

**CITY OF LINCOLN**  
**REGULAR CITY COUNCIL MEETING**  
**AGENDA**  
**MARCH 17, 2025**  
**CITY HALL COUNCIL CHAMBERS**  
**700 BROADWAY STREET**  
**6:00 PM**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Public Participation**
5. **Consent Agenda By Omnibus Vote**

All items under the Consent Agenda are considered to be routine in nature and/or non-controversial and will be approved by one motion. If anyone wishes to have a separate vote on any item, it will be pulled from the Consent Agenda and voted on separately.

- A. Payment of Bills.
  - B. Approval of minutes February 11, 2025 Committee of the Whole Meeting, February 26, 2025 Committee of the Whole Meeting.
  - C. Approval of request from Adam Mackey for the Lincoln Speedway Tentative Racing Schedule for 2025.
  - D. Approval of amendment to Request from Lincoln Railsplitter Antique Auto Club to permit the closing of 100 Block S. Kickapoo between Broadway & Pulaski April 26, 2025, June 28, 2025, September 27, 2025. Closing of 500 block of Pulaski between Kickapoo & McLean May 24, 2025 and July 26, 2025 for Cars & Coffee.
6. **Ordinances and Resolutions**
    - A. Ordinance Authorizing Real Estate to Go Out to Bid – 544 Fourth Street
    - B. Ordinance Amending 4-12-3, 4-12-5 and 4-12-6 Of the Lincoln City Code
  7. **Bids**
  8. **Reports**
    - A. City Treasurer’s Report for February 2025
    - B. City Clerk’s Report for February 2025
    - C. Department Head Reports for February 2025
  9. **New Business/Communications**
    - A. Approval of the resurfacing of various City Streets in an amount not to exceed \$487,000.00.
    - B. Advise and Consent to the Mayoral Appointment of Marty Neitzel to the Economic Development Commission.
    - C. Approval of Contract for Information Technology Services between Eric Notto and the City of Lincoln in an amount not to exceed \$69,300.00.
  10. **Announcements**
  11. **Possible Executive Session**
  12. **Adjournment**

We welcome the participation of persons with disabilities at all City of Lincoln meetings. If auxiliary aid or service is required for most effective participation and communication, please notify the City Clerk’s Office at 217-735-2815 or [cityclerk@lincoln.il.gov](mailto:cityclerk@lincoln.il.gov) no later than 48 hours prior to the meeting time.

**COMMITTEE OF THE WHOLE MEETING**

Lincoln City Hall, Council Chambers  
700 Broadway Street | Lincoln, Illinois

**Tuesday, February 11, 2025**

The Committee of the Whole Meeting of the City Council of Lincoln was called to order by Mayor Tracy Welch at 6:11 p.m., with proper notice given. City Clerk Peggy Bateman called roll.

**Present:**

- Alderdwoman Robin McClallen, Ward 1
- Alderman Steve Parrott, Ward 1
- Alderman David Sanders, Ward 2
- Alderman Sam Downs, Ward 2
- Alderman Kevin Bateman, Ward 3
- Alderdwoman Wanda Lee Rohlfs, Ward 3
- Alderdwoman Rhonda O'Donoghue, Ward 4

**Staff Present:**

- Peggy Bateman, City Clerk
- Chuck Conzo, City Treasurer
- John Hoblit, City Attorney
- Wes Woodhall, Building and Safety Officer
- Ty Johnson, Fire Chief
- Joe Meister, Police Chief – left after public participation
- Walt Landers, Streets Superintendent
- Andrew Bowns, Veolia Water, Project Manager

**Absent:**

- Alderman Craig Eimer, Ward 4

**Presiding:**

- Mayor Tracy Welch

**Public Participation**

There was no one present for public participation

**Request to Permit:**

**Lincoln Railsplitter Antique Auto Club, Cars & Coffee. Closure of 100 block of S. Kickapoo St between Broadway & Pulaski St from 8am until 11am for the following dates... April 26<sup>th</sup>, May 24<sup>th</sup>, June 28<sup>th</sup>, July 26<sup>th</sup>, and September 27<sup>th</sup>.**

This item will be placed on the consent agenda.

**Ordinance authorizing an Intergovernmental Agreement for participation in the Illinois Public Works Mutual Aid Network (IPWMAN)**

The City has been a member with IPWMAN since 2018. They changed some of their policies and procedures and requested a new Intergovernmental Agreement be signed.

This item will be placed on the regular agenda.

**Ground Mounted Solar Regulations**

Alderman Bateman researched Peoria's solar regulations and included that information in the agenda packet. He would like fencing required around all ground mounted solar, to limit the height of the panels and to address any glare. He'd also like to limit the lot size permitted for ground mount solar.

This will be brought back to a future COW. The Council is to look over the Peoria ordinance and to review the current City ordinance for Solar.

