

TOWN OF CORTLAND

Town Hall
59 S. Somonauk Rd.
Cortland IL. 60112

BOARD OF TRUSTEES

Business Meeting

7:00 P.M.
June 23, 2008

Call to Order/Pledge of Allegiance/Roll Call

Mayor Seyller called the meeting to order at 7:01 p.m. Roll call was taken by Deputy Clerk Rita Nielsen.

Shown as present were Mayor Seyller, Trustees Shawn McAllister, Chuck Lanning, Mike Siewierski and Ben Suppeland. Shown as absent were Dan Milroy and Brad Stone. Quorum was present. Other officials present: Clerk Cheryl Aldis, Treasurer Susan Dockus, Attorney Parker Johnson, Chief Russ Stokes, Superintendent Water/Wastewater Joel Summerhill, Director Operations and Maintenance John Kocher, Town Engineer Noah Carmichael and Town Zoning Officer Walter Magdziarz.

Agenda

Trustee Siewierski moved and Trustee McAllister seconded a motion to approve the agenda as amended to allow for a request to speak from resident Denny O'Donnell. Unanimous voice vote carried the motion.

Consent Agenda

Deputy Clerk, Rita Nielsen read the Consent Agenda

Approve Town Board minutes, April 28, May 12 and June 9

Accept Library minutes of April 16

Accept Library Annual Report for FY 2007-2008

Accept Corrected Library Budget Report for April 2008

Accept Proposed Budget Amendment for Library FY09

List of Bills Paid for Town for May 2008

Waive the first reading of and Approve An Ordinance Adopting Prevailing Wage Rates

ORD. NO. 2008-13

Waive the first reading of and Approve An Ordinance Amending Section 2-1-2 of the Cortland Town Code Concerning Planning Commission Terms of Office

ORD. NO. 2008-14

Trustee McAllister moved and Trustee Lanning seconded a motion to approve the Consent Agenda as read.

Roll call vote:

Ayes: Trustees McAllister, Suppeland, Lanning and Siewierski

Nays: None

Absent: Trustees Milroy and Stone

Motion carried.

Mr. Denny O'Donnell of 114 W. Pine Avenue addressed the Board with concerns regarding junk cars and a driveway that has not been black topped.

Mayor Seyller said that the town is aware of the problem and it is in the hands of I.C.C.I., the Town's code enforcers and that this property issue is scheduled for court on May 26.

Chief Stokes spoke to Mr. O'Donnell and explained that once the code enforcers filed a complaint against the property owner the issue was removed from the hands of the Police Department. Once it became a code violation, the vehicles became a part of the property complaint. Chief Stokes understood the frustration of the neighbors; however, the town will have to wait until it comes before a judge before it can act.

Mayor Seyller thanked Mr. O'Donnell and asked him to be patient while this issue is making its way through the courts.

Staff Reports

Attorney's Report

Attorney Johnson presented his report to the Trustees. He stated that there is a chance for a possible completion agreement for allowing conveyance of public improvements to the town. He said there is a possible court date of July 7. Trustee Suppeland was concerned that the town has not yet been removed from the Neumann Homes bankruptcy.

Engineer's Report

Mr. Carmichael presented his monthly report. Trustee Suppeland asked Mr. Carmichael about his statement that FGA has concerns regarding Sheaffer's ability to deliver a fully complete operating system. Mr. Carmichael said that he has concerns regarding air bubbles under the liner, the operation of the irrigation equipment and the aeration system. It was suggested that a representative from Sheaffer come to the July 14 board meeting and let the trustees address these concerns.

Trustee Lanning expressed concerns regarding the Aldis farm and the possibility of raising the amount of reimbursement for crop to today's market value. There is frustration with Montalbano and the town regarding the property not being restored to the satisfaction of the Aldis' family that was agreed to in the Easement Agreement.

Mr. Andy Fitz asked to address the board. He explained that he was aware of the problem and is willing to address the issues with his company. He asked that the town not withhold the bond reduction due to extenuating circumstances with the Aldis farm. He said that Montalbano needs the bond reduction to free up capital so they can continue to build in Cortland.

