

**TOWN OF CORTLAND**

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

**BOARD OF TRUSTEES**

Business Meeting  
7:00 P.M.  
May 22, 2006

**Call to Order/Pledge of Allegiance/Roll Call**

Mayor Seyller called the regular meeting to order at 7:02 p.m. Roll call was taken by Rita Nielsen, Deputy Clerk, showed as present Trustees Shawn McAllister, Randy Reiter, Chuck Lanning, David Liddick and Mike Siewierski. Shown as absent was Dan Milroy. Quorum was present. Also present were Susan Dockus, Treasurer, Tom Simmons, Town Engineer, Kjirsten Frank, Land Vision, Parker Johnson, Town Attorney, John Kocher, Operations and Maintenance, Harry Zimmer, Water/Wastewater Department, Gary Williams, I.C.C.I. Building Inspection; Bridget Stocks, Fehr Graham, Barb Dettmer, ICCI (arriving at 8:20 p.m.)

**Agenda**

Trustee Lanning moved and Trustee Reiter seconded a motion to approve the agenda as presented. Unanimous voice vote carried the motion.

**Consent Agenda**

Trustee Reiter moved and Trustee Lanning seconded a motion to approve the Consent Agenda which included the Town Board Minutes of April 24, 2006 and May 8, 2006. The Equipment, Property & Buildings for May 8, 2006, Administration & Personnel for May 8, 2006 and Economic Development for May 8, 2006. The List of Bills paid for April, 2006 and the Library's Annual Report.

Roll call vote:

Ayes: Trustees, D. Liddick, S. McAllister, R. Reiter, C. Lanning, M. Siewierski

Nays: None

Absent: Trustee D. Milroy

5-ayes, 0-nays, 1-absent. Motion carried

**Public Hearing**

**To Consider Applying for a Community Development Program Grant Application (CDAP)**

Mayor Seyller opened the public Hearing at 7:05 p.m. The notice was published in the DeKalb Chronicle on May 15, 2006 meeting the requirements of the law and read into the record by Deputy Clerk, Rita Nielsen. Ms. Bridget Stocks, Community Development specialist for Fehr-Graham & Associates addressed everyone in attendance stating that the Town of Cortland is pursuing the submission of a CDAP Grant from the Illinois Department of Commerce and Economic Opportunity, through the Economic Development Component of CDAP in the amount of \$750,000.00 for the purpose of providing water and sewer extensions to the site to be occupied by RCI. Ms. Stokes explained that all projects funded through CDAP-EDC, must benefit at least 51% low to moderate income persons, as determined by the US Department of Housing and Urban Development Section 8 Income Guidelines. Of the 80 jobs to be initially created at least

41 of them will be filled by low-to-moderate income persons. Pre-employment paperwork will be required to document household income eligibility through the Employee Certification Form and Income eligibility is based upon 80% of the County's median income adjusted for household size.

Ms. Stocks stated that this proposed project will not displace any residents.

Ms. Stocks stated that the CDAP Grant Application is a public document and will be on file at the Cortland Town Hall for viewing.

Ms. Stokes stated that as a condition of this grant program, a public hearing will be held after the proposed project is completed, to obtain citizen comments regarding the overall project performance.

Mr. Simmons stated that the purpose of the funds is to help industry for the west side of the Bohne farm relocating and installing sewer and water and relocating the lift station.

Mayor Seyller asked if anyone from the audience wishing to speak.

Ms. Paulette Lingdgren asked if when the Town officials refer to properties they would give descriptions of property as apposed to owners names.

Mayor Seyller asked if anyone from the Board wishing to speak.

Trustee McAllister asked if this was a pay back grant. Mr. Simmons said it was not.

Mayor Seyller asked if there were others wishing to speak. Hearing none he closed the public hearing at 7:14 p.m.

Mayor Seyller stated that the property being discussed is west of Loves Road, north of IL. 38 and south of the railroad tracks.

## **Staff Reports**

### **Treasurer's Report**

Mrs. Dockus presented a Comparison of General Fund Revenues Report which showed a percentage of the General Fund Revenues given for each year.

Mrs. Dockus said that the report that was in the packet was dated March of 2006, and should be changed to April of 2006. Mrs. Dockus read the balance of each fund into the record for the month ending April, 2006. The total of all funds was \$2,245,741.17. Trustee Reiter moved and Trustee McAllister seconded a motion to accept the Treasurer's Report as presented. Unanimous voice vote carried the motion.