**Consideration of adding a Deputy Fire Chief Position**

The Deputy Chief will have the same job description as the Fire Chief however, this will free up the Fire Chief to do other administrative duties. The current assistant Chiefs don't have the conduct Administrative duties, they are line operational firefighters. They do take on duties when asked, but that is not in their job descriptions. There is always an immediate need that requires Chief Johnson to come in on his personal time to address it. A Deputy will be able to handle those needs just like the Chief. Chief Johnson would like this position filled by September 1<sup>st</sup>, 2025. This will not be a union position. This item will be back to a future COW.

**Annual salary increase policy for non-union employees.**

The policy presented is to go by the years current CPI (Consumer Price Index) plus 2% with a max annual increase of 5%. It also includes to have a Compensation Study completed.

The new position of Deputy Fire Chief will need to be added to the policy.

Alderman Parrott will reach out to GOVHR for the Compensation study.

This item will be brought back to a later COW.

**An additional item:**

A proposal was presented for a gravel road to be installed near to the solar panel area to allow trucks to drop off equipment. This road will prevent the City from obtaining easements to access the back portion of the city property. This project will go out for bid. There is a short turnaround time for this work to be completed, so he request for tonight is for the council to approve an expenditure of up to \$60,000 from the Sewer Construction Fund. Once the initial construction of the solar panels is completed, there will be minimal traffic on this road.

This will be placed on the regular agenda.

Mayor Welch moved on to other items on the agenda.

**Announcements:**

- Congratulations to the Lincoln Wrestling Team for winning their Regional. Lincoln will host the Individual Sectional Tournament and Dual Team meets.
  - Alderwoman Rohlf asked for clarification of an ordinance from 2013 that reads no fewer than 3 members are to be on committees. Is that 3 members or 3 council members. Attorney Hoblit will look at the ordinance and pull the minutes to see what the intent of the council was.
  - A week is left to enroll in the 10% discount for sewer bills.
  - A new historical firefighter display is outside of the Council Chambers.
  - There is a two week DARE training course being held at the Lincoln Police Station.
-

**Adjournment:**

There being no further discussion to come before the City Council of Lincoln, Alderman Bateman motioned to adjourn, seconded by Alderwoman McClallen. All were in favor. Mayor Welch adjourned the meeting at 7:42 p.m.

**Respectfully Submitted By:**

Charity Hutchison, Recording Secretary

**COMMITTEE OF THE WHOLE MEETING**

Lincoln City Hall, Council Chambers  
700 Broadway Street | Lincoln, Illinois

**Wednesday, February 26, 2025**

The Committee of the Whole Meeting of the City Council of Lincoln was called to order by Mayor Tracy Welch at 6:00 p.m., with proper notice given. City Clerk Peggy Bateman called roll.

**Present:**

Aldерwoman Robin McClallen, Ward 1  
Alderman Steve Parrott, Ward 1  
Alderman David Sanders, Ward 2  
Alderman Sam Downs, Ward 2  
Alderman Kevin Bateman, Ward 3  
Aldерwoman Wanda Lee Rohlfs, Ward 3  
Alderman Craig Eimer, Ward 4  
Aldерwoman Rhonda O'Donoghue, Ward 4

**Staff Present:**

Peggy Bateman, City Clerk  
Chuck Conzo, City Treasurer  
John Hoblit, City Attorney  
Ty Johnson, Fire Chief  
Joe Meister, Police Chief – left after public participation  
Walt Landers, Streets Superintendent

**Absent:**

Wes Woodhall, Building and Safety Officer

**Remote:**

Andrew Bowns, Veolia Water, Project Manager  
Justin Cheagar – Stone River Group

**Presiding:**

Mayor Tracy Welch

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The Council had a moment of silence in memory of Danny Wheat.

**Public Participation**

There was no one present for public participation

**Oath of Office:**

**Brennan Elsas Fire Fighter**

Brennan Elsas was sworn in by City Attorney John Hoblit.

**City of Lincoln Lighting Project**

This is a project that will update all City of Lincoln buildings, that haven't been updated, with LED lightbulbs. The new fixtures will also be motion censored which will turn the light off when there is no movement which conserves energy. Ameren will provide \$45,000 worth of lighting materials. The

Labor to install will be at the cost of the City but the return will be approx. 15 months because of the energy savings. The Labor cost will be \$16,180.00  
This item will be placed on the regular agenda.

### **Economic Development Commission Grant Approvals**

Structural Improvement Grant for Big Shot Properties LLC at 118 Commercial Drive for multiple door replacements and insulation in the amount of \$7,500.00. Contingent of receiving a second bid.

This item will be placed on the regular agenda.

### **Proposal for the Annual Grinding at the Landscape Waste Facility**

Two proposals were received from R & R Services of Illinois and Henson Services. Henson Services had the lowest proposal at \$18,900.00

This item will be placed on the regular agenda.

