

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Rd.
Cortland IL. 60112

BOARD OF TRUSTEES
Business Meeting
7:00 P.M.
September 22, 2008

Call to Order/Pledge of Allegiance/Roll Call

Trustee Milroy called the meeting to order at 7:07 p.m. Roll call was taken by Deputy Clerk Rita Nielsen.

Shown as present were Trustees Dan Milroy, Shawn McAllister, Brad Stone, Mike Siewierski and Ben Suppeland. Mayor Seyller was absent. Quorum was present. Other officials present: Clerk Cheryl Aldis, Treasurer Susan Dockus, Attorney Parker Johnson, Superintendent Water/Wastewater Joel Summerhill, Director Operations and Maintenance John Kocher, Town Engineer Noah Carmichael, and I.C.C.I. Inspector Gary Williams.

Trustee Lanning moved and Trustee Suppeland seconded a motion to appoint Trustee Milroy as Temporary Chair. Unanimous voice vote carried the motion.

Agenda

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

Consent Agenda

Deputy Clerk, Rita Nielsen read the Consent Agenda
Approve Town Board minutes, August 25 & September 8, 2008
Accept Festival & Parade Committee minutes of August 13
Expenditures for Town for August
Treasurer's Budget Report for August
Accept Library Budget Report for July 2008

Trustee Suppeland questioned the high cost of the electric bills (\$11,000) for the Sewage Treatment Plant and the \$4,000 for bankruptcy attorney.

Mr. Carmichael thought the electric bills will be higher in the summer due to irrigation factors and thought they would come down in the winter.

Attorney Johnson said that the bankruptcy is still going on and that he will talk about this in his report.

Trustee Lanning moved and Trustee Siewierski seconded a motion to approve the Consent Agenda.

Roll call vote:

Ayes: Trustees McAllister, Lanning, Suppeland, Stone, Milroy and Siewierski

Nays: None

Absent: None

Motion carried.

Staff Reports

Attorney's Report

Attorney Johnson presented his monthly report. He is still working with Neumann Homes attorneys about conveyance of Suppeland Park property in two parcels to accommodate further development at the north end of the park.

He has prepared a boundary line agreement with DeKalb and expects further discussion on that issue.

He has reviewed the statutory requirements for a sales tax referendum and forwarded a draft ordinance to the Clerk. This issue will need to be decided before December 22, 2008.

There have been meetings regarding completion of the Sheaffer plant.

Engineer's Report

Mr. Carmichael presented his report. He stated that it was a good idea for the Town to meet with Sheaffer. During this meeting they went through a 4-5 page punch-list item by item and discussed each one. Sheaffer continues to address and seems to have repaired the liner issues in Cell #4. Flow from the Town has been directed to Cell #4 in order to verify that the effectiveness of the liner repairs.

FGA has been working with Sheaffer on the irrigation system and the application rates at the Hermann Farm. To date, Sheaffer has yet to demonstrate the ability to apply the 1.6 inches/acre/week as permitted. FGA and Town Staff have been working with Sheaffer in determining the reason for the low irrigation rate and possible solutions. The communications system at the plant is not operating the pumps and irrigation equipment as designed. The plant continues to function in manual mode. Sheaffer is also required to connect the communications system to the Town's SCADA system, but this has not been completed.

Joel Summerhill has completed the initial tile repairs suggested by Mike Powell. Some of the water has begun to drain and the site will be monitored to determine if further repairs are required. By completing the initial repairs, the large rig was able to be navigated through the wet areas of the Hermann Farm and was placed into service. Approximately 20 acres of the 30 available acres under the large rig have been placed into service. Even with this additional area be utilized for irrigation purposes, the Town is in need of approximately 18 additional acres of irrigation land to meet the requirements for the original Town's needs. We continue to work with the Mayor in pursuing alternate irrigation sites and other solutions to this irrigation land shortfall.

The Tower construction began in early August with a completion date of late November. The small amount of water-main has been installed and the foundation has been completed. Gateway plans on beginning the concrete pedestal construction by late September and completing the pedestal within 10-14 days. FGA has been working with Gateway Tank on construction related items, including sub-grade issues, dewatering of site, erosion control, and change orders. FGA has been working with Montalbano Homes and TWJ in securing the Richland Parkway right-of-way, as well as a utility easement for electrical service. We have been working with Com-Ed in securing electrical service at the well site. The electric service will extend from Rte 38 to the tower along the future Richland Parkway. Installation of the remaining Layne-Western well equipment has been shifted to later in October, to eliminate conflicts between contractors.

