BY  
HILLSBORO OLD SETTLERS' ASSOCIATION, VILLAGES OF SCHRAM CITY & TAYLOR SPRINGS,  
MONTGOMERY COUNTY BOARD, UNIVERSITY OF ILLINOIS MYTHIC MISSISSIPPI PROJECT,  
ILLINOIS STATE HISTORICAL SOCIETY

# Hillsboro Event

## **ALL ACTIVITIES COMPILED FOR OLD SETTLERS DAYS & HILLSBORO BICENTENNIAL DEDICATION AND RELATED ACTIVITIES (AND ISHS GATHERING?)**

*Brochures available for Architectural Houses Walking Tour and  
Displays of Historic Hillsboro Photography on Main Street;  
Street Sales of Souvenir Merchandise*

### **FRIDAY August 1**

7 p.m. - ISHS Historic Markers Committee+ meet at Red Rooster  
(Block of 14 Rooms established for overnight guests)

### **SATURDAY August 2**

- 10 a.m. ISHS board members and staff meet
- 11:15 a.m. ISHS attendees have private luncheon at the Red Rooster (OYO)
- 1:00 p.m. Dedication of ISHS Historical Marker on grounds of Courthouse —  
Jeff guides who speaks with ISHS advice.
- 1:30 p.m. 100+ Guests invited to Sponsored Reception for locals and ISHS,  
held at the Abbey (in or out TBD.)
- 2:30 p.m. At Hillsboro Library, ILLINOIS 250 ISHS Heritage Presentation:  
Michael Wiant offers "Life of Indigenous People in Early Illinois"
- 3:30 p.m. At Opera House Brewery/Distiller, ISHS "The Arts, Historically Speaking"  
18th-19th century music history program presented with Wild Columbine,  
(Funding support from the Illinois Arts Council)
- 4:30 p.m. Celebration concludes.

## MONTGOMERY COUNTY BOILER REPLACEMENT

The Montgomery County Board Buildings & Grounds Committee is seeking sealed bids for the purchase and installation of two high efficiency boilers, along with the demolition and removal of the existing boilers. Sealed bids are due by 4 p.m. Friday, Aug. 1, 2025 at the Montgomery County Board Administration Office, Historic Courthouse, #1 Courthouse Square, Room 202, Hillsboro IL, 62049. Bids will be opened at the Buildings and Grounds Committee meeting at 8:30 a.m. Tuesday, Aug. 5, 2025, in the County Board Room at the Historic Courthouse in Hillsboro. **Attendance is required during bid opening.** Completion of project by due date of Oct. 15, 2025 is required.

### **SCOPE OF WORK**

Remove three existing cast iron boilers. Provide and install two high efficiency Lochinvar Model KBX0400N boilers on existing housekeeping pad. Provide and install all pipes, valves, fittings and install provided pumps / boilers in primary / secondary with reverse return. Provide and install all gas piping and all required drain piping with neutralizer kits. Rework existing combustion air and vents per manufacturers recommendations and required clearances. Provide and install all piping insulation as required for boiler change out in the mechanical room only. Provide and install control wiring and line voltage wiring with integration into existing Johnson Controls DDC. Wiring to include emergency shut off switch at boiler room door. New boilers to utilize existing expansion tanks, back flow preventer and air separator. Provide start-up (by Lochinvar certified technician), combustion report, basic owner training, and commissioning of new boilers. Glycol shall not be included within the bid but shall be coordinated with the owner and installed during the replacement as additional work beyond the original bid.

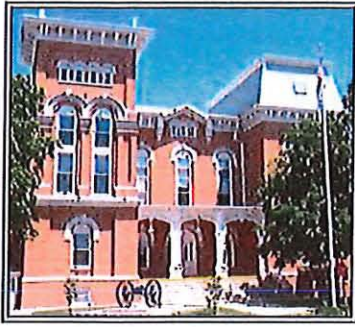
Installing Contractor must have prior experience with the installation of Lochinvar boilers. Within the bid submission package, Contractor shall submit a list of all boiler replacement projects utilizing Lochinvar boilers within the last 36 months.

Pursuant to the Prevailing Wage Act, 820 ILCS 130, the Prevailing Wage Rate for Montgomery County shall apply to this contract for each craft or type of work performed if applicable to this quote and all provisions of such statute shall be followed. Prevailing Wage Rates for counties in Illinois can be found on the Illinois Department of Labor's web site:

[www.state.il.us/agency/idol/rates/ODDMO/COUNTY.HTM](http://www.state.il.us/agency/idol/rates/ODDMO/COUNTY.HTM)

Bidders will be required to provide Bid security of a sum not less than 5 percent of the Bid Sum. The bid security shall be in the form of certified check, cashier's check, bank money order or bid bond issued by surety licensed to conduct business in the State of Illinois. Hereinafter this bid security shall be referred to as the bid bond.





## **Montgomery County Board Administration Office**

*#1 Courthouse Square  
2<sup>nd</sup> Floor – Room 202  
Hillsboro, Illinois 62049*

Phone: 217-532-9577

E-Mail: [cbadmins@montgomerycountyil.gov](mailto:cbadmins@montgomerycountyil.gov)

June 27, 2025

TO: Otis Elevator Company  
RE: Montgomery County Elevator Failure

The Montgomery County Board's Buildings & Grounds Committee would like to address some issues concerning the contract dated Nov. 12, 2024, and arising from the March 3 elevator outage at the Historic Courthouse in Hillsboro.

The Historic Courthouse suffered a 10-week elevator outage, beginning with an entrapment event on March 3, 2025, that was not ultimately resolved until May 12, 2025. Like many old public structures, without elevator service the building is not ADA compliant and inaccessible for many. The outage occurred during a time period when the Supervisor of Assessments office collects thousands of Homestead Exemption filings from senior citizens. Without the elevator, access to the building is limited to climbing a stairs to access the first floor, and one exemption filer did indeed fall, suffer an injury, and broke her glasses while attempting to climb the front steps.

Over the 10-week outage, Montgomery County's Maintenance Director logged more than 100 telephone calls and text messages in efforts to discover updates on repair efforts. Those contact attempts were frequently unanswered, significantly adding to the frustration of the outage.

We have learned from your service technicians that the Schindler elevator that was out of service for 10-weeks may not be the easiest elevator to service. We understand some machinery is more complicated than others. However, the Montgomery County Board signed the contract with Otis Elevator on good faith that the company could meet the obligations to which it agreed. If that is no longer the case, please let us know and we would be willing to discuss contract termination.

While we understand there are sometimes "situations beyond our control" when it comes to equipment service, that is not the case when it comes to customer service. When the county Maintenance Department reaches out to Otis with service issues, we expect prompt answers; nothing less.

The good news is the issues expressed are solvable, and Montgomery County has confidence they will be. We look forward to a positive relationship with Otis Elevator. If there is any further information the county can provide, please reach out.

Sincerely:

Mike Plunkett  
County Board Administration

CC: Montgomery County State's Attorney Andrew Affrunti

From: RL Construction  
825 Cherry St  
Butler Il. 62015  
217-710-4173

PROPOSAL

To: Montgomery Co. Board  
Hillsboro Il 62049

JOB DESCRIPTION: Concrete pad and 2 bumpers at rear of new court house.

Form and pour concrete 6X10X1 ft. pad for generator to set on.

Install rebar 6 bag mix with broom finish.

Install 2 bumpers filled with concrete and plastic covers.

Clean up.

This proposal reflects prevailing wage.

*did accepted with a  
3rd bumper at no charge  
(bulliard)*

TOTAL BID PRICE: \$5,600.00

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

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

**Date:** Wednesday, July 2<sup>nd</sup>, 2025

**Time:** 8:30 AM – County Highway Department

**Members present:** Ethan Murzynski, Bill Bergen, Patty Whitworth, Chad Ruppert, Keith Hancock, Rob Corso, 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. **Bid Opening for Section 23-07108-00-BR Harvel Twp N. 26<sup>th</sup> Ave. Bridge Replacement Update/Approval:**
3. **Harvel Drainage District #2 Draintile Improvements Update/Approval:**
4. **Coffeen Rd/Seven Sisters Ave. Intersection Project Update/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.

COUNTY: MONTGOMERY  
DATE: WEDNESDAY, JULY 2, 2025  
TIME: 8:30 A.M.

