

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
BOARD OF TRUSTEES
Committee/Business Meeting
June 10, 2013
7:00 P.M.

Call to Order / Pledge of Allegiance / Roll Call

Mayor Stokes called the meeting to order at 7:00 p.m. Roll call was taken by Deputy Clerk Rita Nielsen. Shown as present were Mayor Stokes and Trustees Susan Dockus, Chuck Lanning, Brad Stone, Ben Haier, Sandra Barzso and Mike Siewierski. A quorum was present. Other officials present were Clerk Cheryl Aldis, Treasurer Mark Davenport, Engineer Noah Carmichael, and Attorney Stewart Diamond.

Approval of Agenda

Trustee Siewierski moved and Trustee Stone seconded a motion to approve the agenda, as amended to remove Item VI, b and c, Treasurer and Expenditure Reports. Unanimous voice vote carried the motion.

Public Wishing to Speak

There was no one present wishing to speak.

Richland Trails – Residents Informational Meeting

Mayor Stokes introduced Attorney Stewart Diamond who was present to provide information and answer questions from residents and Town Officials regarding improvements that have not been completed in Cambridge Homes' Richland Trails Subdivision. Mr. Diamond gave an overview explaining that subdivision improvements are part of the Annexation Agreement between the Town and the Developer. To make sure the developer finishes subdivision improvements they have to provide a Surety Bond or Letter of Credit that guarantees improvements will be completed; in this case Cambridge Homes provided a \$2,000,000 surety bond. When Cambridge Homes informed the Town that they were no longer going to build out their subdivision the Town asked Town Engineers Fehr-Graham to prepare a punchlist identifying what needed to be completed and what the costs to complete the public improvements would be. The most costly item on the Punchlist was to finish and lay a complete surface course on the streets. Cambridge Homes agreed to complete all items on Punchlist; in return the Town would accept a \$500,000 surety bond and release the \$2,000,000 surety bond. Upon completion of improvements the Town would inspect, approve and accept the public improvements. At this point, if the Town approved the improvement the Town would become responsible for future maintenance, operation and repair of public improvements. Mr. Diamond explained that Wells Fargo, who is involved in the SSA contacted the Town and basically informed them that the original \$ 2,000,000 surety bond could not be part of this agreed upon Amendment as they believe it belongs to the SSA bondholders for building of the Sewer Treatment Plant. There has been a "stand still" since this notification. The Town has not been able to negotiate with either Cambridge Homes or Wells Fargo.

Engineer Noah Carmichael addressed the issues regarding the urgency of having the surfacing of the roads completed.

There was a question and answer session, mostly concerns regarding snow removal and road conditions. Mayor Stokes acknowledged the frustration of the residents of Richland Trails and explained that this meeting was being held so the residents and public officials could hear from the Town's attorney what options might be available at this time. Mayor Stokes explained that these are very adverse conditions, but the Town does not have the funds, nor can it raise taxes, to resurface these roads. Mayor Stokes will try to bring the Town, Cambridge Homes, and Wells Fargo together to explain the urgency of finishing these improvements.

Unfinished Business

Corporate Banking Resolutions

Trustee Dockus suggested postponing any action until suggested changes could be made. Resolutions will be brought forward at the June 24 meeting. Trustee Stone moved and Trustee Siewierski seconded a motion to table until June 24.

Roll call vote:

Ayes: Trustees Haier, Dockus, Siewierski, Stone Barzso and Lanning

Nays: None

Absent: None

Comments/Concerns

Trustees Siewierski will look into P.A. System. He asked that the mowing of thistles on dirt hill at Nature's Crossing.

Trustee Stone and Lanning are working on lighting in Cortland Community Park. They are also working on trailers to make the stage for Summer Fest.

Trustee Dockus believes FY11 and FY12 Audits are ready for acceptance by the Town Board. She is satisfied with changes that will be made and answers provided by Sikich, LLC.

Trustee Haier is active with the Robinson Farm Homeowners' Association and would be willing to assist the residents of Richland Trails with their HOA.

President's Report

Mayor Stokes reported that he and Trustee Lanning met with Fehr-Graham to discuss options for correcting Elm Street flooding. Mr. Kocher is going to add a part-time mowing person. Chief Medema has added a new part-time officer to cover additional hours and is looking to add another one.

Adjournment

Trustee Siewierski moved and Trustee Barzso seconded a motion to adjourn. Unanimous voice vote carried the motion. Meeting adjourned at 8:45 p.m.

Respectfully submitted,



Rita Nielsen