Roll call vote:

Ayes: Trustees, D. Liddick, S. McAllister, R. Reiter, C. Lanning, M. Siewierski

Nays: None

Absent: Trustee D. Milroy

5-ayes, 0-nays, 1-absent. Motion carried

### **Attorney's Report**

Attorney Parker Johnson was present and submitted a monthly activity report to the Board.

### **Engineer's Report**

Mr. Simmons presented his report to the table for Board review and was present to answer questions.

Trustee Siewierski asked Mr. Simmons if the WRT grant has been prepared.

Mr. Simmons stated that he is working on the application and will report back to the Board on the progress.

### **Operations and Maintenance**

Mr. Kocher had his report available for Board review and was present to answer questions.

He stated that he hired Travis Lanning full-time.

Trustee Reiter asked Mr. Kocher about trees in parkways and the responsibility of maintenance for those trees. Mr. Kocher said that the amount of time his department spends trimming trees in the parkways is considerable. Trustee Reiter stated that over the years this issue has come up before and it should be the responsibility of the developer and homeowners associations. Mr. Kocher said that because of liability reasons the Town is responsible for cutting back trees that overhang street signs and sidewalks. Mayor Seyller said he thinks the Board will need to discuss this subject at a future meeting.

Trustee Lanning asked Mrs. Dockus to add this to the Administration and Personnel Committee Task List for discussion.

Trustee McAllister thanked Mr. Kocher for all his efforts and the efforts of his department for the work they have done at McPhillips Park.

### **Water/Wastewater Report**

Mr. Zimmer had his report available for Board review and was present to answer questions.

### **Zoning Administrator's Report**

Ms. Frank was available to answer any questions.

### **Building Report**

Mr. Williams from ICCI was available to answer any questions.

### **Police Report**

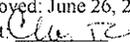
Chief Stokes was on vacation. His report was in the packet for Board review.

### **Committee Reports**

#### **Administration and Personnel Committee**

Next meeting date: June 12, 2006.

### **Budget and Finance**

Approved: June 26, 2006  
Attest: 

No meeting scheduled.

**Planning Commission**

Next meeting is June 5, 2006

**Public Utilities Committee**

No meeting scheduled.

**Economic Development**

No meeting scheduled.

Trustee Lanning asked why Trustee Siewierski was not moving forward with the downtown re-development planning. Trustee Siewierski stated that he does not have enough time and felt he was not getting the support from his committee to undertake this project. Trustee Lanning understood that this is a major undertaking but would like to see Trustee Siewierski consider continuing with the planning process. Trustee Siewierski agreed that he would continue to pursue the planning process at this time.

**Ordinance Committee**

Trustee Milroy will call a meeting if necessary.

**Park Committee**

Trustee McAllister reported that he has a member who may not be able to continue to serve on the committee. He thinks Mrs. Siewierski is willing. Nothing is definite and he will inform the Mayor of any changes.

**Airport Advisory**

Trustee Lanning reported that De Kalb Airport received the Airport of the Year Award. This was the second time in six years.

**New Business**

**Recommendation PC06-7 Rezoning from AG Agriculture District to R-1 Single Family Residence District, R-3 Two-Family Residential District, R-4 Multiple-Family Residential District, C-1 Limited Retail Business District, and P-1 Recreation and Open Space District (Schoenfeld)**

Trustee Liddick asked why Mrs. Ledbetter voted no when this was taken to Planning Commission. Ms. Frank responded that Mrs. Ledbetter was concerned about density issues. Ms. Frank explained that this rezoning was already agreed to in the annexation agreement.

Trustee Lanning moved and Trustee McAllister seconded a motion to accept recommendation PC06-7 Rezoning from AG Agriculture District to R-1 Single Family Residence District, R-3 Two-Family Residential District, R-4 Multiple-Family Residential District, C-1 Limited Retail Business District, and P-1 Recreation and Open Space District (Schoenfeld). Unanimous voice vote carried the motion.

**Approve an Ordinance Reclassifying Certain Territory from AG Agriculture District to R-1 Single Family Residence District, R-3 Two-Family Residential District, R-4 Multiple-Family Residential District, C-1 Limited Retail Business District, and P-1 Recreation and Open Space District (Schoenfeld Property)**

Trustee Reiter moved and Trustee McAllister seconded a motion to waive the first reading. Unanimous voice vote carried the motion.

