

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
BOARD OF TRUSTEES
Committee/Business Meeting
Monday, May 12, 2014
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 Clerk Cheryl Aldis. Shown as present were Mayor Stokes, Trustees Ben Haier, Susan Dockus, Mike Siewierski, Chuck Lanning, Brad Stone, and Doug Corson. A quorum was present. Public Works Director John Kocher and Attorney Stewart Diamond were also present.

Approval of Agenda

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

Public Wishing to Speak

No one was present who wished to speak.

Attorney's Report

Attorney Diamond addressed the Board regarding the Richland Trails SSA and gave background information regarding how the sewage treatment plant and well #4 came into being. There was an \$8500 per unit tap-on fee for sewer and water for single family residential lots in the SSA. There were \$23 million dollars of bonds sold. The STP and water tower and well #4 were constructed, and the taxes began to be collected. The economy failed and the building market stopped in 2008. Taxes then started to become unpaid. The SSA taxes were applied to the agricultural lands. Owners walked away from the taxes. They cannot pay just the 'normal' tax bill; all taxes must be paid. If not, the properties go into a tax sale after 2 years of non-payment. Buyers then must pay all the taxes due. A few cases have come back through a Tax Sale in Error process. The result is if no one buys at a tax sale, the County has the ability to go in, without paying anything, and take the property in trust for the governmental bodies that have not received taxes. The County uses a broker who then tries to sell the property at a scavenger sale. The addition of the long-term taxes then causes a problem. If the county takes title to the property in trust for the government body, the property becomes tax exempt. The person who bought the bonds finds themselves in a situation as the county can transfer title of the property to a governmental body that requests it. What would the Town's risk be if we ask the county for the land at no cost? The law is, if you buy a bond that is covered by real estate taxes and then it becomes tax exempt property you are out of luck. The risks are listed in the bond documents. If the county takes the property and the Town does not ask for it, and at some point it is able to be redeveloped, the county could sell the land. The money paid for the land would go to the governmental bodies that did not receive income while the land was held in trust. There is no obligation to continue the levy process after 2015.

When it comes to issues with spray irrigation from the sewer treatment plant and the Engineers' original analysis, it may indicate that more land than originally planned may be necessary. New regulations regarding a 200-foot buffer of certain areas may be an issue. With regard to the

Approved: May 27, 2014

Attest: RDN

agreement which the Town has with the airport to spray irrigate on their open lands, the risk and benefit will be better understood when the pieces start to come together.

Cambridge created a negotiation document for them to be able to close their business with Cortland and walk away. Wells Fargo was not comfortable an agreement. They felt it would cost more to complete the subdivision. The Town has continued to press Wells Fargo and Cambridge Homes to come to an agreement. An agreement is in the works for the undeveloped part of the subdivision. Where undeveloped, no entity wants to have an obligation to develop until they are ready. The town has no issue with this. The IEPA permit was prematurely cancelled by Cambridge Homes. Cambridge Homes has been instructed that they must keep their IEPA permit active and in place until some future date. Cambridge has initiated a potential change of HOA from the business to the residents.

New Business for Discussion and Possible Action

Cortland Community Library Annual Report

Trustee Dockus moved and Trustee Lanning seconded a motion to approve the Cortland Library Annual Report for FY13-14. Unanimous voice vote carried the motion.

Approval for Purchase – 2008 Kubota M8540 Tractor

Trustee Dockus moved and Trustee Corson seconded the motion to approve the purchase of a 2008 Kubota M8540 Tractor from DeKalb Township for the amount of \$25,900 from the General Fund, Capital Outlay-Equipment. Unanimous roll call vote carried the motion.

Approval for Purchase – 2015 Pickup Truck with Boss Plow and Lighting Package

Trustee Dockus moved to postpone until more information was available. Trustee Siewierski seconded the motion. Majority voice vote carried the motion with Trustees Corson and Lanning voting no.

Approve an Ordinance to Sell Surplus Equipment

This Ordinance is to allow for the selling of (1) 2002 John Deere 4710 Tractor with Frontier Mower Deck, Vehicle Identification Number LV4710H170594 (Tractor), and WDFM1012R239108 (Mower Deck). Trustee Stone moved and Trustee Haier seconded a motion to approve an Ordinance to Sell Surplus Equipment. Unanimous roll call vote carried the motion.

ORD NO. 2014-02

Approve FY14 Budget Amendments

Trustee Dockus moved and Trustee Corson seconded a motion to approve the FY14 Budget Amendments. Majority voice vote carried the motion with Trustee Lanning abstaining.

Comments/Concerns

Trustee Dockus stated that she appreciates Mr. Kocher's efforts in putting together information for the purchase of a new pickup truck and is glad to know he is willing to put the numbers together. Trustees should not particularly be interested in trying to steer him to a particular brand. However, we need to stick with Town Policy and have comparisons in the packet for the Board and public to see before the meeting.

Trustee Siewierski, regarding Prairiefield and Wildflower, showed pictures of a blacktop patch on a concrete sidewalk. He said it appears on more than one corner in Heatherfield Subdivision.

Trustee Stone said the Parade & Festival Committee is still listening to bands for the festival. The 150-year banners are selling well. A thank-you was received from Cambridge residents for road maintenance performed by the Town this past winter. Trustee Stone also commented on the new surface of the conference table.

Trustee Lanning asked that Mr. Kocher receive a guideline for submitting quotes/bids.

President Report

There is a Mayors Memorial Day Breakfast to be held on Monday, May 26, 2014, at the Fargo Hotel. Spouses are also invited. Let the Clerk know if anyone wishes to attend.

Mayor Stokes received a thank-you card from Eagle Scout Seth Pinne. [Mayor Stokes and Clerk Aldis attended his Eagle Scout Ceremony.]

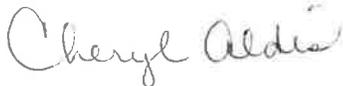
Mayor Stokes reported that there was a Building and Zoning error regarding installation of a fence at 15 S. Prairie St. The new owners of 98 E. North Avenue found that in 2012 a fence was installed on their property. The fence has been removed. This was a Town error. The mayor's intention is to compensate the owners at 15 S. Prairie St. for removal of the fence. They will provide him with receipts.

Trustee Dockus questioned whether or not the Town should now require plats of survey for fences?

Adjournment

Trustee Stone moved and Trustee Haier seconded a motion to adjourn. Meeting adjourned at 8:29 p.m.

Respectfully submitted,



Cheryl Aldis
Town Clerk