### **Discussion of adding a Deputy Fire Chief Position**

Chief Johnson stated that when he began with the City in 2000, they would run 300 calls a year. They now run 3000 calls a year. He said his assistant chiefs are operational firefighters and do not help him in the office and shouldn't help them in the office. They can sometimes be up all night on calls. He also said with the West side expansion of Lincoln, there needs to be a 2<sup>nd</sup> station in the next 5-10 years that will need to be manned.

This will be placed on the regular agenda.

### **Ground Mounted Solar Regulations**

Ordinance adjustments: Ground Mounted Solar has been removed from the R1 and R2 districts. A maximum height is 12 feet and more stringent fencing requirements. Community Solar farms have more stringent perimeter fencing requirements.

There was concern regarding the wording of the fence height. More clarification is needed on the fence height. Some council members feel that if the purpose of the fence is to block the panels, then the fence should be the full height of the panels even at full tilt which is 12 feet.

This item will be brought back to the next COW.

Mayor Welch moved to an item not on the agenda.

There was a report put on each council member's desk. This was a request from Alderman Parrott. The report shows the savings in solar at the Wastewater Treatment Plant.

### **Renewal of Certificate of Deposit**

The City has a CD coming due. United Community Bank has a 4.35% renewal rate available. Because interest rates can change daily, Treasurer Conzo would like to renew this CD tomorrow with the Council's approval. The Council gave the go ahead. There will still be a vote at the next meeting. This item will be placed on the regular agenda.

Mayor Welch moved on to other items on the agenda.

### **Announcements:**

- 1120 Sewer accounts took the 10% savings. \$503,340.89 taken in. 21 more accounts than last year.
- UPRR will be releasing a new locomotive in celebration of the 216<sup>th</sup> birthday of Abraham Lincoln.
- Congratulations to the Lincoln Wrestling Team and Coach Dietrich on a great season.

- This is the last week for Sorrento's pizza.
  - IAW will be doing work next week in the 100 block of S. Kickapoo. The Street will be closed during the work.
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**Adjournment:**

There being no further discussion to come before the City Council of Lincoln, Alderman Downs motioned to adjourn, seconded by Alderman Eimer. All were in favor. Mayor Welch adjourned the meeting at 7:08 p.m.

**Respectfully Submitted By:**  
Charity Hutchison, Recording Secretary



# 2025 Tentative Racing Schedule

Saturday, March 29 Test & Tune For All Divisions  
(12:00-4:00)

Saturday, April 5 Test & Tune For All Divisions  
(12:00-4:00)

Sunday, April 13 2025 Door Buster  
(PLM, MOD, SPORT, MARA, CROWN)

Thursday, May 8 Castrol FloRacing Night In America  
\$20,000 To Win Super Late Models  
Presented By **GRAUE INC.**  
(SLM & MOD)



Friday, May 16 Jayne Excavating & Welding Street Stock 25  
(305 Sprints, PLM, MOD, MARA, SS, CROWN)

Friday, May 30 MOWA Sprint Cars  
(MOWA, PLM, MOD, MARA, CROWN)



Friday, June 6 9th Annual Ed Cain Hornet Challenge  
(PLM, MOD, SPORT, MARA, HOR)



The Courier

\*SLM=Super Late Model - PLM=Pro Late Model - MOD=Modifieds - SS=Street Stocks - MARA=Midgets  
HOR=Hornets - SPORT=Sportsman - CROWN=Crown Vics

Lincoln Speedway - Logan County Fairgrounds - 1408 Short Eleventh St. - Lincoln, IL 62656

Sunday, June 22 DIRTcar Summer Nationals Hell Tour  
(SLM, MOD, CROWN)



Thursday, July 3 BRANDT Red, White, & Blue Triple 30's  
(PLM 30, MOD 30, SS 30, PROMOD, MARA)

Friday, July 18 305 Sprint Cars/Vintage Racing Of Illinois  
(305, VRI, PLM, MOD, MARA, SPORT)

Friday, August 15 Farm & Home Supply Presents..  
Night Before State Fair Race w/ MOWA Sprints  
(MOWA, PLM, MOD, MARA)



Friday, August 22 The Bennett Memorial... BIG \$\$\$ On The Line  
(PLM, MOD, PROMOD, SPORT, MARA, CROWN)



Thurs-Sat DIRTcar Fall Nationals  
October 16-18 Thursday - Practice  
Friday - SLM, PLM, MOD, PROMOD  
Saturday - SLM, MOD, PLM, PROMOD, SS

THIS SCHEDULE IS EARLY AND SUBJECT TO CHANGE. AN ADDITIONAL DATE MAY ALSO BE ADDED...



