



Regular Council Meeting Agenda

Tuesday, September 02, 2025

Immediately following Committee-of-the-Whole Council Meeting
City Hall Annex - 128 East Railroad Street, Sandwich, IL 60548

1. Call to Order

2. Roll Call

3. Audience Comments

4. Consent Agenda:

Motion to adopt the Consent Agenda as a whole. (All matters listed are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and considered separately).

A. Approval of Minutes from the Regular City Council Meeting of August 18, 2025

B. Approval of June Financial Reports

5. Mayor's Report: Todd Latham

6. Attorney's Report:

Attorney Cassandra Gottschalk / Foster, Buick, Conklin, Lundgren & Gottschalk LLC

7. City Clerk's Report: Denise li

8. Treasurer's Report: Sandra Koehler

9. City Administrator's Report: Geoff Penman

10. City Department's Reports

A. EMA – Tony Eberle

B. Engineering – Curt Dettmann

11. Council Reports

Alderman Adam Arnett

Alderman Matt Chunn

Alderman Don Danko

Alderwoman Karsta Erickson

Alderwoman Genelle Inman

Alderman Jay Ketchum

Alderman Fred Kreinbrink

Alderman Rich Robinson

12. Old Business

- A. Discussion and Authorization to Proceed with Lead Service Line Replacement on N Main Street
- B. Discussion and Possible Approval of Amendment of Agreement between the City of Sandwich and Betty Erickson Carey Foundation for use of City Property for “Under the Big Top” Craft Show Event.

13. New Business

- A. Discussion and Possible Approval of Monthly Bills in the Amount of \$266,105.38 as Recommended by the Finance Committee
- B. Discussion and Possible Approval of Resolution No. 25-10 - A Resolution to Repeal and Rescind Previously Adopted Resolution 25-07 and Approving Decommissioning Bond Obtained by TPE IL KE109, LLC, from Pennsylvania Insurance Company Concerning the Decommissioning of a Solar Power Generation Facility Located at 599 Sandy Bluff Road, Sandwich, Illinois 60548.
- C. Discussion and Possible Approval of Ordinance No. 2025-13 - An Ordinance Amending Chapter 2 – “Administration,” Article II – “City Council,” Division 2 – “Rules of Order,” Section 2-61 – “Order of Business” of the City of Sandwich Municipal Code

14. Executive Session

- A. Executive Session Pursuant to 5 ILCS 120/2 (c):

(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body.

(2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

(5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

15. Announcements

- A. The Next Finance Committee Meeting will take Place on September 15, 2025 at 6:30 p.m.
- B. The Next Committee of the Whole Council Meeting will take Place September 15, 2025 at 7:00 p.m.
- C. The Next Regular Meeting of the Sandwich City Council will take Place September 15, 2025 Immediately Following the Committee of the Whole Meeting
- D. The Taste of Sandwich will be on September 24, 2025

16. Adjournment

CITY OF SANDWICH

RESOLUTION 25-_____

**A RESOLUTION TO REPEAL AND RESCIND PREVIOUSLY ADOPTED
RESOLUTION 25-07 AND APPROVING DECOMMISSIONING BOND OBTAINED BY
TPE IL KE109, LLC, FROM PENNSYLVANIA INSURANCE COMPANY
CONCERNING THE DECOMMISSIONING OF A SOLAR POWER GENERATION
FACILITY LOCATED AT 599 SANDY BLUFF ROAD, SANDWICH, ILLINOIS 60548**

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF SANDWICH
THIS _____ DAY OF AUGUST, 2025

RESOLUTION 25-__

A RESOLUTION TO REPEAL AND RESCIND PREVIOUSLY ADOPTED RESOLUTION 25-07 AND APPROVING DECOMMISSIONING BOND OBTAINED BY TPE IL KE109, LLC, FROM PENNSYLVANIA INSURANCE COMPANY CONCERNING THE DECOMMISSIONING OF A SOLAR POWER GENERATION FACILITY LOCATED AT 599 SANDY BLUFF ROAD, SANDWICH, ILLINOIS 60548