FGA continues to work with WRT and the Town Attorney in drafting an acceptable agreement amendment for the Well #4 equipment and associated operations. After much discussion, WRT has committed to reducing the base gallons and base payments in exchange for an extended contract length. The proposed amendment to the original contract will be presented to the Board in September. FGA also is working with Susan and Mayor Seyller with alternate funding options for the improvements, should the SSA funds not cover the complete costs.

Montalbano Homes has committed to completing the improvements across the Aldis property by the end of September. FGA has been assisting with the Union Pacific Railroad crossing agreement, which needed to be amended due to the enlarging of the irrigation main. FGA has also been working with Montalbano with the completion of the irrigation improvements prior to next year's irrigation season. At a minimum Montalbano needs to provide irrigation space proportionate to the number of homes currently constructed and occupied. Site inspectors from FGA are continuously monitoring site erosion control and lift station operations.

FGA is working with Town Staff in renewing the Town wide National Pollution Discharge Elimination System permit, as required by the IEPA.

Due to the height and volume of the cells at the treatment plant, each cell is permitted by the IDNR as a dam. The Town is required to periodically (yearly) inspect the wastewater treatment plant cells in accordance with IDNR regulations and procedures and file a report. FGA is completing said inspections and associated reports within the next 3-4 weeks. We do not anticipate finding any safety or structural issues associated with the treatment plant.

Trustee Milroy asked for a review of historical energy charges for last year. He would like this information for all meters that the town pays for. He would like to see rates we are paying compared to usage and options for industrial rates. Trustee Milroy asked that this item be brought to committee for discussion at the October COW meeting.

Operations and Maintenance

Mr. Kocher presented his monthly report. Tree has been removed from Welsh park that had fallen during storm. Cut and cored a 30' x 9' section of road on Elm Street that had come apart where semi-trucks pull out of the grain company. Put in 6" of 1x3 stone, 6" of road rock and 3" blacktop. We changed all Town of Cortland Population signs.

Patching continues as time allows.

Salt has been ordered for this year's winter. 250 tons have been reserved for us; we have to take at least 70%. It's time we start thinking about NeuCourt subdivision. We will need to contract that out again this year even if we do take it over by then. Trustee Siewierski asked why this would need to be contracted. Mr. Kocher stated that he did not have the manpower or equipment to do it. Trustee Stone noted that the board did not buy the plow he asked for in the budget. Trustee Siewierski asked that this item be brought to committee for discussion.

Trustee Suppeland asked that the water issues on Cortland Center Road be looked into.

Storm sewer between North and Pine has been installed. It has been to wet for us to get in there and do landscaping. The property where we started has been landscaped and grass is already present. We will finish when we can. Tile blow hole on Llanos has been repaired. During flood we again had problems at the end of Elm Street. At the time of this report I have not been able to find any blockage in the storm run. It could be that the pipe will not handle that much water.

Water and Sewer

Mr. Summerhill presented his monthly report. His office received 81 locate requests from JULIE in August. They read 1286 meters and sent 1408 water/sewer bills. He received training on the ITRON/Sensus laptop integration.

Regarding sewer, his office responded to flooding issues due to heavy rain fall on September 13 and 14. The department has cleaned grease build up at lift station #4 (Klein St.). Quarterly groundwater monitoring samples in irrigation fields and around treatment plant were completed. Repaired field tile in irrigation field (Hermann farm land) and completed weekly monitoring well level checks.

Regarding water, his office completed daily and monthly water samples. Bacteriological samples were taken on August 12. Fluoride samples were taken and mailed to the lab on August 11. All 3 wells combined, pumped approximately 9 MG of treated water in August. Five endpoints were installed on meters. We received results of annual IEPA radium testing for Well 3, it is in compliance. New antenna has been installed.

Trustee Lanning asked Mr. Summerhill if his budget could pay for the trailer for a camera.

Zoning Administrator

Mr. Magdziarz was absent. His report was available in the packet.

Building Report

Mr. Gary Williams presented the I.C.C.I. report. Mr. Williams reported on properties that he is working with that are in violation of the Town's building codes. Some of these properties are being handled by the attorneys, some are in court and some he is working directly with the homeowner towards compliance.

Trustee Milroy stated that we do not have an ordinance to keep permits open and they should be closed out.

Police Report

Chief Stokes was unavailable. His monthly report was available in the packet.