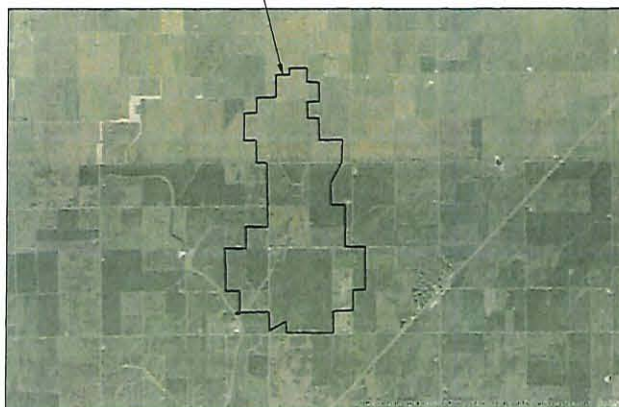
COUNTY: MONTGOMERY DATE: WEDNESDAY, JULY 2, 2025 TIME: 8:30 A.M.						NAME AND ADDRESS OF BIDDERS		C-HILL CIVIL CONTRACTORS P.O. Box 58, 14 Dean Street Campbell Hill, IL 62916		JOHANNES CONSTRUCTION, INC.		CSO ENVIRONMENTAL SERVICES, INC.		YAMWITE & ASSOCIATES 22782 North 3rd Fieldon, IL 62031											
Proposal Guarantee						APPROVED ENGINEER'S ESTIMATE		BID		BOND		NO BID		RETURNED		NO BID		RETURNED		BID		BOND			
Terms						NONE																			
ITEMS						ITEM NUMBER		DELIVERY		UNIT		QUANTITY		UNIT PRICE		TOTALS		UNIT PRICE		TOTALS		UNIT PRICE		TOTALS	
EARTH EXCAVATION						2E+07				Cu Yd		45.00		\$ 46.00		\$ 2,070.00		\$ 75.00		\$ 3,375.00		NO BID		\$ -	
EARTH EXCAVATION (WIDENING)						2E+07				Cu Yd		50.00		\$ 180.00		\$ 9,000.00		\$ 65.00		\$ 3,250.00		NO BID		\$ -	
CHANNEL EXCAVATION						2E+07				Cu Yd		73.00		\$ 40.00		\$ 2,920.00		\$ 45.00		\$ 3,285.00		NO BID		\$ -	
FURNISHED EXCAVATION						2040800				Cu Yd		100.00		\$ 100.00		\$ 10,000.00		\$ 30.00		\$ 3,000.00		NO BID		\$ -	
PERIMETER EROSION BARRIER						2.8E+07				Foot		726.00		\$ 7.00		\$ 5,082.00		\$ 1.00		\$ 726.00		NO BID		\$ -	
STONE DUMPED RIPRAP, CLASS A4						2.8E+07				Ton		242.00		\$ 64.00		\$ 15,488.00		\$ 85.00		\$ 20,570.00		NO BID		\$ -	
FILTER FABRIC						2.8E+07				Sq Yd		220.00		\$ 60.00		\$ 13,200.00		\$ 5.00		\$ 1,100.00		NO BID		\$ -	
AGGREGATE BASE COURSE, TYPE A, 8"						3.5E+07				Sq Yd		765.00		\$ 23.50		\$ 17,977.50		\$ 21.00		\$ 16,065.00		NO BID		\$ -	
REM EXIST STRUCT						5E+07				Each		1.00		\$15,000.00		\$ 15,000.00		\$ 12,769.92		\$ 12,769.92		NO BID		\$ -	
CON HDWL REM						5E+07				Each		2.00		\$ 500.00		\$ 1,000.00		\$ 150.00		\$ 300.00		NO BID		\$ -	
PIPE CULVERT REMOV						5E+07				Each		3.00		\$ 500.00		\$ 1,500.00		\$ 300.00		\$ 900.00		NO BID		\$ -	
STRUCTURE EXCAVATION						5E+07				Cu Yd		101.00		\$ 75.00		\$ 7,575.00		\$ 42.00		\$ 4,242.00		NO BID		\$ -	
CONC STRUCT						5E+07				Cu Yd		23.90		\$ 900.00		\$ 21,510.00		\$ 1,000.00		\$ 23,900.00		NO BID		\$ -	
CONCRETE ENCASMENT						5E+07				Cu Yd		3.60		\$ 1,000.00		\$ 3,600.00		\$ 1,300.00		\$ 4,680.00		NO BID		\$ -	
P F CONC DK RM 21 DP						5E+07				Sq Ft		1,112.00		\$ 100.00		\$ 111,200.00		\$ 119.00		\$ 132,320.00		NO BID		\$ -	
REINF BARS, EPOXY CTD						5.1E+07				Pound		2,700.00		\$ 3.50		\$ 9,450.00		\$ 2.50		\$ 6,750.00		NO BID		\$ -	
STEEL RAILING, TYPE SM						5.1E+07				Foot		91.00		\$ 210.00		\$ 19,110.00		\$ 270.00		\$ 24,570.00		NO BID		\$ -	
NUR STL PIPE HP12X53						5.1E+07				Foot		283.00		\$ 90.00		\$ 25,470.00		\$ 41.00		\$ 11,603.00		NO BID		\$ -	
DRIVING PILES						5.1E+07				Foot		283.00		\$ 1.00		\$ 283.00		\$ 0.01		\$ 2.83		NO BID		\$ -	
TEST PILE ST HP12X53						5.1E+07				Each		1.00		\$10,000.00		\$ 10,000.00		\$ 16,000.00		\$ 16,000.00		NO BID		\$ -	
NOME PLATES						5.2E+07				Each		1.00		\$ 500.00		\$ 500.00		\$ 880.00		\$ 880.00		NO BID		\$ -	
METAL FL END SEC 15"						5.4E+07				Each		6.00		\$ 500.00		\$ 3,000.00		\$ 265.00		\$ 1,590.00		NO BID		\$ -	
P CUL CL D 1 15						542D0220				Foot		120.00		\$ 100.00		\$ 12,000.00		\$ 44.00		\$ 5,280.00		NO BID		\$ -	
MOBILIZATION						6.7E+07				L.Sum		1.00		\$13,500.00		\$ 13,500.00		\$ 16,000.00		\$ 16,000.00		NO BID		\$ -	
BIT MATLS FR CT						1R403200				Ton		1.60		\$ 1,300.00		\$ 2,080.00		\$ 3,937.50		\$ 6,300.00		NO BID		\$ -	
BIT MATLS FR (CVR & SL)						1R403400				Ton		3.10		\$ 1,300.00		\$ 4,030.00		\$ 1,037.50		\$ 5,696.25		NO BID		\$ -	
COVER COAT AGGREGATE						1R403500				Ton		10.00		\$ 115.00		\$ 1,150.00		\$ 157.50		\$ 1,575.00		NO BID		\$ -	
SEAL COAT AGGREGATE						1R403600				Ton		10.00		\$ 110.00		\$ 1,100.00		\$ 157.50		\$ 1,575.00		NO BID		\$ -	
SEEDING CL 2 SPL						X2501000				Acre		0.25		\$15,000.00		\$ 3,750.00		\$ 17,000.00		\$ 4,250.00		NO BID		\$ -	
TRAF CONT & PROT SPL						X7010216				L.Sum		1.00		\$15,000.00		\$ 15,000.00		\$ 5,500.00		\$ 5,500.00		NO BID		\$ -	
CONSTRUCTION LAYOUT						E0013798				L.Sum		1.00		\$11,000.00		\$ 11,000.00		\$ 6,825.00		\$ 6,825.00		NO BID		\$ -	
Group Totals								As Read						\$ 376,545.50				As Read		\$ 344,080.00		As Read		\$ -	
As Corrected																						As Read		\$ 314,955.03	
																								\$ -	

## INDEX OF SHEETS

C1	COVER SHEET & DRAWING INDEX
C2	GENERAL NOTES AND SPECIFICATIONS
C3	EXISTING CONDITIONS
C4	OVERALL LAYOUT PLAN
C5	DRAINLINE PLAN AND PROFILES #1
C6	DRAINLINE PLAN AND PROFILES #2
C7	DRAINLINE PLAN AND PROFILES #3
C8	DRAINLINE PLAN AND PROFILES #4
C9	DRAINLINE PLAN AND PROFILES #5
C10	DRAINLINE PLAN AND PROFILES #6
C11	DRAINLINE PLAN AND PROFILES #7
C12	DRAINLINE PLAN AND PROFILES #8
C13	DRAINLINE PLAN AND PROFILES #9
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C18	DRAINLINE PLAN AND PROFILES #14
C19	DRAINLINE PLAN AND PROFILES #15
C20	DRAINLINE PLAN AND PROFILES #16
C21	DRAINLINE PLAN AND PROFILES #17
C22	DRAINLINE PLAN AND PROFILES #18
C23	DRAINLINE PLAN AND PROFILES #19
C24	DRAINLINE PLAN AND PROFILES #20
C25	DRAINLINE PLAN AND PROFILES #21
C26	DRAINLINE PLAN AND PROFILES #22
C27	DRAINLINE PLAN AND PROFILES #23
C28	CONSTRUCTION DETAILS

# DRAINTILE IMPROVEMENT PLANS FOR HARVEL DRAINAGE DISTRICT #2 MONTGOMERY COUNTY, IL

DRAINAGE DISTRICT #2 BOUNDARY



## REVISIONS

- 3-13-19 REVISED PER DISTRICT AND IN-HOUSE REVIEW
- 10-31-22 REVISED PER DISTRICT AND IN-HOUSE REVIEW
- 01-29-25 ADDED SPECS FOR DWP AND ROAD CROSSINGS

## LEGEND

- 1. FOUND 7" O.D.P. (FIELD LOCATION)
- 2. EXISTING DRAINAGE (FIELD LOCATION)
- 3. EXISTING DRAINAGE (FIELD LOCATION)
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## ABBREVIATIONS

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## NOTES

- THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGE RTK GPS OBSERVATIONS REFERENCE TO THE TRIMBLE VRS NETWORK. ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM.
- FIELD WORK COMPLETED 10/23/2018.
- IT IS NOT WARRANTED THAT THIS TOPOGRAPHIC AND BOUNDARY SURVEY CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACK LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- DIMENSIONS IN FEET AND DECIMALS.
- N57°21'10"W 132.00' MEASURED OR COMPUTED DIMENSION (66.00') RECORD DIMENSION

ESM CIVIL SOLUTIONS LLC, IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



HARVEL DRAINAGE DISTRICT #2  
P.O. BOX 615  
RAYMOND, IL 62560

ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Entitlement - Project Feasibility  
4320 Winfield Drive - Suite 200 Warrenville Illinois 60555  
t: 630-399-6933 c: 630-624-6529