For More Information Visit: [www.lincolnspeedwayil.com](http://www.lincolnspeedwayil.com) Or Call 217-764-3200



Comfort INN & SUITES  
by CHOICE HOTELS



Normal Times  
Pits 4:00  
Stands 5:00  
Hotlaps 6:00  
Racing 7:00





THE CITY OF LINCOLN

Date Received JAN 27 2025

REQUEST TO PERMIT EVENT WITH STREET CLOSURE

Must Have Council Approval

RECEIVED

Date(s) of Event: 4/26, 5/24, 6/28, 7/26, 9/27 A copy of this form must be available at the Event!

Please describe below your request for use of City Property.

Description of Event (including participating merchants, vendors, exhibitors, and units, etc.)

Cars + Coffee meeting for collector cars & owners

Location of Event Property: (Address Utilized Space) 100 Block of South Kickapoo St

Items occupying street space utilized: Collector cars

Date(s) and time(s) for usage of Property: Dates Above From 8 AM to 11 AM

Are licenses needed, if yes, please attach. YES  NO

Street Closures and Parking Street(s) will be closed (Please attach map or sketch of all closures.)

If closed, which streets and blocks? 100 Block S. Kickapoo between Broadway & Pulaski April, June and September. The 500 Block Pulaski between Kickapoo & McLean May and July dates.

Closed from 8:00 a.m./p.m. until 11:00 a.m./p.m. (circle a.m. or p.m.)

If different times on different days, please specify. N/A

Does this street normally have access to a permitted parking lot? Specify, N/A

Certificate of Insurance Liability for event must be attached to request before approval.

Business/Organization/Sponsor Name: Lincoln Nasplitter Antique Auto Club

Contact Name: Rob Harmon Email: rharmon1113@gmail.com

Address: 1026 St Rt 121, Lincoln Signature: Robert Harmon

Phone: Business: \_\_\_\_\_ Cell: 217-737-8523

APPROVED: (signatures)

Police Department: Joseph H. Master Jr.

Mayor: [Signature]

Fire Department: [Signature]

Vote: Council Approval \_\_\_\_\_ Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Street Department: [Signature]

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

As soon as all signatures are obtained, you will be contacted at the phone number you provided.

If your special event will be held more than once during this year with the same location and arrangements, you may use the same application with a change in dates. 7/10 1 Absent amended removing streets. Dates approved 2/17/2025



**Coverage Is Provided In:**  
Ohio Security Insurance Company

Policy Number:  
**BLS (26) 58 43 35 74**  
Policy Period:  
**From 04/01/2025 To 04/01/2026**  
*12:01 am Standard Time  
at Insured Mailing Location*

## Commercial General Liability Declarations

Basis: Occurrence

### Named Insured & Mailing Address

### Agent Mailing Address & Phone No.

LINCOLN RAIL SPLITTERS ANTIQUE  
AUTO CLUB INC.

(800) 962-7132  
INDIANA INSURANCE - AMSC IL

### SUMMARY OF LIMITS AND CHARGES

Commercial General Liability Limits of Insurance	DESCRIPTION	LIMIT
	Each Occurrence Limit	1,000,000
	Damage To Premises Rented To You Limit (Any One Premises)	1,000,000
	Medical Expense Limit (Any One Person)	15,000
	Personal and Advertising Injury Limit	1,000,000
	General Aggregate Limit (Other than Products - Completed Operations)	2,000,000
	Products - Completed Operations Aggregate Limit	2,000,000

### Explanation of Charges

DESCRIPTION	PREMIUM
General Liability Schedule Totals	
Certified Acts of Terrorism Coverage	

**Total Advance Charges:**

**Note: This is not a bill**

**To report a claim, call your Agent or 1-844-325-2467**

DS 70 22 01 08

**ORDINANCE NO.**

**AN ORDINANCE AUTHORIZING REAL ESTATE TO GO OUT TO BID**

THIS ORDINANCE is made and adopted by the CITY COUNCIL OF THE CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, at a regular meeting held in the City Council Chambers in said City on the \_\_\_\_ day of \_\_\_\_\_, 2025, WITNESSETH:

WHEREAS, the CITY OF LINCOLN is a municipal corporation located in Logan County, Illinois; and

WHEREAS, the CITY OF LINCOLN owns the following-described real estate to-wit:

Lot 120 in the Town of Lincoln, now a part of the City of Lincoln, Logan County, Illinois.

