

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
BOARD OF TRUSTEES
Business Meeting
June 27, 2011
7:00 P.M.

Call to Order / Pledge of Allegiance / Roll Call

Mayor Seyller called the meeting to order at 7:10 p.m. Roll call was taken by Deputy Clerk Rita Nielsen. Shown as present at roll call were Mayor Seyller and Trustees Sandra Barzso, Susan Dockus and Chuck Lanning. Trustee Brad Stone arrived at 7:11. Trustees Mike Siewierski and Doug Corson were absent. Other official present was Administrator Walter Magdziarz.

Agenda

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

Public Wishing to Speak

There was no one present wishing to speak.

Consent Agenda

Deputy Clerk Nielsen read the Consent Agenda into the record.
Approve Town Board Minutes of April 25, May 23, June 13, 2011
Approve Treasurer's Report of April and May
Approve Expenditure Report of April and May
Accept Parade & Festival Committee Minutes May 17, 2011
Accept Cortland Community Library Annual Report
Accept PC11-6 Recommendation (Zoning Amendment)
Waive the first reading of and Approve an Ordinance Amending Title 9 of the Town Code
(Zoning Ordinance – Outdoor Storage and Activities; Industrial District) **Ord. 2011-20**

Trustee Lanning moved and Trustee Barzso seconded a motion to approve the consent agenda with the following amendments to the minutes: April 25 – (page 3, 10th paragraph, beginning with the words Page 11) removed the third sentence starting with Only and ending with less.
May 23 – (Roll Call) remove the words quorum was present with the Mayor.

Trustee Dockus would like a copy of the final budget submitted with the following correction: Operations and Maintenance is the correct term for that department and she wants to see it in its final form. Also, the Treasurer does not show how much money is in each fund. She believes that by State Statute the beginning balance for each fund should be shown. If it is not

the law, it strongly suggested. Trustee Dockus will look up the reference and report back. Trustee Dockus would also like to see the April Finance Director's Report.

Roll Call:

Ayes: Trustees, Dockus, Barzso, Stone and Lanning

Nays: None

Absent: Trustees Corson and Siewierski
4-yea; 0-nay; 2-absent; motion carried.

Pending Business

Trustee Dockus moved and Trustee Stone seconded a motion to table a discussion to Approve KCR, LLC Development Agreement until later in the meeting. Unanimous voice vote carried the motion.

Approve an Ordinance for a Professional Service Agreement with Jacob & Klein LTD TIF Consultant

Trustee Dockus asked how much staff time will be taken up with oversight. Mr. Magdziarz stated that very little staff time is involved. The consultants will do the leg work, keep track of agreements, and provide all oversight. The Town will have very little involvement with day to day monitoring and requirements.

Trustee Stone moved and Trustee Barzso seconded a motion to waive the first reading of and approve An Ordinance for a Professional Service Agreement with Jacob & Klein LTD TIF Consultant

Roll Call:

Ayes: Trustees, Dockus, Barzso, Stone and Lanning

Nays: None

Absent: Trustees Corson and Siewierski
4-yea; 0-nay; 2-absent; motion carried.

Ord 2011-13

SSA 9 & 10 Disbursement Request

Mr. Paul Ivers with DRH Cambridge Homes, Inc presented a Disbursement Requests in the form of a written requisition for payment of costs for developer reimbursement in connection with the issuance for bonds in SSA #9 for \$3,092,014.66 and SSA #10 for \$1,600,127.57.

Trustee Lanning moved and Trustee Dockus seconded a motion to authorize mayor to execute documents, pending engineer's approval, of reimbursement for SSA #9 & 10 pending engineer's final review of

Roll Call:

Ayes: Trustees, Dockus, Stone, Barzso and Lanning

Nays: None

Absent: Trustees Corson and Siewierski
4-yea; 0-nay; 2-absent; motion carried.

M 2011-03

Robinson Farm Playground Equipment Request

Robinson Farm Homeowners Association requested that the Town install a basketball backboard at Cortland Community Park. Staff determined they could use a half court model adjacent to the skate park. Mr. Magdziarz had an estimate to purchase and install a backboard for \$900.00

Trustee Stone moved and Trustee Lanning seconded a motion to approve purchase and installation not to exceed \$900.00; monies to come from Restricted Assets Fund, Park Development.

Discussion: Mrs. Dockus asked if the Police Department had any issues with installing the backboard at this location.

Roll Call:

Ayes: Trustees, Stone, Dockus, Barzso and Lanning

Nays: None

Absent: Trustees Corson and Siewierski

4-yea; 0-nay; 2-absent; motion carried.

Employee Health Insurance Options

After discussion regarding options, Trustee Lanning moved and Trustee Dockus seconded a motion to approve the employee health insurance coverage at the current plan.

Roll Call:

Ayes: Trustees, Dockus, Stone, Barzso and Lanning

Nays: None

Absent: Trustees Corson and Siewierski

4-yea; 0-nay; 2-absent; motion carried.