HUDDESTON McBRIE  
PROFESSIONAL LAND DRAINAGE SERVICES  
5604 POWLER RD., ROCHELLE, ILLINOIS PHONE 815-963-6007

REGIONAL  
LAND SERVICES  
270 VIDA COURT  
SYCAMORE, ILLINOIS 60178  
PHONE: (618) 559-3260

COVER SHEET & DRAWING INDEX  
DRAINTILE IMPROVEMENT PLANS

FILE NAME: COVER	DRAWN BY: ESM	JOB NO:	FILE NO:	SHEET NO:
DRAWN BY: TWA	DATE: 01-18-2019	SCALE: NTS		C1 of C28



## PROJECT SPECIFICATIONS:

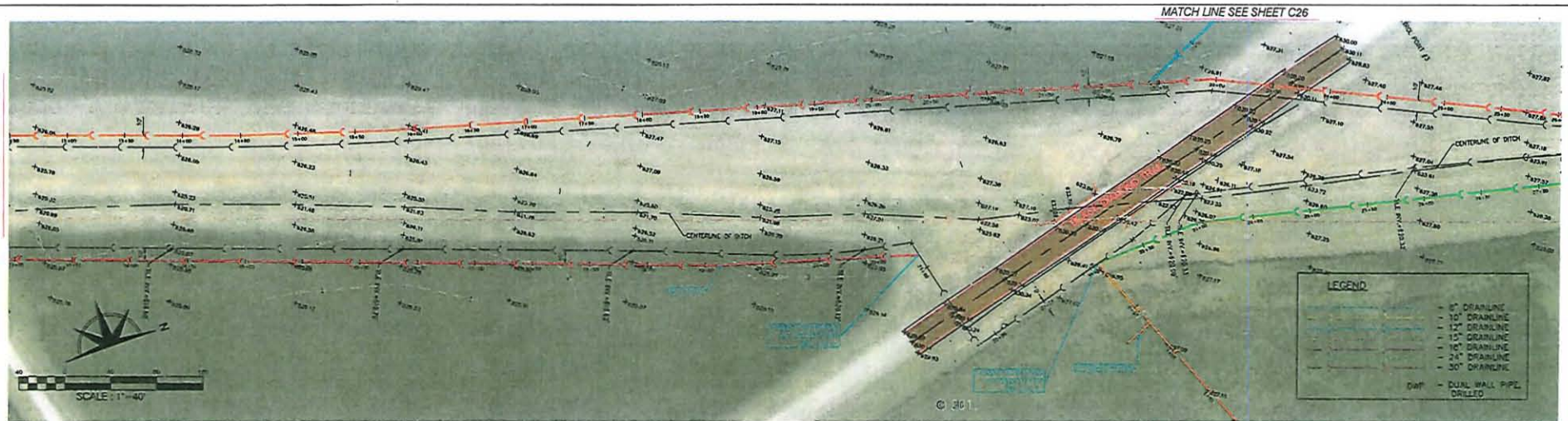
### 1. Dual Wall Pipe (DWP) Specifications:

- a. Resin to be used: AASHTO M294-V (Virgin resin only)
- b. Perforations: 1/8<sup>th</sup> holes on drilled pipe
- c. Pipe should be installed with current ASTM 449 install standards
- d. Pipe should be made with standards of ASTM 667, ASTM 2649 or better at time of installation
- e. Pipe should be made with 100% virgin resin with service life of 100 years or greater
- f. Pipe should be installed to the current tiling common practice that suits the farms needs at time of installation
- g. DWP must have LOCKING TABS
- h. DWP Should be soil-tight with no gaskets
- i. Dual Wall Pipe Section Lengths:
  - i. 12" DWP: 8.5' in length
  - ii. 15" DWP: 8.5' in Length
  - iii. 18" DWP: 9' in Length
  - iv. 21" DWP: 9' in Length
  - v. 24" DWP: 9' in Length
  - vi. 30" DWP: 13' in Length
  - vii. 36" DWP: 13' in length

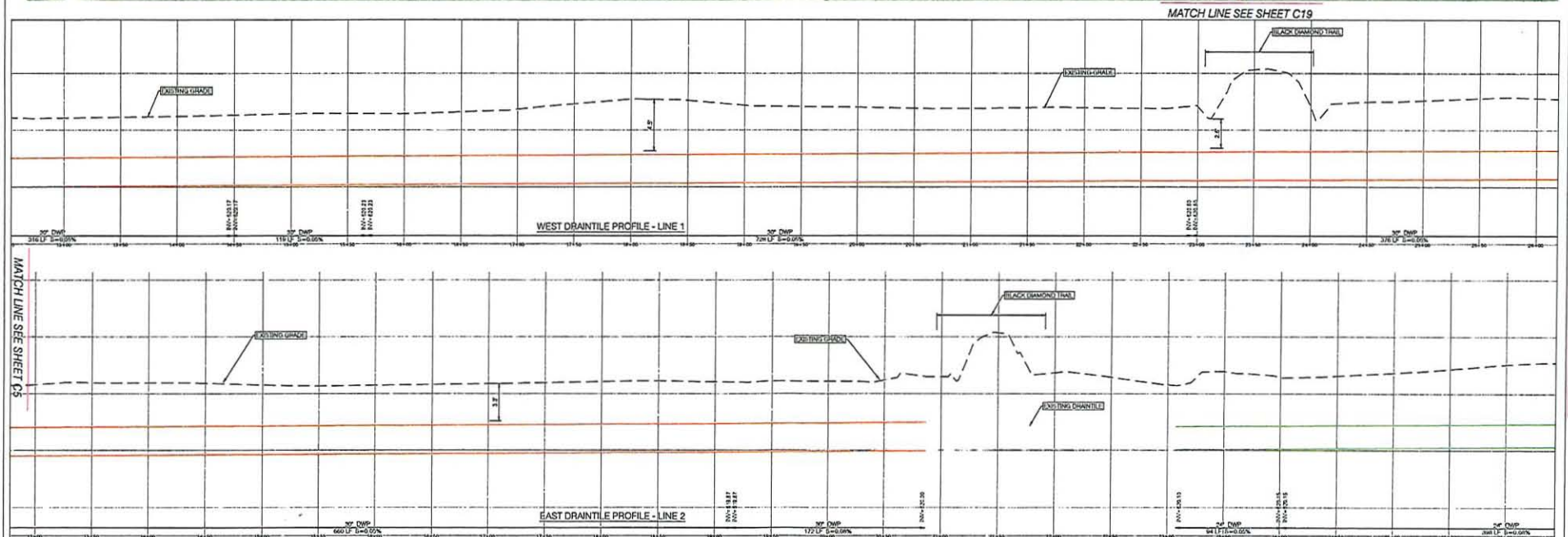
### 2. Township and County Road Crossing Specifications:

- a. Pipe to use: C-900DR-25. Length of Pipe will be Right-of-Way of road. Submit a Plan Drawing w/a cross-section.
- b. Installation requirements:
  - i. Saw cut existing pavement.
  - ii. Use Sand compacted in bottom of trench to lay pipe on grade and backfilled to 6" above pipe with Flowable Fill.
  - iii. Use CA6 compacted in 12" lifts to within 8" of surface of road.
  - iv. Place 8" of Hot asphalt Patch meeting IDOT standard specifications

MATCH LINE SEE SHEET C5



MATCH LINE SEE SHEET C7



MATCH LINE SEE SHEET C5

MATCH LINE SEE SHEET C7

PREPARED FOR:  
HARVEL DRAINAGE DISTRICT NO. 2  
P.O. BOX 615  
RAYMOND, IL 62560

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Erosion - Project Feasibility  
4320 Winfield Drive • Suite 200 Warrenville Illinois 60555  
c: 630-309-0933 c: 630-424-0520

**HUDDLESTON McBRIDE**  
PROFESSIONAL LAND DRAINAGE SERVICES  
1804 FOWLER RD., ROCKFORD, ILLINOIS PHONE 815-662-0007

**REGIONAL**  
LAND SERVICES  
270 VIDA COURT  
SYCAMORE, ILLINOIS 60178  
PHONE: (815) 558-2260

# PLAN AND PROFILES DRAINAGE IMPROVEMENT PLANS

FILE NAME: PLAN/PROFILE	DESIGN BY: ESM	JOB NO:	PLD. BK:	SHEET NO.
DISC NAME:	DRN BY: TWA	DATE: 01-28-2019	SCALE: NTS	C6 of C28

## DWP TECH DATA

### DUAL-WALL DRAINAGE PIPE (DWP) TECHNICAL DATA

**Standards**  
Springfield Plastic, Inc. dual-wall drainage pipe (DWP) is manufactured to the highest quality control standards using only the highest quality high density polyethylene. DWP dual-wall pipe meets or exceeds all specifications when run in the following standards: ASTM F 2448, ASTM F 2306, AASHTO M252 and AASHTO M294.

**Materials**  
Raw materials used in the manufacturing of dual-wall pipe shall be high-density polyethylene conforming with all requirements of ASTM D3355. All DWP meets or exceeds the following cell classes for each standard:

Standard	Size	Cell Class
ASTM F 2448	4" - 10"	42450C
ASTM F 2306	12" - 24"	43540C
AASHTO M 252	4" - 10"	43540C
AASHTO M 294	12" - 24"	42540C

As required by the above specifications, Springfield Plastic, Inc. uses only 100% virgin high-density polyethylene resin in the manufacturing of its drainage pipe and fittings.

**Quality Assurance**  
All DWP dual-wall pipe manufactured to AASHTO M252 and M294 has been approved by the Federal Highway Administration's National Transportation Product Evaluation Program (NTEP). This program requires rigid adherence to quality control standards and procedures. Springfield Plastic is subjected to annual NTEP reviews. Product approval certificates can be found at [www.springfieldplastic.com](http://www.springfieldplastic.com).

**Workmanship**  
DWP dual-wall pipe shall be homogeneous throughout and free of foreign inclusions or visible defects. All DWP shall be free of surface, subsurface, delamination, voids, or other defects. All pipe joints shall be free of cracks, holes, blisters, voids, foreign inclusions, delamination or any other visible defects.