Operations and Maintenance

Mr. Kocher presented his monthly report. Mr. Kocher stated that mowing foreclosure properties in Nature's Crossing is causing his department to fall behind on road work. Attorney Johnson will contact American National Bank and see if they are maintaining the properties.

Mr. Kocher had a proposal from a contractor to mow all the Town parks for \$1,200 per mowing.

Mr. Kocher reported that there is standing water along North Ave., he believes that one of three sub-contractors for Montalbano could be responsible. The three sub-contractors are Civic, Pirtano and Bish Excavating.

Trustee Suppeland moved and Trustee Lanning seconded a motion to allow engineers to get prices to contract with someone to repair the problem. Unanimous voice vote carried the motion.

Mr. Carmichael will get prices for time and material to repair drain tile.

Trustee Suppeland called for a Special Meeting on June 30 to discuss options for hiring or contracting for mowing.

Water and Sewer

Mr. Summerhill presented his monthly Water & Sewer Department report.

Zoning Administrator

Mr. Magdziarz presented his monthly report. Mr. Magdziarz suggests a special meeting be called to discuss the problems with Sheaffer instead of trying to address it with other business on the agenda.

Building Report

I.C.C.I was not present. A monthly report was available.

Police Report

Chief Stokes presented his monthly report. He stated that ordinance violations for nuisances had increased the total number of type 2 crimes.

Airport Report

Airport Advisory Report-Liaison Trustee Lanning reported that the instrument landing should be in operation in September. In order for the larger aircraft to fly into the airport it is necessary for the airport to have a fire/rescue truck and one was purchased for this purpose. Cornfest will be held at the airport this year and there will be a B-17 jet there.

New Business

Employee Health Insurance

Mrs. Dockus reported that Blue Cross Blue Shield has presented the town with an increase of over 31.2% to keep the same benefits the town currently provides. She received an insurance bid from Aetna that would cost more than the 31.2% increase from Blue Cross Blue Shield.

Mrs. Dockus presented several renewal options to the board for discussion. This policy will take effect on July 1st.

Trustee Suppeland moved and Trustee Lanning seconded a motion to change the employee coverage to the 12.8% increase option that Mrs. Dockus presented.

Roll call vote:

Ayes:	Trustees McAllister, Suppeland, Lanning and Siewierski	
Nays:	None	
Absent:	Trustees Milroy and Stone	Motion carried.

The deductible will increase from \$250 in network/\$500 out of network to \$1000/\$2000, BC BS percentage will decrease from 90/70 to 80/60, out-of-pocket maximum will increase from \$1000/\$2000 to \$2000/\$4000, and prescription drug coverage will remain the same (\$10 generic, \$20 formulary, \$35 non-formulary). Employee premiums paid by the Town will increase from \$485.28 to \$536.91 per month beginning with July; spouse premiums will increase from \$487.73 to \$630.29.

Maple Park Boundary Agreement

Mr. Magdziarz presented this proposed agreement. After discussion as to whether or not the town wants to enter into a boundary agreement with Maple Park. Trustee Suppeland moved to table until the July 14th Committee of the Whole. Unanimous voice vote carried the motion.

An Ordinance Approving an Amended Special Tax Roll for Service Area Number Four

Attorney Johnson presented this ordinance explaining that the SSA documents had reversed lots D11 and E11 and this ordinance will correct the error.

Trustee Suppeland moved and Trustee Lanning seconded a motion to waive the first reading of An Ordinance Approving an Amended Special Tax Roll for Service Area Number Four. Unanimous voice vote carried the motion.

Trustee Suppeland moved and Trustee Lanning seconded a motion to approve An Ordinance Approving an Amended Special Tax Roll for Service Area Number Four.

Roll call vote:

Ayes:	Trustees McAllister, Suppeland, Lanning and Siewierski	
Nays:	None	
Absent:	Trustees Milroy and Stone	ORD. NO. 2008-14

An Ordinance Approving a Plat of Dedication for a Segment of Richland Parkway

Trustee Suppeland moved to table An Ordinance Approving a Plat of Dedication for a Segment of Richland Parkway until July 28. Unanimous voice vote carried the motion.