WHEREAS, the City of Sandwich (the “City”) is a duly organized and validly existing municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, on March 17, 2025, the City passed Resolution 25-07 relating to approving a decommissioning bond obtained by TPE IL KE109, LLC from Pennsylvania Insurance Company concerning the decommissioning of a solar power generation facility located at 599 Sandy Bluff Road, Sandwich, Illinois 60548; and

WHEREAS, said Resolution 25-07, failed to attach all the exhibits as set forth in the bond which impacted the interpretation of the resolution and bond; and

WHEREAS, the City Council hereby finds that it is in the best interest of the City to repeal Resolution 25-07; and

WHEREAS, TPE IL KE109, LLC (hereinafter referred to as “TPE”) submitted an application to the City of Sandwich (hereinafter “the City”) for a Special Use Permit to allow solar power generation in an M-2 Zoning District at 599 Sandy Bluff Road, Sandwich, Illinois 60548 (PIN 01-30-401-003) on April 18, 2023; and

WHEREAS, after public notice was published in the Sandwich Record on April 13, 2023, a public hearing (PC 2023-02) was held before the Plan Commission of the City of Sandwich (hereinafter referred to as the “Commission”) on May 9, 2023, at 6:30 p.m.; and

WHEREAS, based upon the evidence presented at the hearing in PC 2023-02, the Commission recommended, pursuant to a vote of 4 yes, 0 no, and 2 absent, that the City approve the Special Use Permit; and

WHEREAS, the City approved the Special Use Permit by way of Ordinance 2023-11 on May 15, 2023; and

WHEREAS, pursuant to Ordinance 2023-11, TPE was to meet certain conditions of the City staff, including obtaining and providing to the City a Decommissioning Plan and Decommissioning Bond which meets with the approval of City staff; and

WHEREAS, the City has reviewed the Decommissioning Bond obtained by TPE from Pennsylvania Insurance Company, a copy of which is attached hereto as Exhibit “A”, and believes that same is acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Sandwich, DeKalb and Kendall Counties, Illinois, as follows:

SECTION 1. Resolution 25-07 is repealed in its entirety.

SECTION 2. That the Decommissioning Bond between TPE IL KE109, LLC and Pennsylvania Insurance Company is hereby approved and accepted by the City of Sandwich and the Mayor of the City of Sandwich.

SECTION 3. That City staff are authorized to take all actions necessary to effectuate this Council Action.

PASSED BY THE CITY COUNCIL of the City of Sandwich, Illinois, at a regular meeting thereof held on the _____ day of August, 2025, and approved by me as Mayor on the same day.

AYES: _____

NAYS: _____

ABSENT: _____

Todd Latham, Mayor

ATTEST:

Denise Ii, City Clerk

CERTIFICATION

I, Denise Ii, do hereby certify that I am the duly elected, qualified and acting City Clerk of the City of Sandwich, Counties of DeKalb and Kendall, and State of Illinois, and that I am keeper of the records, ordinances and other proceedings of said City; and I further certify that the above and foregoing is a true and correct copy of

RESOLUTION 25-__

A RESOLUTION TO REPEAL AND RESCIND PREVIOUSLY ADOPTED RESOLUTION 25-07 AND APPROVING DECOMMISSIONING BOND OBTAINED BY TPE IL KE109, LLC, FROM PENNSYLVANIA INSURANCE COMPANY CONCERNING THE DECOMMISSIONING OF A SOLAR POWER GENERATION FACILITY LOCATED AT 599 SANDY BLUFF ROAD, SANDWICH, ILLINOIS 60548

As approved and adopted by the City Council at a regular meeting of the City Council of the City of Sandwich, held on the ____ day of August, 2025, which meeting was held in the Council Chambers located in the City Hall Annex at 128 East Railroad Street in the City of Sandwich, Illinois.

Witness my hand and seal this ____ day of _____, 2025.