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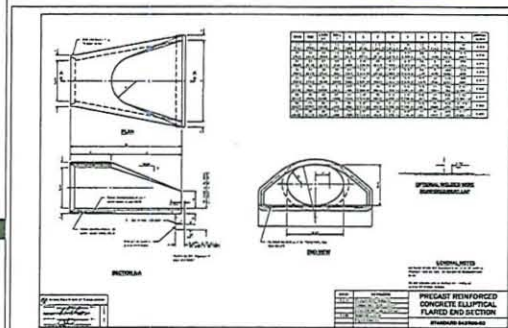
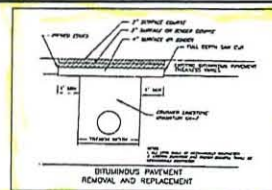
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## DWP TECH DATA

### Referenced Standards

- ASTM D3122 - Standard Test Method for Determining Dimensions of Thermoplastic Pipe and Fittings
- ASTM D3231 - Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity Flow Applications
- ASTM D3412 - Standard Test Method for Determination of External Loading Characteristics of Plastic Pipe by Parallel Plate Loading
- ASTM D3330 - Standard Specification for Polyethylene Plastic Pipe and Fittings Materials
- ASTM F449 - Standard Practice for Subsurface Installation of Corrugated Polyethylene Pipe for Agricultural Drainage or Water Table Control
- ASTM F477 - Standard Specification for Elements Such (Seals) for Joining Plastic Pipe
- ASTM F2448 - Standard Specification for 2 to 60 inch (50 to 1500 mm) Annular Corrugated Plastic Wall Polyethylene (PE) Pipe and Fittings for Land Drainage Applications
- ASTM F2306 - Standard Specification for 12 to 60 inch (300 to 1500 mm) Annular Corrugated Plastic Wall Polyethylene (PE) Pipe and Fittings for Gravity Sewer, Storm and Subsurface Drainage Applications
- AASHTO M252 - Standard Specification for Corrugated Polyethylene Drainage Pipe (12"-10")
- AASHTO M294 - Standard Specification for Corrugated Polyethylene Drainage Pipe (12"-60")



## DWP INSTALLATION GUIDE

### INSTALLATION GUIDE FOR CORRUGATED DUAL-WALL POLYETHYLENE PIPE (DWP)

**Scope**  
This guide provides recommendations for the installation of corrugated dual wall polyethylene pipe used in gravity flow storm sewers and subsurface drainage applications. This guide is for use by designers and installers, installation contractors, regulatory agencies, owners, and inspection organizations that are involved in the construction of storm sewers and other gravity flow drainage applications. This guide does not eliminate the need for engineering analysis at each job. The recommendations made herein may require modification upon the completion of each analysis.

This installation guide does not address all of the safety problems, if any, associated with its use. It is the user's responsibility to determine the appropriate safety and health practices associated with the use of this product and insure compliance on each job.

**Trench Excavation**  
Excavate trenches to ensure that soils will be stable under all working conditions. Slope trench walls or provide support for the walls in accordance with all local and national standards for safety. The trench should be backfilled as soon as possible, but not later than the end of each workday. Pipe should not be laid or embedded in freezing or raining water.

Surface water should be prevented from entering the trench and the trench should be dewatered when necessary to maintain stability. Trench bottoms containing rock, soft areas of rock or other material needs to be removed and replaced with a suitable material.

When a trench groove is going to be used, the groove must conform to the outside diameter of the pipe and envelope. The groove shall be circular (shall be flat 140 degrees of the pipe will rest in the groove with a maximum clearance of 3/16 inch around the circumference). If this groove is not achieved, there will be insufficient support and pipe deflection will increase. The use of the groove does not eliminate the requirement for proper initial and final bedding. The minimum trench width to be used when a trench groove is used will be the outside diameter of the pipe plus 2 inches on each side of the pipe.

When a trench groove is not going to be used, the trench walls will be stable or supported, provide a width sufficient, but no greater than necessary, to ensure working space to properly and safely place and compact bedding and other embedment materials. The minimum width shall be:

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When a trench groove is going to be used, the groove must conform to the outside diameter of the pipe and envelope. The groove shall be circular (shall be flat 140 degrees of the pipe will rest in the groove with a maximum clearance of 3/16 inch around the circumference). If this groove is not achieved, there will be insufficient support and pipe deflection will increase. The use of the groove does not eliminate the requirement for proper initial and final bedding. The minimum trench width to be used when a trench groove is used will be the outside diameter of the pipe plus 2 inches on each side of the pipe.

When a trench groove is not going to be used, the trench walls will be stable or supported, provide a width sufficient, but no greater than necessary, to ensure working space to properly and safely place and compact bedding and other embedment materials. The minimum width shall be:

## DWP INSTALLATION GUIDE

### INSTALLATION GUIDE FOR CORRUGATED DUAL-WALL POLYETHYLENE PIPE (DWP)

**Scope**  
This guide provides recommendations for the installation of corrugated dual wall polyethylene pipe used in gravity flow storm sewers and subsurface drainage applications. This guide is for use by designers and installers, installation contractors, regulatory agencies, owners, and inspection organizations that are involved in the construction of storm sewers and other gravity flow drainage applications. This guide does not eliminate the need for engineering analysis at each job. The recommendations made herein may require modification upon the completion of each analysis.

This installation guide does not address all of the safety problems, if any, associated with its use. It is the user's responsibility to determine the appropriate safety and health practices associated with the use of this product and insure compliance on each job.

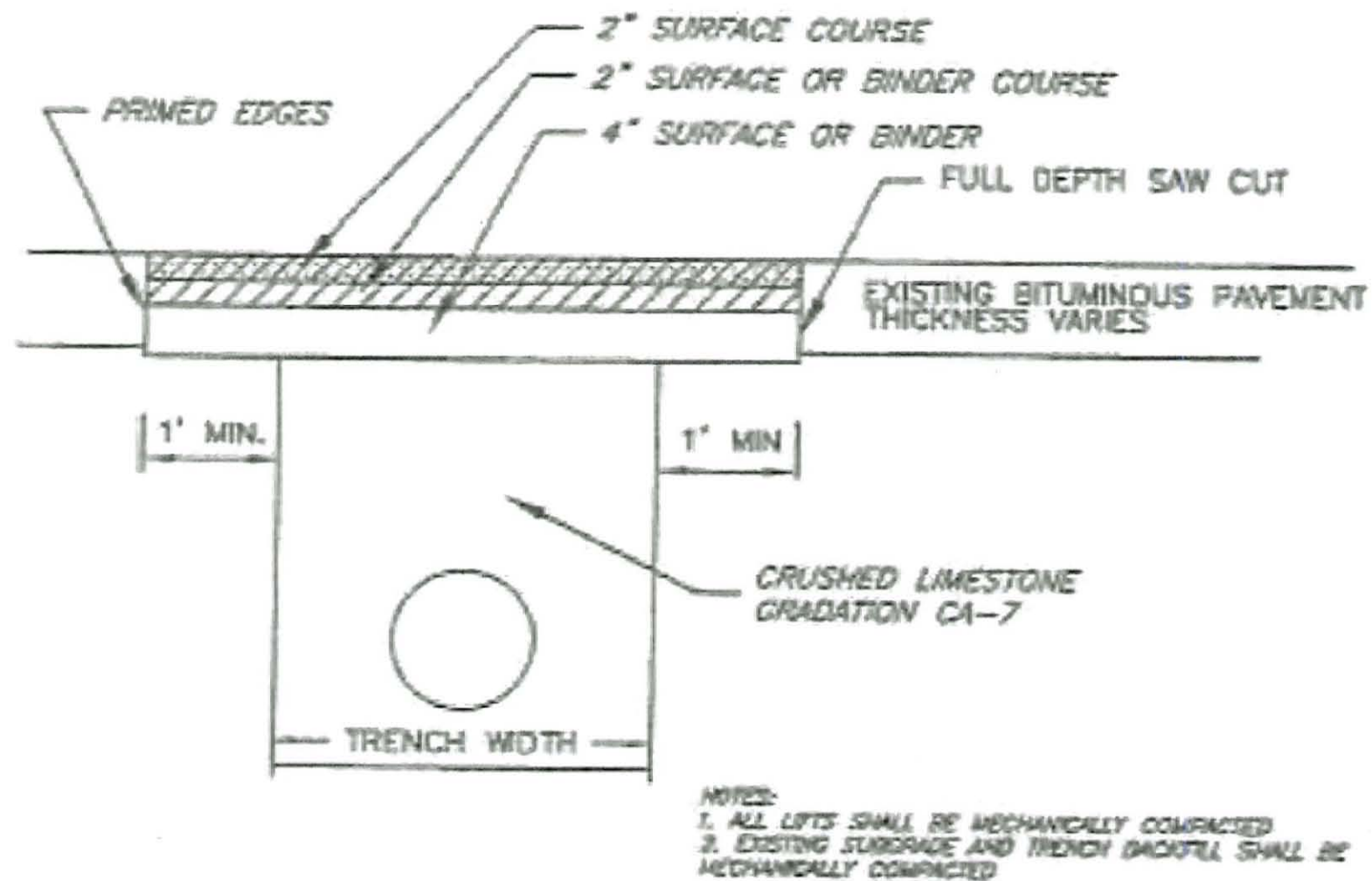
**Trench Excavation**  
Excavate trenches to ensure that soils will be stable under all working conditions. Slope trench walls or provide support for the walls in accordance with all local and national standards for safety. The trench should be backfilled as soon as possible, but not later than the end of each workday. Pipe should not be laid or embedded in freezing or raining water.

Surface water should be prevented from entering the trench and the trench should be dewatered when necessary to maintain stability. Trench bottoms containing rock, soft areas of rock or other material needs to be removed and replaced with a suitable material.

When a trench groove is going to be used, the groove must conform to the outside diameter of the pipe and envelope. The groove shall be circular (shall be flat 140 degrees of the pipe will rest in the groove with a maximum clearance of 3/16 inch around the circumference). If this groove is not achieved, there will be insufficient support and pipe deflection will increase. The use of the groove does not eliminate the requirement for proper initial and final bedding. The minimum trench width to be used when a trench groove is used will be the outside diameter of the pipe plus 2 inches on each side of the pipe.