Trustee Reiter moved and Trustee Lanning seconded a motion to Approve an Ordinance Reclassifying Certain Territory from AG Agriculture District to R-1 Single Family Residence District, R-3 Two-Family Residential District, R-4 Multiple-Family Residential District, C-1 Limited Retail Business District, and P-1 Recreation and Open Space District (Schoenfeld Property)

Roll Call:

Ayes: Trustees D. Liddick, S. McAllister R. Reiter, C. Lanning, M. Siewierski

Nays: None

Absent: Trustees D. Milroy

5-ayes, 0-nays, 1-absent. Motion carried **ORD. NO. 2006-36**

**Recommendation PC06-8 Rezoning from AG Agriculture District to R-1 Single Family Residence District impressed with a Special use Permit for a Planned Mixed-Use Development**

Trustee Lanning stated that he is not in favor of so many apartments. Trustee Reiter stated that at the time this was approved it was critical to the sewer system and the Board felt it was the only way to proceed. Mayor Seyller said that he has talked with the owners and they have agreed to look at the needs of the community and the possibility of senior housing. He has also informed the owners that he would like to see buildings with one owner. Mayor Seyller said that the actions of the previous board were necessary for the 70 acres needed for the sewer system.

Trustee Lanning moved and Trustee Liddick seconded a motion to approve Recommendation PC06-8 Rezoning from AG Agriculture District to R-1 Single Family Residence District impressed with a Special use Permit for a Planned Mixed-Use Development. Unanimous voice vote carried the motion.

**Approve an Ordinance Reclassifying Territory from AG Agriculture District R-1 Single Family Residence District (impressed with a Special use Permit for Planned Mixed Use-Development) (Anest Property)**

Trustee Reiter moved and Trustee McAllister seconded a motion to waive the first reading. Unanimous voice vote carried the motion.

Trustee Reiter moved and Trustee Liddick seconded a motion to Approve an Ordinance Reclassifying Territory from AG Agriculture District R-1 Single Family Residence District (impressed with a Special use Permit for Planned Mixed Use-Development) (Anest Property)

Roll Call:

Ayes: Trustees M. Siewierski, S. McAllister R. Reiter, D. Liddick, C. Lanning

Nays: None

Absent: Trustees D. Milroy

5-ayes, 0-nays, 1-absent. Motion carried **ORD. NO. 2006-37**

**Resolution Authorizing the Town of Cortland Application for CDAP Funds**

Trustee Lanning moved and Trustee Liddick seconded a motion to approve a Resolution Authorizing the Town of Cortland Application for CDAP Funds. Unanimous voice vote carried the motion. **RES. NO. 2006-08**

**Approval of Lease Agreement with T Mobile**

Attorney Johnson recommended tabling as T Mobile has not submitted engineering drawings.

Trustee Reiter moved and Trustee Lanning seconded a motion to table the Lease Agreement with T Mobile. Unanimous voice vote carried the motion.

Mayor Seyller expressed concern regarding the Performance Bond staying at \$10,000 over a 25 year period. Attorney Johnson said that he would negotiate with T Mobile for an increase escalation clause.

**Motion to authorize the expenditure of not to exceed \$16,000 for the purchase of a 2007 squad car, monies to be taken from Police Budget, Capital Outlay-Vehicle Purchase Line**

Trustee Reiter moved and Trustee Lanning seconded a motion to authorize the expenditure of not to exceed \$16,000 for the purchase of a 2007 squad car, monies to be taken from Police Budget, Capital Outlay-Vehicle Purchase Line with financing to be approved at later date.

Roll Call:

Ayes: Trustees M. Siewierski, S. McAllister R. Reiter, C. Lanning, D. Liddick

Nays: None

Absent: Trustees D. Milroy

5-ayes, 0-nays, 1-absent. Motion carried

**Motion to authorize the expenditure of not to exceed \$30,000 for the purchase of a 2007 Ford F350 4x4 pickup truck with plow, monies to be taken from General Fund Budget, Capital Outlay-Vehicle Purchase Line.**

Motion to authorize the expenditure of not to exceed \$30,000 for the purchase of a 2007 Ford F350 4x4 pickup truck with plow, monies to be taken from General Fund Budget, Capital Outlay-Vehicle Purchase Line with financing to be approved at later date.

