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

BOARD OF TRUSTEES

Committee/Business Meeting

February 8, 2010

7:00 P.M.

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 Clerk Cheryl Aldis. Shown as present were Mayor Seyller and Trustees Brad Stone, Randy Reiter, Sandra Barzso and Doug Corson Trustee Lanning (LA). Trustee Mike Siewierski was absent. Quorum was present. Other officials present: Administrator Walter Magdziarz, Attorney Parker Johnson,

Agenda

Mr. Stone moved and Ms. Barzso seconded a motion to approve the agenda as amended to include Item C under item III. Budget Discussion. Unanimous voice vote carried the motion.

Committee of the Whole

Zoning Ordinance Amendment (Duplexes)

Mr. Magdziarz stated that he will be bringing the documents in tonight's packet to the board at the next meeting for action. This amendment would make the changes by right (zero lot line at the common wall) for a developer. There are two sets of standards for R-3, as there are many units in town under unified ownership which the current regulations address. The amendment addresses those that are to be sold fee simple. The builder would continue to be required to perform subdivisions of the property once the foundations are in. Discussion: the amendment would not create new non-conformities. Section 9-4-25 is a new section that provides for appearance criteria. A simple consensus was gained to bring forward.

Chuck Lanning arrived at 7:05 p.m.

Wireless Communications

The town has been approached about creating a wireless communications site on Well #1's site. The documents have been reviewed by Mr. Magdziarz and Mr. Seyller. They are proposing a free standing facility, 130 feet in height; self supporting with no guy wires. They would have to comply with the height requirements and approval through the FAA. Consideration regarding lease amount was discussed. It was reported that the county regulations regarding wireless communication towers were removed in 1996 which places the Town at a competitive disadvantage.

When asked why that location, Mr. Magdziarz replied that the zoning ordinance says you can have this type of equipment, by right, on town owned property. Any other location requires zoning permits. This is the location that the company selected.
Mr. Reiter stated that he would like the Town to avoid the ganging of antennas to a visual distraction.

Budget Discussion
Mr. Magdziarz presented a total revenue and expenses comparison (document submitted to the table) in order that the Board may begin thinking about the budget process that is soon to begin. He reviewed the comparisons of revenues and expenses from 2007 through FY2010's estimate and FY2011's projections.
Mr. Lanning asked if the Town is supposed to stop the progress on the proposed new building. Mr. Magdziarz stated that we may have to revisit that after the architect's estimate is available.

There was discussion of ways to increase revenue. One item brought forward was the potential to increase hours of sales of liquor, there is a small benefit to increase sales tax.

Waste Management has submitted its paperwork for their public hearing with the county. If the expansion is approved the Town will receive revenues, however, these monies would not be expected until FY12.

Pending Business
Approve Minutes of December 14, 2009
Mr. Lanning moved and Mr. Corson seconded a motion to approve the minutes of December 14, 2009 as submitted. Unanimous voice vote carried the motion.

New Business
Approve IEPA Settlement and Consent Order
The town is involved with a violation of the Soil Erosion Sedimentation plan at Chestnut Grove. The IEPA claimed the Town was not as diligent as it should have been with its management. A negotiated settlement of a $4000 fine was agreed to in conjunction with some amendments to the current stormwater management ordinance that Attorney Johnson and Fehr-Graham will bring forward. Montalbano, developer of Chestnut Grove also received a fine.

The change to the code will require the Town to implement a stop order. The illicit discharge order has been approved by the town.

Mr. Lanning moved and Mr. Corson seconded a motion to approve the negotiated settlement of $4000, monies to bet taken from the General Fund.
Roll call vote:
Yeas: Trustees Barzso, Lanning, Stone, Corson, and Reiter
Nays: None
Absent: Trustee Siewierski
5-yea; 0-nay; 1-absent Motion carried.

Approve Nature's Crossing Change Order
Mr. Magdziarz reported that the town had put in a number of improvements include street lights in the subdivision using funds from performance bonds. The nearest ComEd pedestal for electricity to light the street lights was trenched to make the connection. ComEd discovered that the pedestal is at capacity. The electric contractor needs to make a run to a different pedestal, identified by ComEd, for a cost of $3935, monies to be taken from the Performance Bonds already collected. Mr. Reiter moved and Mr. Stone seconded a motion to approve the Change Order of Gaffney's PMI to install additional underground unit duct and cable needed to feed the two northern most light poles at the entrance to Natures' Crossing Subdivision.
Roll call vote:
Yeas: Trustees Barzso, Lanning, Stone, Corson, and Reiter
Nays: None
Absent: Trustee Siewierski
5-yea; 0-nay; 1-absent Motion carried.

Motion to Approve Employee Bonus
During review of the action taken at the January 25, 2010 meeting it was determined that the action was improperly completed.

Mr. Lanning stated that he now understands that it will cost more money than originally thought. Mr. Corson moved and Mr. Lanning seconded a motion to approve a one-time pay increase for FY10 for all employees (excluding town administrator, Mike Lamz and elected officials) in an amount supplied by the Town Treasurer for the January 25, 2010 Board meeting
Roll call vote:
Yeas: Trustees Lanning, Stone, Corson, and Reiter
Nays: Trustee Barzso
Absent: Trustee Siewierski
4-yea; 1-nay; 1-absent Motion carried.

President's Report
Mayor Seyller reminded those present about the February 12 appreciation dinner.

Concerns
Mr. Stone reported that the deteriorated flag has not been changed; please have it taken down if not to be changed immediately.

Adjournment
Mr. Stone moved and Mr. Reiter seconded a motion for adjournment. Unanimous voice vote carried the motion. 8:33 p.m.

Respectfully submitted,

Cheryl Aldis

Cheryl Aldis,
Town Clerk

Approved: February 22, 2010
Attest: RN