Airport Report

Trustee Lanning said that with the new instrument landing equipment bigger planes can fly in. DeKalb Corn Fest had record attendance. He said that the clean-up crew did a great job.

Festival & Parade Committee Report

Oct. 12 is the big day. Line-up will start at 11:30 a.m. parade will start at 1:00 p.m. Prices on carnival equipment have skyrocketed so they had to make decisions on which ones to have. They will have the Ferris wheel. They have decided to order the beer for the beer garden and return unused for refund. They are still looking for a licensed liquor person to walk around the beer garden.

New Business

Second Amendment to WRT Radium Removal System Agreement and Lease

Mr. Carmichael presented the Amendment. This Second Amendment Agreement would ratify the original Agreement.

Trustee Lanning moved and Trustee Stone seconded a motion to accept Amendment #2 to the WRT Radium Removal System Agreement and Lease.

Roll call:

Ayes: Trustees McAllister, Lanning, Suppeland, Stone, Milroy and Siewierski

Nays: None

Absent: None

Motion carried.

A 2008-07

Approve Revisions to Elected Officials Pay

Trustee Lanning asked the board to reconsider their committee recommendation and increase the Mayor's salary by \$2,500 and would like to add a Liquor Commissioner salary of \$2,500. Trustee Lanning believes that the mayor in a town this size must be hands-on and works as a city manager would.

Trustee Suppeland moved to add employee health benefits to the Mayor's salary and a \$1,100 Liquor Commissioner salary. Trustee McAllister seconded the motion.

Roll call:

Ayes: Trustees Siewierski, McAllister, Lanning, Suppeland, Stone and Milroy

Nays: None

Absent: None

Motion carried.

Resolution Authorizing the Mayor and Town Clerk to Execute and Attest a Union Pacific Railroad Company Agreement Covering Pipeline Crossings

Mr. Carmichael presented this Resolution.

Trustee McAllister moved and Trustee Lanning seconded a motion to approve a Resolution Authorizing the Mayor and Town Clerk to Execute and Attest a Union Pacific Railroad Company Agreement Covering Pipeline Crossings

Unanimous voice vote carried the motion.

RES. NO. 2008-05

An Ordinance Authorizing the Execution of a Lease for Public Works Storage

Mrs. Dockus presented this Ordinance for the lease for the Quonset hut. This it is the same lease that was approved by the board when it was owned by Hintzche. It is now owned by DeLong and this is a one year Lease Agreement with renewal options.

Trustee Siewierski moved and Trustee Lanning seconded a motion to waive the first reading.

Unanimous voice vote carried the motion.

Trustee Lanning moved and Trustee Stone seconded a motion to approve the Ordinance Authorizing the Execution of a Lease for Public Works Storage.

Roll call:

Ayes: Trustees Siewierski, McAllister, Lanning, Suppeland, Stone and Milroy

Nays: None

Absent: None

Motion carried.

ORD. NO. 2008-25

Gateway Tank Change Order #1

Mr. Carmichael presented Change Order # 1 to add required labor and materials to make the electrical changes per the revisions of Plan 13 of 16 dated 6/16/08 for \$38,661.00.

Roll call:

Ayes: Trustees McAllister, Lanning, Suppeland and Milroy

Nays: Trustees Siewierski and Stone

Absent: None

Motion carried.

Gateway Tank Change Order #2

Mr. Carmichael presented Change Order #2 to add required labor and materials to add exterior protective bolt caps on the aquastore tank for \$21,685.00.

Roll call:

Ayes: Trustees McAllister, Lanning, Suppeland and Milroy

Nays: Trustees Siewierski and Stone

Absent: None

Motion carried.

President's Report

Trustee Milroy reminded everyone that the IML Conference was this coming weekend.

Concerns

Trustee Lanning expressed concern over the picket lines at the tower project. He supports unions as a rule, however he feels that a blow up rat with the mayor's name on it is disrespectful and it is driving him crazy.

Trustee McAllister attend the energy conservation seminar at Kishwaukee College. He went specifically to look at ideas for the library and town hall projects. He will continue to look into geo-thermal energy and hopes to make a contribution to ideas when it comes to building a new library and town hall.

Adjournment

Trustee Lanning moved and Trustee Stone seconded a motion to adjourn. Unanimous voice vote carried the motion. Meeting adjourned at 8:55 p.m. Closed session followed adjournment.

Respectfully submitted,



Rita Nielsen
Deputy Clerk

WEB ACCESSED