

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
BOARD OF TRUSTEES
Committee/Business Meeting
May 10, 2010

Call to Order / Pledge of Allegiance / Roll Call

Mayor Seyller called the meeting to order at 7:00 p.m. Roll call was taken by Deputy Clerk Rita Nielsen. Shown as present were Mayor Seyller and Trustees Brad Stone, Randy Reiter, Sandra Barzso, Chuck Lanning and Mike Siewierski. Trustee Corson was absent. Quorum was present. Other officials present: Clerk Cheryl Aldis, Administrator Walter Magdziarz, Attorney Parker Johnson.

Agenda

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

The Cortland Community Library Annual Report to the Town of Cortland was submitted to the table.

Committee of the Whole

Discussion of proposed Ordinance for Vacant Property and Priority Lien. Mr. Magdziarz opened the discussion reminding everyone that new legislation gives the Town an opportunity to recover expenses associated with property maintenance on vacant property and establishes procedures and guidelines for eligibility in establishing priority liens ahead of the mortgage company, when the Town has incurred costs associated with vacant property. Mr. Magdziarz explained that this is a lengthy procedure and will take some time to figure out. Mr. Magdziarz said that there will be up-front costs associated with implementing this Ordinance as well as added administrative time. The Town's Code will also have to be updated to allow for procedures. The Ordinance includes fees that will need to be decided on and the fee schedule will need to be put into the Town Code. There is also a registration process for vacant property and the details on how to implement this will need to be done. There will need to be a procedure on the remedy for failure to comply. The Town will also have the right to go in and inspect properties for code violations. HUD has been calling to check on foreclosed properties and asking if there are any violations that they need to be aware of. Clerk Aldis is in the process of putting together a list of foreclosed and vacant properties. Mr. Magdziarz said that the real issue here is that the Town cannot tolerate vacant, unmaintained buildings. A discussion on possible ways to have final inspections for code violations performed was to require a certified home inspection certificate for occupancy.

Mayor Seyller asked everyone to read this over carefully, make sure you are willing to enforce violations and what the fees for registration and inspections should be. This Ordinance will be brought back on June 24 for further discussion.

Discussion of NICOR Lease Agreement

Mr. Magdziarz reported that NICOR's Franchise Agreement expires next year and the process to renew has begun. The Agreement is not in the packet, but basically it is the basis for collection of either a lump sum or on usage. Mr. Magdziarz has discussed with Mr. Lamz and the Mayor and thought it would be

best to agree to a lump sum as usage can go down. Mr. Magdziarz said that the annual sum is paid quarterly.

Discussion of US Cellular Lease

Mr. Magdziarz reported that the terms the Town agreed to is \$1,100 per month. This Lease Agreement does allow for co-locations. The Agreement is working its way through US Cellular and will be brought to Committee of the Whole when lease is returned.

Discussion of Cortland' School Re-Use Plan

Mr. Magdziarz stated that he would like to make some concrete proposals to the School District and he presented a proposed drawing of plans for town offices with square footage with information and alterations that would be necessary to accommodate the Town's purposes. This plan would include the Police Department also using space saving rent on space they are currently using. Mr. Magdziarz said that he and Mayor Seyller met with the YMCA to see if they have any interest in renting space in the building. The YMCA is in the process of doing a long range plan and showed interest in expanding services to Cortland. Trustee Reiter was concerned about the amount of space and asked if this may not be a short sided plan. Mr. Magdziarz said he did have some concerns about not having room to expand. Trustee Barzso asked Mr. Magdziarz why the Police Department would give up the square footage of the space they have currently rent. Mr. Magdziarz said that Chief Stokes offered to move in order to save the Town rent that could be used to rent the school. Mr. Magdziarz stated that the School District intends to keep the school building for possible future needs. Mr. Magdziarz will keep the board informed as proposals move forward.

Trustee Lanning asked that a Closed Session Meeting be added to the Agenda of the June 14, board meeting.

Discussion of Water Tower Penalties for Gateway Tank

Mr. Magdziarz reported that the water project is 2 years behind schedule. As everyone has been informed there was an accident last November that caused extensive damage. The water tower was about 97% complete at the time. Gateway Tank has not performed according the contract and the contract allows the Town to assess penalties for each day over schedule. The estimated penalties to date are \$116,000. There are also a number of issues relating to G's R Plumbing and it looks as if they (G's R Plumbing) has abandoned the property. There was another problem when the SCADA system was started up, nothing worked, and had worked the week before. There was discussion regarding possibly using another plumbing firm.

Mr. Magdziarz also reported that there has been some vandalism (mischief) at the water tower site. There is an earth berm that screens the site. Superintendent Summerhill is concerned about security and consideration for a security fence may need to be considered.

Mr. Magdziarz will report back when he has more information.

Discussion of CUSD 302 Intergovernmental Agreement Renewal

Mr. Magdziarz explained that this is a 3 year Agreement that the Town entered into with Kaneland Community School District 302. The Land/Cash fee payment portion will not change. The phasing portion of the Agreement will be removed because we are already in the third year. Any other changes would be on a community by community basis. The Town will be adding an exception for age restriction housing. The District has no problem with waiving a Capital Improvement and establishing a flat fee to cover lag in tax collection. If this changes, a new Agreement will need to be reached.

The District would like to adopt this Agreement with other communities at or about the same time in August or September. This Agreement will be back for Board action in probably in July.

Discussion of Clothing Boxes in Town

Mr. Magdziarz said there was going to be a presentation by a representative of USAgain, Inc. to give background on their organization. She was unable to attend, but would like to come in June. They are looking to have a collection box in Cortland. USAgain, Inc. is a for profit organization that sells the items they collect and split the profits with the organization that allows them to put the collection box on their property. This could be an opportunity for non for profits such as Lions Club or the church. Mr. Magdziarz said this would be a licensing procedure that would be revoked if it became an eyesore or problems arose.

New Business

The Ordinance Establishing Officers Salary was not ready, but will be on the agenda for May 24. The re-appointment of officers will also take place on May 24.

President's Report

Mayor Seyller reminded everyone that the Town is hosting the Northern Illinois Mayors Association meeting on Thursday and there will be a tour of the sewer treatment plant and the water tower. The mural dedication is scheduled for Saturday, May 29 at 1:00 p.m.

Concerns/Comments

Mr. Magdziarz said that he intends to have Staff Reports to the board at the Committee of the Whole meetings as the information will be more current. Trustee Siewierski informed the board that he will not be attending the next two meetings. Trustee Barzso expressed concern regarding junk piling up at the property located at Railroad and North. Trustee Barzso asked if the irrigation system [on the Amdur property] is operating. Mr. Magdziarz said we are waiting for Com-Ed to run electric and it is scheduled for May 29. Trustee Reiter said he noticed clean-up activity has slowed down at Grainger's. Mr. Magdziarz said it has and should be completed by the end of May.

Adjournment

Trustee Siewierski moved and Trustee Barzso seconded a motion to adjourn. Meeting adjourned at 9:10 p.m.

Respectfully submitted,



Rita Nielsen
Deputy Clerk