When a trench groove is not going to be used, the trench walls will be stable or supported, provide a width sufficient, but no greater than necessary, to ensure working space to properly and safely place and compact bedding and other embedment materials. The minimum width shall be:

Soil Type	Bedding Material	Minimum Bedding Thickness
Class I (Best)	Class I (Best)	1/2" (13 mm)
Class II	Class II	3/4" (19 mm)
Class III	Class III	1" (25 mm)
Class IV	Class IV	1 1/2" (38 mm)
Class V (Worst)	Class V (Worst)	2" (51 mm)



## BITUMINOUS PAVEMENT REMOVAL AND REPLACEMENT

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

**8:30 a.m. Thursday, July 3, 2025**

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

Members Absent:

Others Present:

1. Pledge of Allegiance:
2. Public Comment:
3. Bruce Harris Proposal Update/Approval:
4. SOA Report Update/Approval:
5. Capital Improvement & Coal Fund Reports Update/Approval:
6. FY2026 Budget Process Update/Approval:
7. County Audit Contract Update/Approval:
8. COLA Salary Increase for State's Attorney Update/Approval:
9. County Office Drinking Water Update/Approval:
10. Pre-Approved Vendor List Update/Approval:
11. 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    a.m. The summaries of minutes were respectfully submitted by acting secretary Mike Plunkett, as deputized by Montgomery County Clerk/Recorder Sandy Leitheiser.

Proposal to Provide REACH

Presented to: Montgomery County, Illinois



**Bruce Harris**  
& Associates

Submitted by:  
Bruce Harris & Associates Inc.  
19 N. River Street  
Batavia, Illinois 60510  
630.761.0951  
info@bruceharris.com

Date: May 22, 2025

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# Bruce Harris & Associates, Inc.

## Company History

Bruce Harris & Associates, Inc. (BHA) is a family owned business that was founded in 1995. The company got its start in tax mapping services for Illinois County governments. Shortly after the business started, BHA became a business partner with Esri (Environmental System Research Institute) and has maintained this partnership for over 25 years.

Our past experience and successes are best illustrated by our longstanding history of satisfied clients, and consistent delivery of high quality projects. As a company whose core business is GIS for Land Records, our team has guided numerous clients across the nation through the evolution of GIS over the last three decades. We have converted data to various targets from Mylar, AutoCAD, Microstation, legacy systems, ArcView, Geodatabase, and Parcel Fabric.

Our successes have also been acclaimed through multiple awards and recognition for our clients' work, including multiple Special Achievement in GIS (SAG) awards from Esri, and the recently-awarded 2021 Special Achievement Award from the National Association of Counties for our San Mateo County Parcel Mapping Project. This consistent recognition of our quality and professionalism serves as a testament to our experience and success.

We attribute our achievements to our rigorous quality control standards and our highly educated and experienced team. Our in-house production staff, led by an IAAO Certified Cadastral Mapping Specialist (CMS), has over 200 years combined experience. The IAAO organization defines the CMS designation as a recognition of "professionalism and competency in cadastral mapping techniques that support proper valuation for tax purposes, property tax administration, and property tax policy". Only 202 CMS certifications have been issued world-wide, proving this to be a prestigious certification. Additionally, our extensive experience of Land Records GIS, the evolution of mapping products, and our continued education and training have given our staff a level of expertise that is unmatched in the industry.

BHA's ultimate goal is to provide effective solutions in geographic planning, whether it is by recommending ways to achieve your goals, to reduce your costs, or to achieve the accuracy that best suits your purposes. Our objective is to help you meet your goals – accurately, on schedule, and within budget.

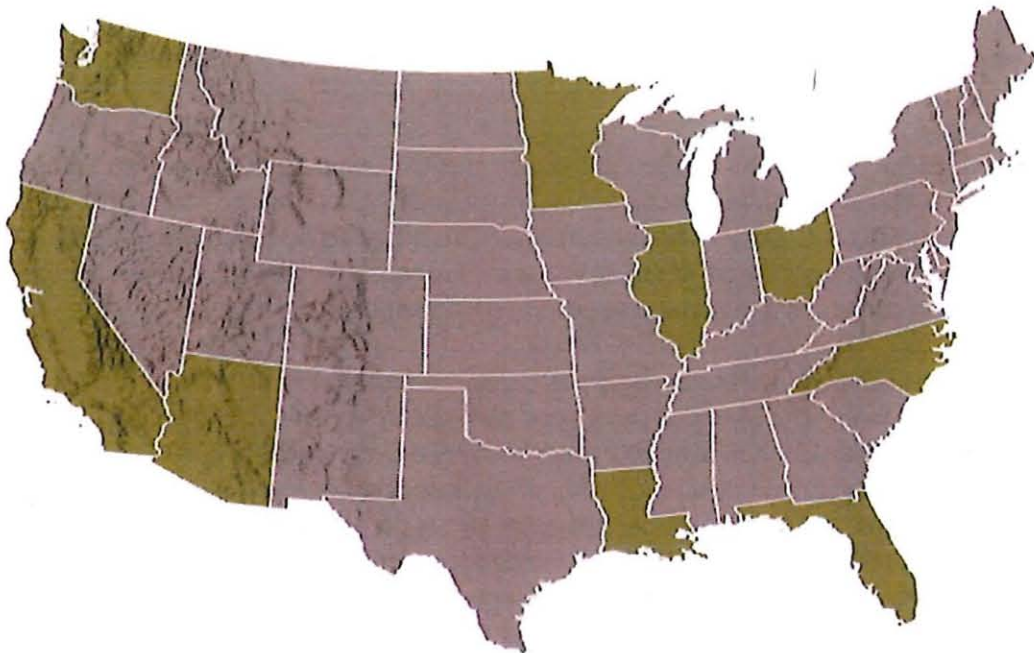
As a leader in GIS technology, BHA offers services in:

- Geographic Information Systems (GIS) Implementation
- Geodatabase Design and Conversion Services
- Cadastral/Parcel Mapping
- Parcel Fabric Conversions

# Bruce Harris & Associates, Inc.

- Cadastral and 911 Data Maintenance Services
- Election District Mapping
- ArcGIS Enterprise Implementations and Consulting
- Internet Mapping Solutions
- GIS Training
- Application Development
- Parcel Viewer Websites

BHA currently operates in the following states:



## Team Leadership

### **Bruce C. Harris, President**

Bruce founded the company in 1995. He is responsible for overall corporate planning and operation.

#### **Education**

- University of Wisconsin

#### **Professional Affiliations**

- Illinois Property Assessment Institute

# Bruce Harris & Associates, Inc.

- International Association of Assessing Officers
- County Assessment Officers Association of the State of Illinois
- Illinois County Officials
- Illinois Association of County Engineers
- Ohio Auditors
- Ohio Engineers

## **Colin Russell, Vice President**

Colin is one of BHA's Subject Matter Experts. He is responsible for the overall management and coordination of the BHA team.

### **Education**

- Bachelor of Science Degree in Geography, with an emphasis in urban and economic geography from Northern Illinois University
- Geographic Information Systems Certificate
- Associate of Arts Degree from Heartland Community College

### **Professional Background**

- Bruce Harris & Associates since 2002
- GIS Specialist, Kane County Division of Transportation

## **Brandon Harris, CCM, Director of Sales and Marketing**

Brandon manages all sales and marketing aspects for the company and provides technical consultation to our clients.

### **Education**

- Master of Science Degree in Human Resources, Ethics and International Business from Loyola University
- Bachelor of Science Degree in Economics and Business Administration from Augustana College
- CCM (Certified Cadastral Mapper) designation
- FACM courses through the FDOR

### **Professional Background**

- Bruce Harris & Associates since 2008
- Instructor for the FDOR and teaches FACM courses for mapping technicians and appraisers throughout the state of Florida.
- Instructor for continuing education courses in mapping and interpreting legal descriptions through the Illinois Property Assessment Institute (IPAI)

### **Professional Affiliations**

- IAAO
- Florida Association of Cadastral Mappers
- IPAI

# Bruce Harris & Associates, Inc.

## **Ron Carlson, CMS, Director of Production**

Ron is one of BHA's Subject Matter Experts. He manages and directs all cadastral mapping projects and is also the Director of the Tax Map Maintenance Services Department. Ron has over 35 years of experience in the fields of aerial photography, cadastral property mapping, geographic land information systems, parcel numbering Identification systems and map maintenance services.

### **Education**

- CMS Designation through IAAO
- Vocational Studies in Computer-Aided Drafting Technology

### **Professional Background**

- Bruce Harris & Associates since 1997
- Cartography Technician J E and Associates
- Aerial photogrammetrist in contour and ortho-images
- Senior Project Manager on over 100 cadastral projects

## **Jami Morris, GIS Project Manager**

Jami is responsible for defining, planning, and overseeing the execution of all projects and project related tasks. Jami has over sixteen years of experience in GIS and project management.

### **Education**

- Bachelor of Science Degree in Soils - Land Resource Science with a minor in GIS from Montana State University
- Associate of Arts Degree from Sterling College

### **Professional Background**

- Bruce Harris & Associates since 2022
- Cartography Technician, Bureau of Land Management
- Planner & GIS Specialist, KLJ Engineering
- Senior Program Manager, Wildfire Defense Systems
- Land Use Planning & GIS Consultant

## **Jason Bessert, GIS Lead Technician and Mapping Supervisor**

Jason is responsible for assisting in GIS mapping and data conversion projects. He has extensive mapping experience, and is well versed in AutoCAD, ArcGIS Pro, and ArcGIS Desktop. His skills include Cadastral Parcel Mapping, Coordinate Geometry (COGO), Parcel Fabric conversions, and deed and legal description interpretation.