Roll Call:

Ayes: Trustees M. Siewierski, S. McAllister R. Reiter, C. Lanning, D. Liddick

Nays: None

Absent: Trustees D. Milroy

5-ayes, 0-nays, 1-absent. Motion carried

**Motion to authorize the expenditure of not to exceed \$22,000 for coring, gravel, and asphalt work for the multi-purpose area and pathway in McPhillips Park, monies to be taken from Restricted Assets Fund Budget, Capital Outlay-Park Development (McPhillips Park) Line.**

Trustee McAllister moved and Trustee Lanning seconded a motion to authorize the expenditure of not to exceed \$22,000 for coring, gravel, and asphalt work for the multi-purpose area and pathway in McPhillips Park, monies to be taken from Restricted Assets Fund Budget, Capital Outlay-Park Development (McPhillips Park) Line.

Roll Call:

Ayes: Trustees D. Liddicki, S. McAllister R. Reiter, C. Lanning, M. Siewierski

Nays: None

Absent: Trustees D. Milroy

5-ayes, 0-nays, 1-absent. Motion carried

**Annual Town Board Committee Appointments**

Mayor Seyller would like to keep committee appointments as is with the exception of removing Trustee Reiter from and adding Trustee Lanning to the Festival and Parade Committee.

**Approve An Ordinance Amending the Cortland Town Code, Title 10 "Land Subdivisions," Chapter 4 "Land Improvements," Section 10-4-6 "Storm Water Management" and Title 8 "Building Regulations," Chapter 4 "Storm Water Runoff"**

Mr. Simmons presented the Ordinance to the Board stating that changes requested by the Ordinance Committee have been made. Mr. Simmons went through the article changes.

Trustee Reiter moved and Trustee Liddick seconded a motion to waive the first reading. Unanimous voice vote carried the motion.

Trustee Reiter moved and Trustee Liddick seconded a motion to Approve An Ordinance Amending the Cortland Town Code, Title 10 "Land Subdivisions," Chapter 4 "Land Improvements," Section 10-4-6 "Storm Water Management" and Title 8 "Building Regulations," Chapter 4 "Storm Water Runoff"

Roll Call:

Ayes: Trustees D. Liddicki, S. McAllister R. Reiter, C. Lanning, M. Siewierski

Nays: None

Absent: Trustees D. Milroy

5-ayes, 0-nays, 1-absent. Motion carried

**ORD. NO. 2006-38**

**An Ordinance Amending Title 9 of the Cortland Town Code, Building Regulations, Chapter 1 (Building Codes)**

Ms. Dettmer was available for this portion of the meeting. Mayor Seyller asked her to pass out the information that she had brought, and stated that the Board should not consider passing any ordinance where the material was not available for examination before the meeting. Mrs. Dettmer said she thought she was appearing before the Board at this time to present information only and that she had only just received some information that the Board had requested.

Mayor Seyller allowed Ms. Dettmer to continue at this time.

Ms. Dettmer stated that she wanted to correct a misstatement that she made at the last meeting. She has been informed that a plumber may install a sprinkler system. It may be that designing a sprinkler system is not always something a plumber can do, so therefore; it is most likely a certified sprinkler installer that will do it. She will pursue finding estimates for sprinkler systems, but has been given a general rule of thumb of \$1.00 per sq. ft.

Ms. Dettmer handed out an invitation to seminars that have been scheduled for International Code updates.

**Amendments to Personnel Policies**

Trustee McAllister stated that he is in favor of any major purchases or contracts over \$10,000 going to bid.

Trustee Lanning stated that giving a \$400.00 clothing allowance is now costing the employee because it is taxed as a fringe benefit. It was explained the cost to the employee is what ever tax bracket that employee is in and there was no way for the Town to figure that.

Trustee McAllister moved and Trustee Reiter seconded a motion to approve the Amendments to the Personnel Policies

Roll Call:

Ayes: Trustees C. Lanning, R. Reiter, S. McAllister, D. Liddick

Nays: Trustee M. Siewierski

Absent: Trustees D. Milroy

4-ayes, 1-nays, 1-absent. Motion carried

**President's Report**

Mayor Seyller reminded everyone of the Mayor's Memorial Day Breakfast to be held at the Stratford Inn on May 29.

After discussion with the Board it was decided that the Town would pay for the Mayor, Trustees, Staff and any spouse that would like to attend.

**Concerns:**

Trustee McAllister had an article on municipalities that are prohibiting pit bulls. He said that he was concerned about the number of attacks that he has read about recently. Trustees Lanning and Liddick both said that they are not in favor of banning specific breeds and homeowners need to be responsible.

Trustee McAllister said he just wanted to consider the information for future discussion.

**Adjournment**

Trustee Reiter moved and Trustee Reiter seconded a motion to adjourn at 9:22 p.m.

Respectfully submitted



Rita Nielsen  
Deputy Clerk

WEB ACCESS