Pending Business

Lions Club Shelter House Agreement

Trustee Lanning moved and Trustee Stone seconded a motion to table the agreement until July 28. Unanimous voice vote carried the motion.

Approve Layne Western pay estimate #3 for Well #4

Mr. Carmichael presented the pay estimate. Trustee Lanning moved and Trustee McAllister seconded a motion to approve pay estimate of \$24,985 to come from appropriate SSA funds.

Roll call vote:

Ayes: Trustees McAllister, Suppeland, Lanning and Siewierski
Nays: None
Absent: Trustees Milroy and Stone

Motion carried.

Final Payout request of \$5,000 for Bish Excavating

Mr. Carmichael presented request. There was discussion as to whether or not Bish Excavating could be responsible for tile damage on North Avenue.

Trustee Lanning moved and Trustee McAllister seconded a motion to pay Bish Excavating \$5,000 for final payout request.

Roll call vote:

Ayes: None
Nays: Trustees Suppeland, McAllister, Lanning and Siewierski
Absent: Trustees Milroy and Stone

Motion failed

Approve MFT Resolution for 2008 Road Work

Trustee Lanning moved and Trustee McAllister seconded a motion to approve 2008 road work and changing the dates on the resolution to January 1, 2008 to April 30, 2009.

Roll call vote:

Ayes: Trustees McAllister, Suppeland, Lanning and Siewierski
Nays: None
Absent: Trustees Milroy and Stone

R2008-03

Approve Bond Reduction Request for Chestnut Grove (Montalbano Homes)

Trustee Lanning moved and Trustee McAllister seconded a motion to table the request.

Roll call vote:

Ayes: None
Nays: Trustees Suppeland, McAllister, Lanning and Siewierski
Absent: Trustees Milroy and Stone

Motion failed.

Trustee Suppeland moved and Trustee McAllister seconded a motion to approve Bond Reduction Request for Montalbano Homes.

Mr. Carmichael presented the Bond Reduction Request stating that Montalbano has complied with the board's request to produce new estimates on what the cost is to complete the improvements at this time.

Mr. Andy Fitz of Montalbano Homes addressed the board stating that he just talked to the "home office" and they agreed that they will restore the Aldis property and replace the landscaping to the owners satisfaction and have this work completed next week.

He asked the board to approve this request as it would free up working capital the company needs to continue building homes in Cortland.

Trustee Suppeland moved to amend his motion to approve a Bond Reduction Request in the amount of \$7,537,860 which would include holding back \$25,000 until the Aldis property issues are completed. Trustee Siewierski seconded the motion.

Roll call vote:

Ayes: Trustees McAllister, Suppeland, Lanning and Siewierski

Nays: None

Absent: Trustees Milroy and Stone

Motion carried.

Approval of park equipment (Tunnel of Fun) installation at Welsh Park

Trustee Lanning moved and Trustee Suppeland seconded a motion to approve the installation of park equipment using an approved plan. Unanimous voice vote carried the motion.

Park Restricted Assets Fund

Attorney Johnson, answered the question as to whether Restricted Assets Funds could be used to hire a part-time employee to mow the Town's parks, stating that land cash contributions from subdivided land should be spent on parks serving the residents of that subdivision. That does not preclude expenditures on parks elsewhere that reasonably could be expected to be used by subdivision residents.

President's Report

Mayor Seyller reported that the IML Conference is September 25-28 and registration forms are in your binder. Everyone is encouraged to attend this conference.

Concerns

Property maintenance issues were addressed. Application fees for zoning hearings and possibly revising the application were debated. Trustee McAllister reported that Blumen Gardens, Inc. is in the process of landscaping the berm at McPhillips Park.

Adjournment

Trustee Suppeland moved and Trustee McAllister seconded a motion to adjourn. Unanimous voice vote carried the motion. Meeting adjourned at 10:40 p.m.

Respectfully submitted,



Rita Nielsen
Deputy Clerk