Approve KCR, LLC Development Agreement

Trustee Dockus expressed concerns regarding the use of two different titles, sometimes it appears as Pre-Development Agreement and other times it appears as an Agreement. Mr. Magdziarz stated that in this case they are synonymous. Questions regarding the following: WHEREAS, the Developer is also the owner of real property adjacent to Robinson Farm Phase III, which real property is comprised of approximately 20 gross acres (more or less) situated in DeKalb County, Illinois, and commonly known as Robinson Farm Phase II ("Robinson Farm Phase II"); and Mrs. Dockus stated that the developer is only the owner of the part that is not developed. Mrs. Dockus asked about page 3; where it states that no less than seventy-five percent (75%) of the net incremental increases in real estate taxes derived from the Developer's Property and asked if this should read, until eligible expenses are paid by the project? There was discussion regarding current zoning where it is now 90 to 95% residential; what will it look like. Mr. Magdziarz stated that in a TIF District 25% will be residential. Mrs. Dockus expressed concern that on Page 7 it mentions purchasing of bonds. Mr. Magdziarz said that it provides for an option, but it is not required. Mrs. Dockus asked where the Town's \$10,000 contribution is in the budget. Mr. Magdziarz said it is in the Planning/Zoning/Building line items in General Fund. Mrs. Dockus asked about staff time. Mr. Magdziarz said all

agreements and projects will be approved by the TIF consultants and they will oversee the administration of the projects.

Trustee Lanning moved and Trustee Barzso seconded a motion to approve the KCR, LLC Development Agreement

Roll Call:

Ayes: Trustees, Dockus, Stone, Barzso and Lanning

Nays: None

Absent: Trustees Corson and Siewierski

4-yea; 0-nay; 2-absent; motion carried.

Ord 2011-14

New Business

Wastewater Operator Job Description

Trustee Lanning moved and Trustee Dockus seconded a motion to approve the job description as amended. Duties/Responsibilities: (c) Perform general grounds and facility maintenance at the WWRR and maintenance of system equipment. Authority for Job: change wording from appointed to hired. Physical Exertion Requirements should be repeated under Qualifications.

Roll Call:

Ayes: Trustees, Dockus, Stone, Barzso and Lanning

Nays: None

Absent: Trustees Corson and Siewierski

4-yea; 0-nay; 2-absent; motion carried.

Approve Proposal for FYE Financial Audit (Sikich, LLP)

Mrs. Dockus has asked that the auditors come to a board meeting to discuss board responsibility for financial overview. Mr. Magdziarz said he asked the auditors and was told that they will be here in October to discuss the audit and that they will not take individual calls or emails from trustees. Mr. Magdziarz suggested putting questions in writing and he would submit to the auditors.

Trustee Lanning moved and Trustee Barzso seconded a motion to approve Proposal from Sikich, LLP.

Roll Call:

Ayes: Trustees, Dockus, Stone, Barzso and Lanning

Nays: None

Absent: Trustees Corson and Siewierski

4-yea; 0-nay; 2-absent; motion carried.

Approve An Ordinance for the Sale of Surplus Property (Crown Victoria Squad Car)

Trustee Lanning moved and Trustee Stone seconded a motion to approve an Ordinance for the Sale of Surplus Property (Crown Victoria Squad Car)

Roll Call:

Ayes: Trustees, Dockus, Stone, Barzso and Lanning

Nays: None

Absent: Trustees Corson and Siewierski
4-yea; 0-nay; 2-absent; motion carried.

Ord 2011-15

Liaison Reports

Operation and Maintenance: Trustee Lanning
Clerk Aldis reported \$17,000 in additional infrastructure monies will be available for use next year through IDOT.

Festival and Parade: Trustee Stone reported that 40-50 people attended movie night June 17th. The next movie night will be on July 15 with the movie *Little Fockers*.

Trustee Barzso asked for an update on the Eagle Homes lawsuit. Mayor Seyller stated that the attorneys are working on the appeal and an update should be coming soon.

Sewer/Water: Trustee Stone

Mr. Magdziarz reported on the bubble in the liner at the sewer treatment plant. A representative of the liner company was consulted and it has been determined that while it can't really be explained, it is conceivable that a seam opened up to organic material. There were three options for repairing the liner. Starting today they are diverting the water and when the liner is empty, hopefully by end of month, an assessment will be made as to the best way to proceed with repairs.

The next Planning Commission meeting will be held on July 6.

Airport Advisory Report: Trustee Lanning reported that Vet Fest will be held at the airport on July 30. It looks like there will be good participation.

President's Report

Mayor Seyller expressed sympathy on the passing of Judge Gordan Gallagher. Judge Gallagher was the Town's attorney for many years. Trustee Barzso asked about an email sent to Mayor Seyller regarding a resident with a flooded basement. Mayor Seyller stated that the resident could install a check valve that would help and, relocating the lift station that is proposed could help eliminate the problems. DeKalb Sanitary District has submitted a letter of objection to the EPA grant that the Town applied for, but we are making progress towards relocation of the lift station.

Clerk Aldis asked that Ben Suppeland be remembers as tomorrow is the second anniversary of his passing.

Concerns / Comments

Trustee Dockus reported that she attended the IML Newly Elected Officials Workshop. She reported that she was not impressed with the workshop and felt that the facilitator talked too fast and did not take questions. Trustee Lanning attended the same workshop. He mirrored her opinion.

Fee schedules will be discussed in July.

Adjournment

Trustee Stone moved and Trustee Barzso seconded a motion to adjourn the meeting at 9:28 p.m. Unanimous voice vote carried the motion.

Respectfully submitted,



Rita Nielsen
Deputy Clerk