

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
BOARD OF TRUSTEES
Committee/Business Meeting
September 13, 2010

Call to Order / Pledge of Allegiance / Roll Call

Mayor Seyller called the meeting to order at 7:03 p.m. Roll call was taken by Deputy Clerk Rita Nielsen. Shown as present were Mayor Seyller and Trustees Sandra Barzso, Chuck Lanning, Randy Reiter, Doug Corson and Brad Stone. Trustee Mike Siewierski was absent. Quorum was present. Other officials present: Administrator Walter Magdziarz, Attorney Parker Johnson and Clerk Cheryl Aldis. Attorney Greg Matthews from Ancel, Glink was in the audience.

Agenda

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

Public Wishing to Speak

There was no one wishing to speak in the audience.

Committee of the Whole

Town Administrator's Monthly Report

A full report is included in the packet. Mr. Magdziarz met with Montalbano and reported that they have submitted revised irrigation plans to the Town. All but two or three street lights are in and they are waiting for parts for those.

There was a public information meeting in August to provide parents with an update on the testing of hydrogen sulfide. The building has been deemed safe for occupancy and constant monitoring will be in effect. Permanent testing equipment will be installed. The School District will work with the Town and others on an evacuation plan in the remote case that one is needed.

There is water in the new Water Tower and it has been in use since August.

Other Town Reports

All other department reports were included in the packet.

Electric Service at Cortland Community Park

Mr. Magdziarz said that there have been suggestions from time to time that the Town look into putting electrical service and installing lights at Cortland Community Park. Trustee Lanning said he has a bid that would total about \$27,000 for pedestals, but would not include electric service. Mr. Magdziarz said that, due to budget constraints, there would not be any money to proceed with this project this year however, it could be a consideration next year when budgeting for capital improvements. Trustee Stone suggested that there would be many uses for lights at the park besides the festival and maybe the Town would consider doing the work in phases. The consensus was to continue working towards installing lights.

Maple Park Boundary Agreement

Mr. Magdziarz reported that he and Mayor Seyller have met with Maple Park Mayor Kathy Curtis regarding revised maps showing the boundary line agreement. Mr. Magdziarz said he, Mayor Seyller and Mayor Curtis discussed a possible Intergovernmental Agreement that includes revenue sharing opportunities on Hinckley Road, north and south of the toll way where the host community would share revenues 70/30 with 70% going to the community who brings in the commercial property. Clerk Aldis asked clarifying questions. The text of the document has not changed with exception to the shared revenues, the road would be developed by the community that has development first; Maple Park can build on the east side only and Cortland can build on the west side only; the document that is being discussed was last presented January 26, 2009. Affirmative answers were given by the mayor and administrator on all questions.

Commercial Development Incentives

Mr. Magdziarz presented a draft ordinance for establishing a business development district plan. There is recent interest by a national retailer to construct a facility in Cortland. The developer is requesting a \$20,000 per year rebate for 15 years to provide the funding gap. Mr. Magdziarz presented an option to establish a Business Development District Plan. This is an economic development tool that is authorized by State Statute which allows a municipality to designate a geographic area that requires assistance in order to develop or redevelop commercial opportunities and to generate funds to accomplish the objectives of the business district. The municipality can establish a sales tax (up to 1%) within the business district to offset or pay the costs associated with developing or redeveloping property in the district. By adding a 1% business district sales tax to the property the Town could generate enough revenue to satisfy the developer's needs without redirecting all of the normal sales tax and the Town's property tax revenue from the property to the developer in the form of a rebate.

The Business District needs to be established by the Town Board by Ordinance. A business district development plan is required. Notice and a public hearing is required before a business district can be established and become effective.

The ordinance Proposing the Establishment of the Robinson Farm Business Development District can be placed on the September 27 agenda for approval and to start the process.

Mayor Seyller asked for a consensus. Consensus of the Board was to adopt the ordinance on September 27.

New Business

Approve an Application for Variance of Town Code

On behalf of the Cortland Festival and Parade Committee the Clerk's Office prepared an Application for Variance of the Town Code for exemption from night hours. Trustee Lanning moved and Trustee Corson seconded a motion to approve the Application for Variance of Town Code. Unanimous voice vote carried the motion.

M 2010-04

Approve an Ordinance for Class E Liquor License for October 16 Festival

Trustee Lanning moved and Trustee Stone seconded a motion to waive the first reading of an Ordinance for Class E Liquor License for October 16 Festival. Unanimous voice vote carried the motion.

Trustee Lanning moved and Trustee Reiter seconded a motion to approve an Ordinance for Class E Liquor License.

Roll call vote:

Yea: Trustees Corson, Stone, Barzso, Lanning and Reiter

Nay: None

Absent: Trustees Siewierski

5-yea; 0-nay; 1-absent; motion carried.

Ord 2010-12

Trustee Stone reported that the total receipts from Cortland Fest was \$4,309.13 with expenses totaling \$2,257.02 and a total profit of \$2,052.11.

Presidents Report

Mayor Seyller reported that Thursday, September 13, is the NIMA (Northern Illinois Mayors Association) meeting and if anyone would like to attend to let him know.

Clerk Aldis, Town liaison to the Local Emergency Planning Commission reported that she attended the Illinois Emergency Management Conference in Springfield. Hotel and meals were paid for by the LEPC grant. General Sessions included FEMA Update, Oklahoma City Bombing, Reflection on The Most Massive and Expensive Federal Crime Trail in U.S. History; Reflections on Emergency Medical Response to the Earthquake in Haiti; and Lessons from Mumbai, A Security Briefing.

Adjourn to Closed Session

Trustee Stone moved and Trustee Lanning seconded a motion to Adjourn to Closed Session at 8:09 p.m. to discuss Pending, Probable, or Imminent Litigation (Exception to Open Meetings Act, 5 ILCS 120/2 (c) (11)) to Include the Full Board, the Mayor, the Town Clerk, Deputy Clerk, the Town Administrator and the Town Attorneys.

Roll call vote:

Yea: Trustees Corson, Stone, Barzso, Lanning and Reiter

Nay: None

Absent: Trustees Siewierski

5-yea; 0-nay; 1-absent; motion carried.

Reconvene

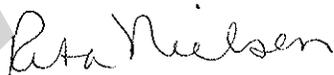
Trustee Lanning moved and Trustee Stone seconded a motion to reconvene to regular session. Unanimous voice vote carried the motion.

Meeting reconvened at 8:44 p.m.

Adjournment

Trustee Reiter moved and Trustee Barzso seconded a motion to adjourn. Unanimous voice vote carried the motion. Meeting adjourned at 8:44 p.m.

Respectfully submitted,



Rita Nielsen
Deputy Clerk