

**TOWN OF CORTLAND**

Town Hall  
1909 Somonauk Rd.  
Cortland IL. 60112

**BOARD OF TRUSTEES**

Business Meeting  
7:00 P.M.  
July 10, 2006

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

Mayor Seyller called the regular meeting to order at 7:01 p.m. Roll call was taken by Rita Nielsen, Deputy Clerk, showed as present Trustees Shawn McAllister, Dan Milroy and Chuck Lanning and Mike Siewierski. Shown as absent were Trustees David Liddick and Randy Reiter. Quorum was present. Also present were Cheryl Aldis, Town Clerk, Susan Dockus, Treasurer, Tom Simmons, Town Engineer, Walter Magdziarz, Zoning Administrator, Parker Johnson, Town Attorney, Barb Dettmer and Gary Williams, ICCI,

**Citizens Wishing to Speak**

Mayor Seyller acknowledged Mr. Dan Carson, a property owner on Hinckley Rd. Mr. Carson asked Mayor Seyller if the Town Board has any plan to use its eminent domain powers to secure land for the I-88 Interchange. Mayor Seyller stated that the Town does not have jurisdiction of the property on Hinckley Rd. and that most likely jurisdiction would belong to the Illinois Tollway Authority. Mayor Seyller also stated that if necessary, the Town Board would look at all options when it comes to the best interest of the Town.

**Agenda**

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

**Public Hearing**

**Community Development Assistance Program Grant Application**

The Public Hearing was called to order at 7:21 pm at Cortland Town Hall, 59 S. Somonauk Road, Cortland, Illinois 60112. The notice was published in the *Daily Chronicle* on June 30, 2006 meeting the requirements of the law and read into the record by Deputy Clerk, Rita Nielsen..

Bridgette Stocks, Community Development Specialist with Fehr-Graham & Associates, began the hearing with an overview of funding availability through the Community Development Assistance Program. There are \$33 million in CDAP funds available this year with \$8,000,000 allocated for the General Economic Development component. There is a \$750,000 ceiling per grant request for the Economic Development component.

Ms. Stocks outlined the scope of services and range of activities that will be undertaken with the implementation of this economic development project. The object of the economic development component is to assist local governments in assisting low-to-moderate income people by creating job opportunities and improving the quality of their

living environment. The Town of Cortland's intent is to apply to the Illinois Department of Commerce and Economic Opportunity through the CDAP economic development component to extend sewer infrastructure and services to a site in the southwestern region of town to facilitate a future industry's facilities.

The benefit to low-to-moderate income persons was addressed. All projects funded through the CDAP Economic Development Component must benefit at least 51 percent low-to-moderate income (LMI) persons, as determined by the U.S. Department of Housing and Urban Development (HUD) Section 8 Income Guidelines.

Ms. Stocks reiterated that this project will not cause displacement of any residents and that this application is a public document. As such, the grant application will be available for public review at the Town Hall.

Also, as a condition of the grant program, a public hearing will be held after the project work is completed, to obtain citizen comments regarding the overall project performance.

#### **PRIORITIZED LIST OF COMMUNITY DEVELOPMENT NEEDS**

1. Extension of sewer infrastructure to project site in the southwestern section of the Town
2. Construction of elevated water storage tower
3. Resolve Radium isotope levels in water, as recommended by IEPA

The meeting was then open for public comment and discussion. There were no audience participants wishing to speak. The Public Hearing was adjourned at 7:24 p.m.

#### **Public Hearing**

The Public Hearing was called to order at 7:25 pm at Cortland Town Hall, 59 S. Somonauk Road, Cortland, Illinois 60112. The notice was published in the *Daily Chronicle* on June 20, 2006 meeting the requirements of the law and read into the record by Deputy Clerk, Rita Nielsen..

Mr. Magdziarz presented a memorandum prepared by Land Vision stating that the Annexation Agreement follows the format used in all the previous annexation agreements and incorporates the terms included in the last annexation agreement amendments related to the wastewater reclamation facility. There are two new aspects with the Cambridge Annexation Agreement. First, Cambridge has concluded that they, too, need to use the special service technique to finance the public improvements in the development. Second, Cambridge is agreeing to pay the water-sewer connection fees and civic capital contributions up-front in a lump sum.

Mr. Magdziarz stated that the Planning Commission has previously held a public Hearing for the rezoning and Special Use Permit for Planned Residential Development and made its recommendation concerning the rezoning, Special Use Permit and preliminary subdivision plat.

Mr. Magdziarz read the key features and highlights of the annexation agreement from the Land Vision Memorandum.

Mayor Seyller asked for any comments from Trustees or staff. Trustee McAllister asked a question regarding lot 21 on the concept plan. Mr. Dan Ungerleider answered Trustee McAllister's question. Trustee Siewierski asked if there are any plans attached to the annexation agreement for single family homes. Mr. Ungerleider said that drawings are not attached to the annexation agreement as they are a part of a Special Use Permit process. All plans will meet the Town's design guidelines.

Mayor Seyller asked for questions or comments from the audience, there were no further questions and the public hearing adjourned at 7:38 p.m.