Tax I.D. No. 12-355-120-00;

and;

WHEREAS, the City Council CITY OF LINCOLN has determined that the real estate described above is no longer needed for the public interest, that it is the best interest of the Citizens of Lincoln if this property is sold; and

WHEREAS, the property is not currently being used for any real purpose; and

WHEREAS, this will go out for bid and be published in the Lincoln Courier for three successive weeks; and

WHEREAS there will be no warranties of the condition of the structure located on property and the property will be sold "AS IS" via quitclaim deed; and

WHEREAS, after that three week period bids will be opened in the COW on April 15, 2025 with a decision to be made on the voting meeting thereafter;

NOW, THEREFORE, IT IS HEREBY ORDAINED by the CITY COUNCIL OF THE CITY OF LINCOLN, as follows:

1. That it is in the best interests of the City of Lincoln that the above-described real estate be put out for bid.
2. The City Clerk is directed to publish in the Courier for three successive weeks notifying all interested parties to submit a bid for the above-described real estate.
3. Effective Date. That this Ordinance is effective immediately upon its passage.

The vote on the adoption of this Ordinance was as follows:

Alderman Parrott	_____	Alderwoman Rohlf	_____
Alderwoman McClallen	_____	Alderman Bateman	_____
Alderman Downs	_____	Alderman Sanders	_____
Alderwoman O'Donoghue	_____		

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF LINCOLN,

BY: \_\_\_\_\_

Tracy Welch, Mayor  
City of Lincoln, Logan County, Illinois

ATTEST: \_\_\_\_\_ (SEAL)

City Clerk, City of Lincoln,  
Logan County, Illinois

**ORDINANCE NO.**  
AN ORDINANCE AMENDING 4-12-3, 4-12-5, AND 4-12-6  
OF THE LINCOLN CITY CODE

THIS ORDINANCE is made and adopted by the CITY COUNCIL OF THE CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, at a regular meeting held in the City Council Chambers in said City on the \_\_\_\_ day of \_\_\_\_\_, 2025, WITNESSETH:

WHEREAS, the CITY OF LINCOLN is a municipal corporation located in Logan County, Illinois; and

WHEREAS, the city code previously passed Ordinance No. 2024-1025 which established 4-12 of the Lincoln City Code which established provisions permitting and regulating solar panels within the City of Lincoln; and

WHEREAS, the CITY OF LINCOLN has recently had feedback from its constituents regarding ground mounted solar panels, and said feedback is to set more stringent zoning and fencing restrictions; and

WHEREAS, the City of Lincoln will require all ground mounted solar panels to have Council approval, set height restrictions to twelve feet, and establish more stringent fencing requirements;

NOW, THEREFORE, IT IS HEREBY ORDAINED by the CITY COUNCIL OF THE CITY OF LINCOLN, as follows:

1. That Title 4 Chapter 12 Part 3 of the Lincoln City Code is hereby amended to require City Council Approval in all zoning districts, limit height of solar panels to twelve (12) feet, and establish more stringent fencing requirements. (See Exhibit A).
2. That Title 4 Chapter 12 Part 5 of the Lincoln City Code is hereby amended to require City Council Approval. (See Exhibit A).
3. That Title 4 Chapter 12 Part 6 of the Lincoln City Code is hereby amended to establish more stringent perimeter fencing requirements and to require City Council Approval. (See Exhibit A).
4. Effective Date. That this Ordinance is effective immediately upon its passage.

The vote on the adoption of this Ordinance was as follows:

Alderman Parrott	_____	Alderwoman McClallen	_____
Alderman Sanders	_____	Alderwoman Rohlf	_____
Alderwoman O'Donoghue	_____	Alderman Bateman	_____
Alderman Downs	_____		

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Passed and approved this \_\_\_ day of \_\_\_\_\_, 2025.

CITY OF LINCOLN,

BY: \_\_\_\_\_

Tracy Welch, Mayor  
City of Lincoln, Logan County, Illinois

ATTEST: \_\_\_\_\_ (SEAL)

City Clerk, City of Lincoln,  
Logan County, Illinois

## EXHIBIT A

### Chapter 4-12-3 Permitted Ground Mount and Roof Mount SES

Ground Mount SES shall be permitted as an accessory use in all zoning districts ~~where there is a principal structure and the array footprint is comprised of less than ½ acre. Square footage of over ½ acre will be treated as a Community Solar Garden and will require a~~ and will require City Council Approval. Roof Mount SES shall be permitted in all zoning districts and may be located on a principal or an accessory structure. A building permit shall be required to construct a ground mount or roof mount SES. The following additional information shall be provided with the building permit application to demonstrate compliance with the following restrictions:

A. Height:

1. Building or roof mounted solar energy systems shall not exceed the maximum allowed height for principal structures in any zoning district.
2. Ground or pole-mounted solar energy systems shall not exceed ~~the maximum permitted height for an accessory~~ structure six (6) foot in height in the Residential Districts and twelve (12) foot in height in all other districts when oriented at maximum tilt.
3. Ground mounted solar energy systems may not be placed in the front yard.

B. Setbacks:

1. Ground mounted solar energy systems shall meet the applicable setbacks for the zoning district in which the unit is located.
2. Ground mounted solar energy systems shall not extend beyond the side yard or rear yard setback when oriented at minimum design tilt (most footprint consuming).
3. In addition to building setbacks the collector surface and mounting devices for roof mounted systems shall not extend beyond the allowable footages as allowed in the International Fire Code (IFC) Section 605.11.3.1 to provide for proper fire access.