### **Education**

- Associate of Science Degree in Computer-Aided Drafting Technology from Waubensee Community College
- Bachelor of Science in Geography from Northern Illinois University

# Bruce Harris & Associates, Inc.

- GIS Certification from Northern Illinois University

## **Professional Background**

- Bruce Harris & Associates since 2001

## **Scott Stopyak, Senior GIS Analyst**

Scott is responsible for the deployment, implementation and configuration of Esri's ArcGIS Platform as well as providing GIS consulting and client training.

### **Education**

- Bachelor of Science Degree in Geography (Geographic Information Processing Specialty) with a minor in Geology from Western Michigan University

### **Professional Background**

- Bruce Harris & Associates since 2022
- Land Surveyor, CAD Technician, GIS Specialist, Worth Surveying
- GIS Lead, Wayne County MI Department of Technology
- GIS Specialist, MSU, Dept. Of Fisheries and Wildlife
- GIS Administrator, Eaton County, MI
- GIS Applications Development Analyst, Kyra Solutions

## **Lynn Manno, TMS Manager**

Lynn is an experienced manager with a demonstrated history of working in the information technology and services industry with a strong professional history with an emphasis on management and supervision. Lynn currently manages the Tax Map Maintenance Services (TMS) Department. Lynn has 35 years of experience in the fields of aerial photography, cadastral property mapping, geographic land information systems utilizing AutoCAD and all ESRI products, parcel numbering identification systems and map maintenance services. Lynn has experience within the private sector and local government systems through the assessment processes.

### **Education**

- Rock Valley College

### **Professional History**

- Bruce Harris & Associates since 2005
- Winnebago County, IL; September, 1990 through May, 2005

# Statement of Work

## Project Purpose

REACH (Real Estate & Appraisal/Assessment Community Hub) is Bruce Harris & Associates Inc.'s proprietary parcel search solution configured using Esri's ArcGIS Experience Builder and ArcGIS Online. REACH includes the following web experience elements:

- Parcel map
- Parcel search tool
- Parcel filter tool
- View and export search results
- Interactive parcel selection
- Export x, y coordinates
- Esri base map gallery
- Configuration of additional ArcGIS Online hosted layers in the map
- Ability to add data from a variety of sources including: ArcGIS Online, external, and files from a user's computer
- Toggle layers on and off
- Elevation viewer
- Tools to measure, select and draw
- List parcels within a buffered distance
- Print map
- Export data
- Legend
- Bookmarks
- Find my location
- 360° map rotation
- Add data tool - add additional data to your experience by loading data saved to your personal device

Although REACH is based on a standard design, there are many configurable options that can be used to deploy a website meeting the unique needs of each individual client. The REACH deployment also includes the following specifically configured features:

- Logo, jurisdiction name, department, and elected official's name (base deployment includes 1 of each)
- Social media links
- Disclaimer text
- Data filters
- ArcGIS Online hosted layers in the map or hosted layers from the customer's installation of ArcGIS Enterprise (Portal)

# Statement of Work

## **REACH Advantages**

REACH has been developed as an ArcGIS Online Experience Builder solution. Montgomery County will realize the following benefits by completing this project:

- Upgrading to REACH increases performance, stability and security using the best-in-class modern programming frameworks
- Easily configured access levels
- Ability to add data to the map from ArcGIS Online, external sources, and files from a user's computer
- 3D enabled
- REACH can embed external pages
- Includes a tabular search page
- Ability to download search results easily
- Automated tile caching with vector tiles reduces rendering time, processing time and style with less storage space
- Unlimited pages and option to add pages, applications, widgets, page elements and content

## **Ancillary Benefits of REACH Implementation**

Montgomery County can take advantage of additional Esri support, tools, solutions and technology available on ArcGIS Online, including:

- Data hosted in ArcGIS Online can be used in any ArcGIS Online application
- Data storage and backup are maintained by Esri
- Share data, maps and applications with minimal effort
- You can control and manage your content and your audience
- Added report functionality
- Integrated dashboards
- Ability to view data in the field with Field Maps

## **Supported Browsers**

The following browsers are supported:

- Google Chrome version 130 and later
- Microsoft Edge version 130 and later
- Mozilla Firefox version 134 and later
- Mozilla Firefox version 128 (ESR)
- Safari version 17 and later

For best performance and full functionality, users should use the latest version of a browser listed above. Only WebGL-enabled, 64-bit browsers are supported. The website leverages the local storage capabilities (similar to cookies) of the browser. If this storage is disabled, the site

# Statement of Work

will not function properly. To learn how to enable local storage, consult the browser's documentation.

## Minimum Requirements

REACH has been developed from an Esri Experience Builder solution where Montgomery County's data can be stored on ArcGIS Online and then added as hosted feature layers to the website. The minimum requirements for Esri's Experience Builder can be found at <https://doc.arcgis.com/en/experience-builder/latest/get-started/requirements.htm>

- Montgomery County must have an ArcGIS Online organization account with a user type that includes privileges to create content **OR** ArcGIS Enterprise 11.x (self-hosted alternative to ArcGIS Online)
- Data hosted on ArcGIS Online
- Adequate credits to support the data stored on ArcGIS Online (a minimum of 1,000 credits is generally recommended)  
<https://www.esri.com/en-us/arcgis/products/credits/overview>
- CAMA/Assessment data must be delimited text, .csv, .xlsx or .gdb. Other file formats may not be supported or may require additional costs for BHA to convert to a supportable file format.
- Access to the customer's network using a Remote Monitoring and Management (RMM) client, or using a VPN connection.
- Sufficient user permissions to the customer's network in order to run scheduled tasks, and other scripts to deliver CAMA/Assessment/GIS data to BHA.

## Montgomery County Action Items Prior to Project Start

The following list of requirements must be in place prior to BHA starting the REACH project:

- Install software (this is strictly to support the Extract, Transform, and Load process)
  - Single Use ArcGIS Pro 3.x license
  - Microsoft Access (64-bit) 2016 or newer
  - Microsoft Access Database Engine 2016 Redistributable Package (64-bit)
- Provide BHA with administrative rights to install software
- Montgomery County's ArcGIS Online account has been created and configured (unless BHA has been contracted to complete it), the County's data has been saved to ArcGIS Online, and BHA has access to the account with Creator level credentials
- Montgomery County has provided BHA with a list of requirements including
  - Logo, jurisdiction name, department, and elected official's name
  - Disclaimer language

# Statement of Work

- List of hosted feature layers to be used
  - Already symbolized or the County agrees to use BHA's standard symbology
  - Table joins and relates completed
- Montgomery County's hosted feature layers in ArcGIS Online have been processed
  - All hosted feature layers have been projected in Web Mercator EPSG:3857. REACH limitations if data has not been projected to Web Mercator include:
    - Data widget is limited to only content that can overlay the basemap.
    - Esri's basemaps can not be used
    - REACH's elevation profile and 3D option are unavailable

## Project Management

In order to assure project performance, BHA will assign a Project Manager. The Project Manager will assist with the following:

- Schedule meetings/discovery sessions, as needed
- Provide regular reporting updates to track and analyze progress
- Assign a project schedule
- Report change requests and impacts on the project schedule

### Meetings

BHA staff will initiate the project through a series of virtual meetings to keep Montgomery County up to date and assure the project meets Montgomery County's expectations. As part of the project initiation, a project kick-off meeting will be held. After completion of the kick-off meeting, BHA will organize additional discovery meetings, as needed. BHA may also schedule technical meetings with Montgomery County, to review project updates and to address questions.

### Reporting

The Project Manager will provide regular status reports that outline the status of the project. The status report will also identify any risks or issues that will impact the project performance and document and change requests by Montgomery County that could delay the project schedule. Once the final deliverable has been accepted BHA will send Montgomery County a sign off form to document the project completion.

### Scheduling

The Project Manager will develop an initial project schedule once the contract is signed. A detailed project schedule will be drafted once all project details have been finalized. This generally occurs after all discovery meetings have been completed. Schedule delays due to Montgomery County change requests will be documented in the status reports.

# Statement of Work

## Change Requests

Anything not explicitly identified in the project scope will be deemed out of scope and charges will be assessed at the established hourly rate. Any additional Export, Transform and Load scripting that results from schema or data formatting variation will be billed separately at the established hourly rate. All change requests will be documented in the status report.

## Technical Meetings

As part of the project initiation, an initial discovery meeting will be held. After completion of the discovery meeting, BHA may schedule additional technical meetings with Montgomery County to address any follow-up questions.

During the initial discovery meeting the following topics will be covered:

- Project team introductions
- Project communication
- Review of the action item checklist
- Discussion of the change management process

## Scope of Work

### Task 1.1 Requirements Review

BHA will review Montgomery County's responses to the required documentation from the action items, as well as Montgomery County's data extract and confirmed options for REACH configuration.

### Task 1.2 Data Configuration

BHA will configure Montgomery County's CAMA/Assessment data and develop an Extract, Transform and Load (ETL) in order to populate REACH.

- Create an S3 bucket
- Install and configure AWS Tools for Powershell
- Create a Powershell script to sync data to S3 bucket
- Extract and upload the ETL
- Configure the data sources in the REACH ArcGIS Pro project

### Task 1.3 REACH Configuration

BHA will configure the following elements based on the action item list received prior to the start of the project:

- Develop Montgomery County's REACH site in Experience Builder to include:
  - Parcel map - A web map displayed in web mercator because the data widget is

# Statement of Work

limited to only content that can overlay the basemap.