### **Committee of the Whole**

#### **PC Recommendation PC06-12 Zoning Ordinance Amendment (Concept Plan Notification Requirement)**

Mr. Magdziarz presented PC06-12 to the committee for questions and comments. Trustee Milroy stated that he felt that adding this requirement was just adding more staff time, Planning Commission time, and another level of bureaucracy to add the four pages of rules to the process. Mr. Milroy asked if the preliminary plan process could be eliminated if this step were added.

Mr. Magdziarz said it was not an additional meeting, as the Planning Commission has to review the concept plan anyway and the four pages of "rules", Trustee Milroy mentioned, acts as a check list of information that the developer needs to provide; yes, some of the items were not previously required, but would be beneficial in the planning process. The adjacent property notification requirement is new and would be sent by regular mail service, in an effort to bring the public into the process sooner. Any additional time and material would be paid for by the developer. By Town Code the preliminary plan process can not be avoided.

#### **PC Recommendation PC06-13 Land Subdivision Regulations Amendment (Concept Plan Notification Requirement)**

Mr. Magdziarz stated that this is the same recommendation as PC06-12 except it is for land subdivision regulations.

### **Adjourn to Committee Workshops**

Trustee Lanning moved and Trustee Siewierski seconded a motion to adjourn to Committee Workshops at 7:54 p.m. on a unanimous voice vote.

(Clerk's note) The Ordinance Committee meeting adjourned at 10:12 p.m. therefore, Administration and Personnel tabled its meeting until Aug. 14.

### **Reconvene Town Board Meeting**

Trustee Milroy moved and Trustee Siewierski seconded a motion to reconvene the regular board meeting at 10:13 p.m. Unanimous voice vote carried the motion.

### **New Business**

**Approval of New Account Application and Agreement to Participate in the Illinois Funds, Money Market Fund.**

Mrs. Dockus explained that the Town will be responsible for disbursement of the SSA funds for well #4 and the Water Tower, approximately \$3,500,000. We have been asked to be ready to deposit the funds in our account when they are forwarded to us from the SSA. She asked the Board to approve opening a new account with the Illinois Funds for this purpose.

Mr. McAllister moved and Mr. Lanning seconded a motion to authorize the mayor to execute An Agreement to Participate in the Illinois Funds, Money Market Fund. Unanimous voice vote carried the motion.

**Approve East Side Water Main Loop Engineering Contract**

Mr. Simmons presented the Engineering Agreement (Order No. 15445) for the Water Main Design for the proposed Well #4 and Water Tower.

Trustee Milroy moved and Trustee McAllister seconded a motion to approve the engineering agreement, monies to be paid from the sewer plant portion of the appropriate SSA's, for the East Side Water Main Loop.

Roll call vote:

Ayes: Trustees Milroy, Siewierski, Lanning and McAllister  
Nays: None  
Absent: Trustees Reiter and Liddick Motion carried

**Approve Financing Terms for Ford F250 4X4 Pick-Up (Operations and Maintenance)**

Mrs. Dockus reported that she has received three quotes for interest rates for the financing of the Ford F250 4X4 pick-up previously approved for purchase on May 22, 2006. The quotes were as follows: Resource Bank-5.388%, National Bank and Trust-5.74, & American National Bank-8%.

Trustee Milroy moved and Trustee Siewierski seconded a motion to use the Resource Bank for financing of the Ford F250 4X4 pick-up.

Roll call vote:

Ayes: Trustees Milroy, Siewierski, Lanning and McAllister  
Nays: None  
Absent: Trustees Reiter and Liddick Motion carried

**Approve Contract with the Hutchinson Group to Conduct Electrical Leak Detection (Sheaffer Treatment Plan)**

Mr. Simmons presented the contract for questions and review.

Trustee Milroy moved and Trustee Lanning seconded a motion to Approve the Contract with the Hutchinson Group to Conduct Electrical Leak Detection (Sheaffer Treatment Plant), in an amount not to exceed \$60,000 with fund to be taken from the appropriate SSA's for sewer projects.

Roll call vote:

Ayes: Trustees McAllister, Lanning, Milroy and Siewierski  
Nays: None  
Absent: Trustees Reiter and Liddick Motion carried

**Concerns and Announcements**

Mayor Seyller announced that he and Town Staff met with Kevin Buick, of Foster and Buick Law Firm and the Town intends to use the firm for local enforcement issues. Mayor Seyller explained that Ancel, Glink, et. al, the Town's attorney recommended that the Town use local representation for enforcement issues. Town Attorney, Parker Johnson, of Ancel, Glink, also informed the Board that this is common among municipalities as it generally will save the municipality money to use local council for enforcement issues.

Mayor Seyller reported that Congressman Hastert's Mobile Office will be at the Town Hall on August 2, from 9:00 a.m. to 10:00 a.m. Congressman Hastert's staff will be available to answer questions from Town residents, officials and staff regarding federal government issues.

Trustee Siewierski reported that the Downtown Redevelopment Sub-committee has started meeting and he is pleased with the turnout of citizens and discussion that is taking place.

Trustee Lanning said that he is looking forward to having local representation and he hopes that he and Mr. Kocher can start talking about how truck enforcement issues are handled.

Trustee Milroy moved and Trustee McAllister seconded a motion to adjourn at 10:35 p.m.

Respectfully submitted:



Rita Nielsen  
Deputy Clerk