Denise Ii, City Clerk

EXHIBIT "A"
DECOMMISSING BOND

DECOMMISSING BOND EXHIBIT "A"
DECOMMISSING PLAN

ORDINANCE NO. 2025-_____

**AN ORDINANCE AMENDING CHAPTER 2 – “ADMINISTRATION,” ARTICLE II –
“CITY COUNCIL,” DIVISION 2 – “RULES OF ORDER,” SECTION 2-61 – “ORDER
OF BUSINESS” OF THE CITY OF SANDWICH MUNICIPAL CODE**

Passed by the City Council, _____, 2025

Printed and Published, _____, 2025

Printed and Published in Pamphlet Form
By Authority of the City Council

CITY OF SANDWICH
DEKALB AND KENDALL COUNTIES, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

City Clerk

ORDINANCE NO. 2025-_____

BE IT ORDAINED by the Mayor and City Council of the City of Sandwich, DeKalb and Kendall Counties, Illinois, THAT:

AN ORDINANCE AMENDING CHAPTER 2 – “ADMINISTRATION,” ARTICLE II – “CITY COUNCIL,” DIVISION 2 – “RULES OF ORDER,” SECTION 2-61 – “ORDER OF BUSINESS” OF THE CITY OF SANDWICH MUNICIPAL CODE

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The City of Sandwich (“City”) has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret, and amend its ordinances, rules, and regulations. The City has the authority to enact ordinances for the preservation of the health, welfare, and safety of the community and the residents of the City. The City desires to amend its current regulations governing the order in which it does business to match its current procedures. The City of Sandwich Municipal Code must be amended to reflect such change.

Section 2. AMENDMENT.

A. Chapter 2 – “Administration,” Article II – “City Council,” Division 2 – “Rules of Order,” Section 2-61 – “Order of Business,” of the City Code of Ordinances is hereby amended as follows (additions in **bold and underline**, deletions in ~~**bold and strikethrough**~~):

Sec. 2-61. - Order of business.

(a) The order of business at all regular voting meetings of the city council shall be as follows:

- (1) Call to ~~e~~**O**Order;
- ~~(2) Pledge of allegiance;~~
- ~~(3) Roll c~~**C**all;
- ~~(4) Public h~~**H**earings, **if applicable**;
- ~~(5) Audience comments;~~
- ~~(6) Approval of minutes; Consent Agenda;~~
- ~~(7) Approval of bills;~~
- ~~(8) Mayor's r~~**R**eport;
- ~~(9) Attorney's r~~**R**eport;
- ~~(10) City c~~**C**lerk's ~~r~~**R**eport;
- (9) Treasurer's Report;**
- (10) City Administrator's Report**

- (11) ~~Report of city departments (treasurer, public works, police, EMA);~~ City Departments' Reports (EMA, police, engineering, economic development, public works)
- (12) ~~Report of alderman;~~ Old Business
- (13) New ~~h~~BBusiness;
- (14) Reports of Alderpersons**
- (15) Announcements**
- ~~(1416)~~ Adjournment.

(b) The order of business at all regular non-voting meetings of the city council shall be as follows:

- (1) Call to ~~e~~Orders;
- (2) Pledge of ~~a~~Alliance;
- (3) Roll ~~e~~Call;
- ~~(4) Public hearings;~~
- ~~(5) Approval of minutes;~~
- ~~(6) Approval of bills;~~
- ~~(74)~~ Mayor's ~~r~~Report;
- ~~(85)~~ Attorney's ~~r~~Report;
- ~~(96)~~ City ~~e~~Clerk's ~~r~~Report;
- (7) Treasurer's Report;**
- (8) City Administrator's Report**
- ~~(109)~~ ~~Report of city departments (treasurer, public works, police, EMA);~~ City Departments' Reports (EMA, police, engineering, economic development, public works)
- ~~(1110)~~ ~~Report of alderman;~~ Old Business
- ~~(1211)~~ New ~~h~~BBusiness;
- (12) Report of Alderpersons;**
- (13) Announcements;**
- ~~(1314)~~ Audience ~~e~~Comments;
- ~~(1415)~~ Adjournment.

Section 3. SUPERSEDER.

All sections, ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict.

Section 4. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after passage, approval, and publication in pamphlet form as provided by law.

PASSED BY THIS CITY COUNCIL of the City of Sandwich, Illinois, at a regular meeting thereof held on the ____ day of _____, 2025 and approved by me as Mayor on the same day.

AYE:
NAY:
ABSENT:

Todd Latham, Mayor

ATTEST:

Denise Ii, City Clerk