- Option to zoom in and out
- Default map view - Zooms out to the furthest extent
- Find my location - Zooms to your current location
- North arrow - Reset map orientation to the north with a click
- Select by rectangle - Shortcut search tool
- Color-matched top banner with the logo image and client's preferred titling
- Links - Montgomery County preferred html links to other sites and/or social media links
- Disclaimer language - Montgomery County's preferred site disclaimer language will be added
- Legend - The legend will be configured to depict the layer symbolization (*anything converted to vector tiles, such as annotation, does not show in the legend*)
- Bookmarks - Users have the option to bookmark areas commonly searched
- Tools to measure, draw and buffer
- Elevation profile viewer - Evaluate the elevation change between 2 points, review profile statistics, and export profile
- Export x, y coordinates - Clicking anywhere in the parcel map will provide x, y coordinates which can be copied to the clipboard
- Print widget configuration
- Search parcel information table - Search the table by parcel number, address or owner with the option to select parcels
  - Zoom to selection
  - Set location
  - Pan to
  - Show on the map
  - Export as .json, .csv, .geojson or export to item
- Parcel filter tool
  - Filter the parcel dataset with up to 5 independent criteria and one custom filter
- Hosted feature layers
  - Toggle data layers on and off
  - Change transparency
- Add data tool

## Task 1.4 Configuration and Processing

The proposal includes the following additional services and product options in association with standing up REACH:

- **Hosted layer and filter configuration**

# Statement of Work

- o Layers - BHA will use its product symbology template unless the County has established style templates in ArcGIS Online.
  - Vector Tile Static
    - Soils
  - Vector Tile Updated Monthly
    - Parcel Lines
    - Landuse
    - Corporate
    - Acreage
    - Government Lot Numbers
    - Hydrography Text
    - Miscellaneous Text
    - Original Block Numbers
    - Railroad Names
    - Road Names
    - Route Numbers
    - Right of Way Dimensions
    - Township Names
    - Vacated Text
    - Section Numbers
    - Block Numbers
    - Condominium Codes
    - Lot Dimensions
    - Lot Numbers
    - Parcel Dimensions
    - Parcel Numbers
    - Section Survey Dimensions
    - Subdivision Codes
    - Symbols
    - Sections
    - Political Townships
  - Dynamic Static
    - Drainage Districts
    - Townships
    - Prior Enterprise Zones
    - TIF Districts
    - Business Districts
    - Enterprise Zones 2018
    - Tax Districts
    - Precincts

# Statement of Work

- County Board Districts
- Witt Wards
- Litchfield Wards
- Litchfield Zoning District Boundaries
- IL House Districts 2022
- IL Senate Districts 2022
- US Congress Districts 2022
- Fire Districts/ Service Areas
- School Districts
- Dynamic Data Updated Monthly
  - Condos
  - Subdivisions
  - Right of Ways
  - Polling Places
  - Parcel Information
  - Boundaries
  - Coal Rights
- Search
  - Owner Name
  - Property Address
  - Parcel ID
- Filters - BHA may process the data, create table joins, etc., but only at an additional cost.
  - Year Built
  - 1st Floor ft<sup>2</sup>
  - Assessed Value
  - Sale Price
  - Sale Date
  - Sale Type
  - Valid Sale
  - Document Number
  - Property Class
  - Township
  - Create Your Own Filter

*\*BHA cannot guarantee the satisfactory rendering performance of REACH with more than 6 total layers (including the tax parcel layer). As with any web map, rendering speed is degraded in proportion to the number of layers that are being loaded and displayed in the map.*

- **Pop Up** - The pop up will include the following:
  - Links

# Statement of Work

- Pictometry
- Google Street View
- Google Directions
- DevNet Wedge
- Parcel Number
- Owner Name
- Property Address
- Book Number
- Acres
- Value
- **Advanced labeling** - BHA will transform Montgomery County's labels so the additional text is visible. The advanced labeling also conforms to the scale and orientation of the map. *Note: Vector tiles do not have symbology in the legend.*
  - Acreage
  - Government Lot Numbers
  - Hydrography Text
  - Miscellaneous Text
  - Original Block Numbers
  - Railroad Names
  - Road Names
  - Route Numbers
  - Right of Way Dimensions
  - Township Names
  - Vacated Text
  - Section Numbers
  - Block Numbers
  - Condominium Codes
  - Lot Dimensions
  - Lot Numbers
  - Parcel Dimensions
  - Parcel Numbers
  - Section Survey Dimensions
  - Subdivision Codes
- **Aerials** - BHA will include the Eagleview Connect WMTS files for the aerials available (based on the County's subscribed Eagleview services). *The County will need to contact Eagleview to confirm the years available.*
- **ArcGIS Online account set up and data migration** - BHA can assist Montgomery County with set up of the organization's ArcGIS Online organization account and account configuration. Move Montgomery County's data from a physical or virtual machine to ArcGIS Online

# Statement of Work

- **Data transformation** - Transform data into file formats or update the coordinate system to be viewable in REACH, modify symbology based on Montgomery County standards and modify hosted feature layers to Web Mercator EPSG:3857
- **Export, Transform & Load** - BHA will develop scripts to automate scheduled updates REACH on monthly
- **Oblique imagery** - BHA will integrate Montgomery County's oblique imagery links into REACH. Minimum requirements include:
  - Latitude and Longitude for each parcel
  - API key generated by the imagery vendor for each parcel

## **Task 1.5 Internal Testing and Review**

BHA will perform an internal review before providing the demonstration for testing by Montgomery County.

## **Task 1.6 User Acceptance Testing (UAT)**

Montgomery County will assign staff to work with BHA to review and test the product.

- BHA will provide a demo, via Zoom prior to handing off REACH for UAT.
- Montgomery County will have 5 business days to review the product and provide feedback to BHA.
- BHA will make revisions based on the contracted REACH element functionality. BHA will have 5 business days to troubleshoot issues, make revisions and internally test.
- BHA will forward a sign off form for formal acknowledgement that the product has been accepted. The warranty period starts once the sign off form has been completed by both parties. Montgomery County has 5 business days to sign and return the sign off form or the warranty period becomes null and void.

## **BHA Responsibilities:**

- Schedule and conduct discovery and technical meeting(s), as needed
- Review the action item checklist with Montgomery County
- Develop a project schedule
- Complete REACH configuration
- Conduct testing
- REACH demonstration
- Complete in scope revisions in the agreed timeframe
- Schedule Change Requests, as needed
- Provide project sign-off form

## **Montgomery County Responsibilities:**

- Complete the tasks outlined in the action item checklist prior to BHA starting the project
- Provide BHA with the details requested in the action item checklist
- Participate in project discovery and technical meetings

# Statement of Work

- Provide BHA access to Montgomery County's ArcGIS Online account with Creator level credentials
- Montgomery County will provide access to a machine with ArcGIS Pro and a connection to the databases where the data will be extracted
- Conduct UAT and provide feedback in the agreed timeframe
- Complete the project sign-off form

## Assumptions:

- Montgomery County agrees to accept BHA's REACH default symbology. Customized cartography is available at an additional cost.
- Montgomery County has provided all necessary details regarding lists of fields to be used for searches/results/reports, and aliases for any field names.
- Should the ETL require a data transfer from a Montgomery County server, Montgomery County agrees to provide BHA with appropriate VPN access and privileges to install software on the specific server and the "Log in as batch job" privilege for the purpose of automating the upload of data from the server to a BHA-owned AWS S3 Bucket via a PowerShell ps1 script, Montgomery County agrees to provide an exception for this Powershell script in the security software(s) settings if security policies are found to be preventing successful uploads.
- The format, schema of data and transfer methodology agreed upon at the start of the project must remain static for the duration of the hosting term. Post-deployment ETL and/or REACH site reconfiguration, should it ever become necessary, will be provided by BHA at an additional cost.
- BHA is not responsible for Esri software issues and bugs. However, during the revision period BHA may open a customer support ticket with Esri on Montgomery County's behalf.
- BHA is not responsible for administrative changes or events that may occur on the Montgomery County network and servers that impact data uploads for Hosted ETLs. Should it become necessary to accommodate changes in policy or environment that impact ETL uploads, BHA will (upon request) troubleshoot and attempt to fix the broken processes (where sufficient privileges exist to do so) at additional cost.
- BHA will be allowed to either maintain or have access to a Creator level account on Montgomery County's ArcGIS Online organization for the purpose of publishing and updating the hosted features used in the REACH Map and also for the initial transfer, deployment and configuration of the REACH template pages.

## Warranty and Subscription Support

BHA guarantees the configuration of the widgets developed in REACH, per the scope and requirements defined, for 30 calendar days after final acceptance by Montgomery County.

# Statement of Work

Montgomery County will subscribe to REACH technical support. The subscription covers:

- Access to BHA's Help Desk ticketing system
- Hosting and maintenance of the ETL
- Python functionality updates
- Website domain fees

The subscription does not cover:

- Data updates, not included in the ETL
- Conversion of new data to web mercator
- Caching aerial imagery
- Loading new data to AGOL
- Changes to the ETL due to data changes or logic changes
- Updates to a new CAMA vendor
- AGOL or Portal issues
- CAMA data delivery problems or data format issues
- Enhancements, etc.

## **Support:**

- BHA will provide support for issues that arise with the configuration of the widgets developed per scope

## **Restrictions:**

- BHA does not warranty changes made to REACH by Montgomery County or a third party vendor after acceptance
- BHA is not responsible for Montgomery County's
  - Third party vendor applications
  - Data quality issues
  - Connectivity
  - Performance of additional hosted feature layers, if over 5 are added

## **BHA Responsibilities:**

- Acknowledge, in writing, receipt of Montgomery County's technical support requests within 48 hours
- Troubleshoot and resolve the issue within 5 business days or escalate issues and potential bugs to Esri

## **Montgomery County Responsibilities:**

- Montgomery County will make no modifications to REACH during the 30 day warranty period

# Statement of Work

- Montgomery County will notify BHA of any issues in writing within 48 hours of experiencing issues with the REACH elements developed for Montgomery County

## **Deliverables:**

- 30 calendar day warranty
- Technical support, as described above

## **Project Length and Cost**

A REACH project will generally take **2 months** from the time the project has been scheduled.