C. Fencing: All ground mount panel arrays shall be blocked from public or private view with an opaque (solid, slatted chain-link, shadowbox etc.) fence no less than six (6) feet in height and no taller than the panels themselves when oriented at full tilt. The fence must be as high as the panels when oriented at full tilt, no taller than (6) foot in Residential districts and twelve (12) foot in all other districts.

D. Reflection Angles: Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties or property contained assets.

- E. Visibility: Solar energy systems shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the North while still providing adequate solar access for collectors.
- F. Safety:
  - 1. Roof or building mounted solar energy systems, excluding building integrated systems, shall allow for adequate roof access for firefighting purposes to sloped or flat roof upon which the panels are mounted per IFC 605.11.3.1.
  - 2. Plans bearing the seal of a state licensed structural engineer's approval shall be required for all roof mounted solar energy systems.
  - 3. Any connection to the public utility grid shall be inspected by the appropriate public utility.
  - 4. All solar energy systems shall be maintained and kept in good working order. If it is determined that a solar energy system and associated grounds are not being maintained, kept in good working order, or no longer being utilized to perform its intended use for 6 consecutive months, the property owner shall be given 30-day notice for removal or repair of the unit and all equipment. It shall be a violation of this ordinance if the solar energy system is not removed or repaired within thirty (30) days. Failure to do so will result in monetary fines as indicated in Section 7-2-8 of the Lincoln Municipal Code.
- G. Approved Solar Components: Electric Solar energy system components shall have a UL listing or approved equivalent and solar hot water systems shall have an SRCC rating.
- H. Restrictions on Solar Energy Systems Limited: Consistent with 765 ILCS 165/1 et seq. no homeowner's agreement, covenant, common interest community or other contracts between multiple property owners within a subdivision of incorporated City of Lincoln shall prohibit or restrict homeowners from installing solar energy systems.

## Chapter 4-12-5 Community Solar Gardens

Development of Community Solar Gardens is permitted ~~by Special Use~~ by City Council approval as a principal use in all zoning districts subject to the following requirements:

- A. Rooftop Gardens Permitted: Rooftop gardens ~~are a special use~~ require City Council approval in all zoning districts where buildings are permitted.
- B. Ground Mount Gardens: Ground mount community solar energy systems must be less than five (5) acres in total size, and require ~~a Special Use~~ City Council approval in all districts. Ground-mount solar developments covering more than five (5) acres shall be considered a solar farm.
- C. Interconnection: An interconnection agreement must be completed and provided with the electric utility in whose service the territory the system is located. Off-grid, self-contained arrays are exempt.
- D. Dimensional Standards: All solar garden related structures in newly platted and existing platted subdivisions shall comply with the applicable setback,



height, and coverage limitations for the district in which the system is located.

E. Other Standards:

1. Ground Mount Systems shall comply with all required standards for structures in the district in which the system is located.
2. All solar gardens shall comply with Chapter 11-2-4 procedures regarding special use permits.
3. All solar gardens shall also comply with all other State and Local requirements.

## Chapter 4-12-6 Commercial/Large Scale Solar Farm

Ground Mount solar energy systems that are the primary use of the lot, designed for providing energy to off-site uses or export to the wholesale market require a ~~Special Use Permit~~ **City Council approval** pursuant to Chapter 11-2-4 of the Lincoln City Code. The following information shall also be submitted as part of the application and/or the following restrictions shall apply:

- A. A site plan with existing conditions showing the following:
  1. Existing property lines and current use of the property intended for use.
  2. Existing public and private roads, showing widths of the road and any associated easements.
  3. Location and size of any active or abandoned utilities.
  4. Existing buildings, impervious surfaces, vegetation, material storage or nuisance items.
  5. Any delineated wetland boundaries and floodplain maps.
  6. The location of any subsurface drainage tiles.
- B. A Site Plan of proposed conditions showing the following:
  1. Location and spacing of the solar panels.
  2. Location of access roads.
  3. Location of underground or overhead electric lines connecting the solar farm to a building, substation or other electric load.
  4. New electrical equipment other than at the existing building or substation that is to be the connection point for the solar farm.
  5. Pre-Construction site photos shall be included to document site conditions prior to construction.
- C. Fencing and Weed/Grass Control:
  1. The applicant shall submit an acceptable weed/grass control plan for property inside and outside the fenced area for the entire property. The Operating Company or Successor during the operation of the Solar Farm shall adhere to the weed/grass control plan.
  2. **Perimeter fencing of opaque (solid, slatted chain-link, shadow box etc.) construction having a minimum height of six (6) feet maximum height of eight (8) feet and no taller than the panels themselves when oriented at full tilt. The fence must be as high as the panels when**

oriented at full tilt, and the fence has a maximum height of twelve (12) foot. The fencing shall be installed around the boundary of the solar farm and fully adhere to requirements as set forth in the Lincoln City Code for each applicable zoning district. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site. Fencing shall be kept free of all nuisance trash and rubbish in accordance with all City of Lincoln ordinances.

