

**WILL COUNTY BOARD**  
**DEMOCRATIC CAUCUS MEETING**  
**MINUTES**

**February 18, 2010**

**8:45 a.m.**

**Will County Office Building**  
**Auditor's Office Conference Room**  
**302 N. Chicago Street**  
**Joliet, IL**

**AGENDA**

**CALL TO ORDER**

Mr. Adamic called the meeting to order at 8:45 a.m.

**ROLL CALL**

**Present were:** Deutsche, May, Seiler, Brooks, Stewart, Winfrey, Babich and Adamic.

**Absent were:** Anderson, Traynere and Wilhelmi.

**Also Present:** Pam McGuire, Duffy Blackburn and Matt Ryan.

**Present from State's Attorney's Office:** Melanie Manning.

**Approval of Minutes**

A motion was made by Mr. Brooks, second by Ms. Winfrey, to approve the minutes from the January 21, 2010 meeting. All in favor. MOTION CARRIES.

**DISCUSSION OF FEBRUARY 18, 2010 COUNTY BOARD AGENDA**

Mr. Adamic stated there is an Appointment to County Board District #3. Laurie McPhillips was here for many years; she previously was Recorder of Deeds and now will become a county board member; we wish her well.

**PROCLAMATIONS**

Mr. Adamic indicated there is an honorary proclamation recognizing Susan Riley for her years on the county board; a check presentation by the Joliet Elks Club; a proclamation recognizing Black History Month and also one for health care worker appreciation day.

**LAND USE & DEVELOPMENT COMMITTEE**

Ms. Franz with the Land Use Department stated there are two cases this month; one is a map amendment from A-1 to E-2 and a SUP for flood plain development in Wilmington Township.

Mr. Stewart commented regarding the landfill. Ms. Konicki sent an e-mail regarding a consultant she had who said this will cause sinkholes. She will try to filibuster the ruling to let Waste Management go ahead and submit this to IEPA. We are not giving them permission to do it – just to submit their plans to IEPA and they will give them permission. It is necessary to move forward with the leachate program to a public hearing and anyone can speak and then there will be time for county board members to speak; get ready for this – it is the main issue this morning.

Mr. Babich questioned if this will cause sinkholes.

Mr. Stewart replied no; there was research done by some geologist for another project several years ago but it is not acceptable and they should do more investigating.

Ms. May commented she has received calls from environmental groups; Representative Halvorson met yesterday and is looking into some type of study on the soil.

Mr. Stewart stated Waste Management is no run of the mill company. It was suggested many years ago we would sell leachate; that was going to be explored. It is not something new to the board members that this was going to be brought forward. It is a win-win situation; we are gaining revenue from it.

Ms. May indicated they are asking us to accept the figure but we do not know what the figure is based on.

Mr. Ryan stated we are not asking anyone to go blindly anywhere. We own the methane gas that is the fuel that produces electricity. We decided a couple of things the county needed to accomplish to make this a win-win. We wanted to establish a revenue stream that was stable and on-going. We came up with figure from the experts of \$12.00 per megawatt hour. The capital expense for building this is 100% by Waste Management; not one tax dollar from county. They will recoup through the sale of energy products and take 100% up to \$52.00; after that threshold then we share 50-50 in that revenue. Waste Management will talk about how we arrived at these figures. You will see compared to some other projects, we got a very beneficial price structure for the county. Our approach was to minimize the county's risk and to enable the by product to be converted into something that is environmentally responsible. It is a big chunk to bite

off the first time. We did not go into these discussions alone; we consulted experts. We asked State's Attorney to appoint the firm.

Mr. Stewart commented Waste Management is not going into anything that they will lose on; those of us who have been here are familiar with the suggestion 4 to 5 years ago.

Ms. May commented she has no problem with turning gas into extra energy; her concern is how they arrived at the figures.

Mr. Ryan stated they started with a figure of \$10.00. We consulted with valuation experts and made them increase the base payment to \$12.00. They could not argue with the experts. They not only raised the base payment but also lowered the threshold from \$65 to \$52, which guarantees more money on the front end.

Ms. Winfrey asked if we have any real picture of their overhead so we know when we are in the profit mode.

Mr. Ryan answered all of their overhead is dependent upon the sale of energy credits; up to \$52.00 they take 100%. This agreement is based on 3 engines being up and running fairly quickly; we have enough fuel for 3. If we have enough gas for 4 then we reopen the contract and revise the revenue sharing. We have a \$3 million DOE grant that was awarded and will use \$1 million to defray their capital costs. This is a \$7.2 million facility; with giving them the \$1 million from the grant it will shorten the time to recoup their investment.

Mr. Babich asked how long before they realize their investment.

Mr. Ryan answered it depends on what the energy market is.

Mr. Brooks asked if there will be any hearings held at night.

Mr. Ryan answered the county holds public hearings routinely during the day; there was some debate whether we needed a public hearing. If the board approves the leachate recirculation, Waste Management has to submit a permit application to the IEPA; at that point public hearings could be held – IEPA has the final say.

#### **FINANCE COMMITTEE**

Mr. Adamic stated these are pretty standard resolutions; one is for the clean up of the budget.

#### **PUBLIC WORKS COMMITTEE**

Mr. Babich reviewed the public works resolutions, which include road and highway improvements, tree removal and work done on the Monee Garage facility.

**JUDICIAL COMMITTEE**

Mr. Stewart stated there are 2 resolutions; one is to accept the donation of \$1000 from the Jolie Elks Lodge and the other is to renew the contract for food service at the Juvenile Center.

**PUBLIC HEALTH & SAFETY COMMITTEE**

Ms. Seiler commented the resolutions are routine items.

**LEGISLATIVE COMMITTEE**

Mr. Brooks indicated there are no resolutions this month. The committee had discussed the height of cell towers and waiving of fees for not-for-profit organizations.

**CAPITAL IMPROVEMENTS COMMITTEE**

Ms. Winfrey commented there is a special meeting coming up.

**EXECUTIVE COMMITTEE**

Mr. Adamic indicated we have already discussed the resolutions regarding Waste Management. Is there any harm in letting this pass for a month?

Mr. Ryan answered yes; the whole thing hinges on capital costs; we also have an obligation to the DOE commitment to expend those grant funds. If it is a significant issue with the agreement itself; there could be discussion about it. The issues that have been raised simply are not relevant and are not going to change from one month to the next; they are not relative to the siting of the land fill which was already done.

Mr. Adamic questioned if there are problems with that what is done with the trash.

Mr. Ryan replied we have not had one speck of problems with this landfill. We monitor it – we have state of the art liner.

Ms. May suggested Waste Management reinforce that it is monitored regularly.

Mr. Stewart commented we should have a tour for all county board members.

Mr. Ryan indicated we can set that up.

**APPOINTMENTS**

**Other Business**

Ms. Seiler questioned if an update was given on the neighborhood stabilization program.

Mr. Ryan replied no; we are processing sales contracts fairly regularly. It peaked late last year; some of that was attributable to the tax deductibility for first time home buyers. We have about 20 properties under contract that are being rehabbed.

Mrs. May commented some realtors were upset about the two agencies that got the listing; they thought it was not fair. We need to work on that next time.

Ms. Seiler stated that is an important part of our marketing that program out to the general public. We need to get information in the newspaper and a link on the website.

**ADJOURNMENT**

A motion was made by Mr. Babich, second by Mr. Stewart, to adjourn the meeting at 9:27 a.m. All in favor.

MOTION CARRIES.