BHA's cost to provide the work and services identified in this proposal is **\$24,873.16** and the subscription support rate is **\$752/month** for monthly updates. Prices provided in this proposal will be valid for one-hundred and twenty (120) days from the date of this proposal, unless otherwise extended.



# **Bruce Harris** & Associates

**“Modernizing Your Mapping Solutions”**

**Bruce Harris & Associates, Inc.**  
19 N. River St., Batavia, IL 60510  
(630) 761-0951  
[info@bruceharris.com](mailto:info@bruceharris.com)

**TREASURER'S SUMMARY REPORT**  
**2% ROYALTY PAYMENTS TO MONTGOMERY COUNTY**  
**FY25**

**Bank Balance - 12/01/24** **\$4,270,853**

**Receipts:**

Royalty Payment - 12/25/24	145,220.78	(Royalty, Refund)
Royalty Payment - 01/25	162,645.73	(Royalty)
Royalty Payment - 02/25	160,901.92	(Royalty)
Royalty Payment - 03/25	142,936.05	(Royalty)
Royalty Payment - 04/25	185,258.38	(Royalty)
Royalty Payment - 05/25	98,165.83	(Royalty)
Royalty Payment - 06/25		
Royalty Payment - 07/25		
Royalty Payment - 08/25		
Royalty Payment - 09/25		
Royalty Payment - 10/25		
Royalty Payment - 11/25/25		
<b>Total Royalty Payments</b>	<b>895,128.69</b>	

**Interest Earned**

**\$195,363**

**Total Receipts**

**\$1,090,492**

**Expenses:**

12/10/24 Central II Laborers	-12,552.96
01/22/25 Victory Lane	-63,418.00
03/11/25 MPSG	-10,274.00
03/11/25 Otis	-15,198.10
03/11/25 Ergotech	-1,197.88
03/11/25 Powers DMS	-7,348.78
03/11/25 Saltus Tech	-916.43
04/22/25 Otis	-12,924.67
04/30/25 GTSI	-15,722.22
05/13/25 Jorn signs	-1,150.00
05/13/25 Motorola	-28,850.00
05/13/25 Ray Oherron	-8,147.96
05/13/25 RL Construction	-63,000.00
05/27/25 Beelman Logistics	-28,768.28
05/29/25 Central Roofing	-3,500.00

**Total Expenses**

**-272,969.28**

**ses and Loans**

**(\$272,969)**

Certificate of Deposit (LFNB, 365 @ 4.25%) 03/26/26	\$200,000
Certificate of Deposit (LFNB, 365 @ 4.25%) 03/26/26	\$200,000
Certificate of Deposit (LFNB, 365 @ 4.25%) 03/26/26	\$200,000
Certificate of Deposit (LFNB, 365 @ 4.25%) 03/26/26	\$200,000
Certificate of Deposit (LFNB, 365 @ 4.25%) 03/26/26	\$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
Term (PFM @ 4.99%) 02/28/26	\$350,000
CD (PFM @ 5.45%) 06/10/25	\$350,000
CD (PFM @ 5.77%) 12/4/25	\$375,000
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 (4.34%)	\$191,036
Cash in Bank	\$5,457,486
<b>Total Funds Available -</b>	<b>\$10,248,522</b>

**SUMMARY**

Reserve	\$5,162,789
Operating & Maintenance	\$3,519,057
Capital Improvement	\$1,566,676
<b>Total Funds Available</b>	<b>\$10,248,522</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	
12/01/24						\$5,380,246.69				\$3,083,957.23				\$1,327,794.47	\$9,771,998.39
Dec-24	145,099.44	22,671.06	-	-	-	\$5,382,917.75	100,000.00	-	-	\$3,183,957.23	22,549.72	24,929.37	(12,552.96)	\$1,362,720.60	\$9,929,595.58
Jan-25	162,645.73	31,322.87	-	-	-	\$5,414,240.62	100,000.00	(63,418.00)	-	\$3,220,539.23	31,322.86	15,016.30	-	\$1,409,059.76	\$10,043,839.61
Feb-25	160,901.92	30,450.96	-	-	-	\$5,444,691.58	100,000.00	-	-	\$3,320,539.23	30,450.96	13,566.32	-	\$1,453,077.04	\$10,218,307.85
Mar-25	-	-	-	-	-	\$5,444,691.58	-	-	-	\$3,320,539.23	-	110,501.49	(34,935.19)	\$1,528,643.34	\$10,293,874.15
Apr-25	328,194.43	64,097.22	-	-	-	\$5,508,788.80	200,000.00	-	-	\$3,520,539.23	64,097.21	15,434.18	(28,646.89)	\$1,579,527.84	\$10,608,855.87
May-25	98,165.83	-	(346,000.00)	-	-	\$5,162,788.80	98,165.83	(99,647.96)	-	\$3,519,057.10	-	15,916.87	(28,768.28)	\$1,566,676.43	\$10,248,522.33
Jun-25	-	-	-	-	-	\$5,162,788.80	-	-	-	\$3,519,057.10	-	-	-	\$1,566,676.43	\$10,248,522.33
Jul-25	-	-	-	-	-	\$5,162,788.80	-	-	-	\$3,519,057.10	-	-	-	\$1,566,676.43	\$10,248,522.33
Aug-25	-	-	-	-	-	\$5,162,788.80	-	-	-	\$3,519,057.10	-	-	-	\$1,566,676.43	\$10,248,522.33
Sep-25	-	-	-	-	-	\$5,162,788.80	-	-	-	\$3,519,057.10	-	-	-	\$1,566,676.43	\$10,248,522.33
Oct-25	-	-	-	-	-	\$5,162,788.80	-	-	-	\$3,519,057.10	-	-	-	\$1,566,676.43	\$10,248,522.33
Nov-25	-	-	-	-	-	\$5,162,788.80	-	-	-	\$3,519,057.10	-	-	-	\$1,566,676.43	\$10,248,522.33
<b>Total</b>	<b>\$895,007.35</b>	<b>\$148,542.11</b>	<b>(\$346,000.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,162,788.80</b>	<b>\$598,165.83</b>	<b>(\$163,965.96)</b>	<b>\$0.00</b>	<b>\$3,519,057.10</b>	<b>\$148,420.75</b>	<b>\$195,364.53</b>	<b>(\$104,903.32)</b>	<b>\$1,566,676.43</b>	<b>\$10,248,522.33</b>
															<b>\$10,248,522.33</b> Total (\$4,791,036.05) Invest \$5,457,486.28 Cash \$5,457,486.28 Per Books \$0.00 Difference  \$10,248,522.33 \$10,248,522.33 \$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.



ALTON EDWARDSVILLE BELLEVILLE HIGHLAND  
JERSEYVILLE COLUMBIA CARROLLTON

March 23, 2023

Montgomery County, Illinois  
County Board  
Hillsboro, Illinois

To the County Board,

We are pleased to confirm our understanding of the services we are to provide Montgomery County, Illinois for the years ended November 30, 2023, 2024, and 2025.

#### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of Montgomery County, Illinois as of and for the years ended November 30, 2023, 2024, and 2025.

We have also been engaged to report on supplementary information that accompanies Montgomery County, Illinois' financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole, in a separate written report accompanying our auditor's report on the financial statements OR in a report combined with our auditor's report on the financial statements:

1. Budgetary Comparison Schedules
2. Combining and Individual Fund Statements
3. Schedule of Expenditures of Federal Awards
4. Consolidated Year-End Financial Report (CYEFR)

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

# Notice of Annual Salary Reimbursement COLA for State's Attorneys and Public Defenders



01/01

MONTGOMERY COUNTY TREASURER  
1 COURTHOUSE SQ RM 101  
HILLSBORO IL 62049-1137

June 16, 2025



Letter ID: L0011745192

Fiscal Year: 2026

Effective Date: 7/1/2025

A Cost of Living Adjustment (COLA) increase has been granted for fiscal year 2026 for the position of state's attorney and assistant state's attorney. Below is a summary of the base salary and reimbursement amounts.

Base Salary	6.1% COLA	Salary
\$160,099.73	\$9,766.08	\$169,865.81

A summary of the reimbursable amount is below. Per 55 ILCS 5/4-2001, the State of Illinois shall furnish 66 2/3% of the total annual compensation to be paid to each state's attorney in Illinois based on the salary in effect on December 31, 1988, and 100% of the increases in salary taking effect after December 31, 1988. For this reason the reimbursable amounts below may be less than the actual salary paid as provided above.

## State's Attorney Salary Reimbursement

	Total Reimbursement	Monthly Reimbursement
1. State's Attorney Salary:	\$148,034.81	\$12,336.23
2. ASA - Mental Health Institution:	\$0.00	\$0.00
3. ASA - Higher Education Facility:	\$0.00	\$0.00
<b>Total</b>	<b>\$148,034.81</b>	<b>\$12,336.23</b>

## Public Defender Salary Reimbursement

Our records indicate that your county has a full-time public defender. Per Illinois State statute (55 ILCS 5/3-4007), you are required to maintain a salary of at least 90% of the county's state's attorney annual salary. Your new public defender's salary should be \$152,879.23. Your new monthly public defender's reimbursement amount will be \$8,492.44. We will require a Form PTAX-451, Salary Adjustment for Supervisor of Assessments, Public Defender, or Sheriff, to be completed and filled with us for the public defender's salary increase, along with the authorizing documentation as outlined on the form.

Please provide a copy of this letter to your state's attorney. You may contact us with any questions you may have using the contact information below.

PROPERTY TAX DIVISION  
ILLINOIS DEPARTMENT OF REVENUE  
PO BOX 19033  
SPRINGFIELD, IL 62784-9033

217 785-1356

rev.propertytax@illinois.gov