3. The applicant shall maintain the fence and adhere to the weed/grass control plan. If the Operating Company does not adhere to the proposed plan monetary fines as dictated in Section 7-2-8 of the City of Lincoln Municipal code may be enforced and will be assessed until the Operating Company or Successor complies with the weed/grass control and fencing requirements.
- D. Manufacturer's Specifications: The manufacturer's specifications and recommended installation methods for all major equipment, including solar panels, mounting systems, and foundations for poles and racks.
- E. Connection and Interconnection:
1. A description of the method of connecting the SOLAR array to a building or substation.
  2. Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.
  3. Provide a copy of an executed interconnection agreement with the utility company having jurisdiction.
- F. Setbacks: Setbacks shall be met in accordance with the applicable zoning district in which the project occurs.
- G. Fire Protection: A fire protection plan for the construction and the operation of the facility, and emergency access to the site.
- H. Endangered Species and Wetlands: Solar Farm developers shall be required to initiate a natural resource review consultation with the Illinois Department of Natural Resources (IDNR).
- I. Road Use Agreements: All routes on City Roads that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either egress or ingress need to be shown. The routing shall subject to the approval of the City of Lincoln. All roads shall be repaired/replaced or otherwise improved to maintain their current condition throughout and after construction.
- J. Decommissioning of the Solar Farm: The Developer shall provide a decommissioning plan for the anticipated service life of the facility or in the event the facility is abandoned or had reached its life expectancy. If the solar farm is out of service or not producing electrical energy for a period of twelve (12) months, it will be deemed nonoperational and decommissioning and removal of that facility will need to commence according to the decommissioning plan as provided and approved. A cost estimate for the decommissioning of the facility shall be prepared by a professional engineer or contractor who has expertise in the removal of the solar farm. The

decommissioning cost estimate shall explicitly detail the cost before considering any projected salvage value of the out of service solar farm. The decommissioning cost shall be made by a cash, surety bond or irrevocable letter of credit before construction commences. Further a restoration plan shall be provided for the site with the application. The decommissioning plan shall have the following provided:

1. Removal of the following within six (6) months:
  1. All solar collectors and components, aboveground improvements and outside storage.
  2. Foundations, pads and underground electrical wires and reclaim site to a depth of four (4) feet below the surface of the ground.
  3. Hazardous material from the property and disposal in accordance with Federal and State law.
  4. Decommissioning with include full site restoration to an at grade maintainable surface.
2. The decommissioning plan shall also recite an agreement between the applicant and the City of Lincoln that:
  1. The financial resources for decommissioning shall be in the form of a Surety Bond, or shall be deposited in an escrow account with an escrow agent acceptable to the City of Lincoln.
  2. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed.
  3. The City of Lincoln shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within six (6) months of the end of project life or facility abandonment.
  4. The City of Lincoln is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
  5. The City of Lincoln is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the City's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien.



**To:** Mayor Welch and Alderpersons of the City of Lincoln  
**From:** Shane Remmert, City Engineer through Crawford, Murphy & Tilly, Inc.  
**CC:** Walt Landers, Street Superintendent  
**Date:** March 7, 2025  
**Subject:** Additional Local Funds Resurfacing Targets

**Background**

In September 2024, the City had a letting for two resurfacing projects, one funded by Local Funds and one funded by the Rebuild-IL Grant Funds. The pricing on both projects was very favorable for the City. The City Council voted to award both projects to PH Broughton & Sons, Inc, the same low-bid contractor for each contract. The Local Funds project was approved for expenditures up to \$670,000 and the Rebuild-IL Project was approved for expenditures up to \$430,000.

At the October 15, 2024, Committee of the Whole Meeting, additional targets to use the remaining Rebuild-IL Grant Funds were presented to the Council so that CMT could begin coordinating the necessary approvals through IDOT. The targets were Stahlhut Drive, Malerich Drive, and Taylor Court at an estimated cost of \$400,000. The final environmental signoff was received from IDOT on 01/22/2025. CMT has since submitted the plans and special provisions to IDOT for review. Final IDOT approval was received on 02/25/2025. The bids for this second round of Rebuild-IL resurfacing are due on 03/19/2025.

**Additional Local Funds Resurfacing Targets**

Since resurfacing on North Union Street was part of the Local Funds Resurfacing project, Andrew Bowns has indicated to Walt Landers that \$525,000 from the "50-7400-7850 Capital Expense – Sewer Construction" line item is available to cover the costs along Union Street due to the condition of the street following the Union Street Forcemain project several years ago. As such, there are additional funds available from the "60-3600-7827 Capital Expense – Microsurfacing (Now Surfacing)" line item.

PH Broughton & Sons, Inc. is willing to hold their unit prices on the Local Funds Resurfacing project if additional quantities are added to the Contract. We are asking the City Council to consider additional targets to take advantage of both the favorable pricing and the availability of funds.

To line up with the type of work of the current contract, new targets need to be asphalt streets for the mill & overlay. Malerich Drive is part of the second round of Rebuild-IL resurfacing. We would recommend resurfacing Stuart Drive and Herndon Drive, which are adjacent to Malerich Drive, because they are in need of repair and it would keep all of those streets (Malerich, Stuart, Herndon) on the same replacement cycle. We have identified the residential streets of North Elm Street, Railsplitter Avenue, and Heritage Avenue as additional asphalt targets.



Please consider the following summary of preliminary cost estimates:

• Stuart Dr (Woodlawn to Walmart) & Herndon Dr (Stuart to Malerich)	\$112,000
• North Elm Street from West Kickapoo to 1 <sup>st</sup> Street	\$107,000
• Railsplitter Avenue from Airport Road (CR 1700N) to Lincolnwood	\$133,000
• <u>Heritage Avenue from Railsplitter to the terminus</u>	<u>\$110,000</u>
Total	\$462,000

**COW Recommendation**

1. Authorize expenditures not to exceed \$487,000 from “60-3600-7827 Capital Expense – Microsurfacing (Now Surfacing)” for the adding quantities to the Local Funds Resurfacing contract.



Google Earth

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Google Earth

Image © 2025 Airbus





Railsplitter  
Mill/Overlay  
\$133,000

Heritage Ave  
Mill/Overlay  
\$110,000

Google Earth

Imagery © 2025 Google





## MEMORANDUM

**TO:** Mayor and City Council Members

**FROM:** Mayor Tracy Welch

**MEETING DATE:** March 11, 2025

**RE:** Appointment of Marty Neitzel to Economic Development Commission

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**Background:**

Mayoral appointment of Marty Neitzel to the Economic Development Commission.

**Council Recommendation:** To be placed on Regular City Council meeting March 17<sup>th</sup>, 2025.

## **Information Technology Maintenance and Administration**

1. **Term.** We shall provide support and maintenance for existing and future IT infrastructure. Beginning on May 1st 2025 and effective until the end of the fiscal budget year. Renewal shall be automatic unless either party has given 60 days notice of intent to terminate.
2. **Maintenance and Administration Fees.** From the signing date of this contract until the end of the fiscal year, we shall provide services for the consideration of \$69,300, payable in 12 monthly payments in the amount of \$5775, on the first business day after each voting session of each month, starting on the beginning of the fiscal year referenced in this contract. Before the contract renews, both parties shall agree upon future rates for each additional fiscal year. If no agreement can be reached, either party shall be allowed to terminate. Failure to pay within 30 days shall be considered a breach of contract and services may be withheld or terminated until payment has been satisfied.
3. **Maintenance Services and Administration.** Maintenance and administration is defined as service to ensure the proper function of the current IT infrastructure and any technology implemented in the future deemed necessary by the City of Lincoln. We provide no warranty for existing equipment unless it was purchased from Notto Technology & Consulting, LLC and is still within the warranty period. Monthly maintenance will likely include updates to software and hardware and replacement of equipment that is expected to fail but is still operational. Hardware and software shall be provided at the expense of the City of Lincoln. We shall notify the City of Lincoln of any possible downtime and make reasonable efforts to minimize downtime during the normal working day.
4. **Client Responsibilities.** Remote support may be provided from time to time. The City of Lincoln is responsible for connectivity and security standards to ensure they are in compliance with CJIS. Compliance for our systems will be our responsibility. The City of Lincoln shall provide the necessary access to provide administration and maintenance of the IT infrastructure. The City of Lincoln shall provide us with a list of approved personnel that are authorized to initiate a support request.
5. The City of Lincoln will be provided with a phone number to initiate support calls and is responsible to ensure support requests are initiated by authorized personnel. In the event that the call isn't answered a voicemail should be left or a text message or an email sent if it isn't prohibited by CJIS.

IN WITNESS WHEREOF, the parties hereto have executed this Maintenance Agreement as of the date set forth below.

Provider:

Notto Technology & Consulting, LLC  
P.O. Box 241 Lincoln, IL 62656

Name: Eric S. Notto

Title: Owner

Date: 03-10-2025

Client: City of Lincoln, Illinois  
700 Broadway Street  
Lincoln, IL 62656

Signature



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**By** Name: Tracy Welch

Title: Mayor

Date:

Signature

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