

TOWN OF CORTLAND  
Town Hall  
59 S. Somonauk Road  
Cortland, IL 60112  
**BOARD OF TRUSTEES**  
Town Board Meeting  
**March 26, 2018**

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

Mayor Stokes called the regular meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Roll call was taken by Clerk Cheryl Aldis. Shown as present were Mayor Russ Stokes, Trustees Rick Robins, Charmaine Fioretto, Jim Walker and Brad Stone. Shown as absent were Mike Siewierski and Doug Corson. Quorum was present. Also present were Attorney Kevin Buick, Public Work Director John Kocher, Police Chief Lin Dargis, Wes Levy and Jennifer Yaggie of Lauterbach and Amen and, Zoning Administrator Anna Kurtzman.

**Approval of Agenda**

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

**Public Wishing to Speak**

No persons wished to speak.

**Swearing of Patrolman Brian Sawyer**

Mayor Stokes swore in officer Sawyer.

**Consent Agenda**

The consent agenda was read into the record by Clerk Aldis  
Approve Town Board Minutes February 26 and March 12, 2018, and  
Approve Expenditure and Treasurer's Reports for February 2018  
Trustee Robin moved and Trustee Walker seconded a motion to approve the consent agenda. Unanimous roll call vote carried the motion.

**Unfinished Business for Discussion and Possible Action**

There was no unfinished business.

**New Business for Discussion and Possible Action**

**Mobilitie Request for a Special Use Permit to Allow A Small Cellular Antenna on Top of a ComEd Utility Pole in the Town's Right of Way at the Northwest Corner of Somonauk Road and Benson Ave**

Anna Kurtzman, Zoning Administrator was present for questions.  
It appears that ComEd did not ask the town's permission prior to granting its permission to Mobilitie for use of the utility pole. She stated to the board that the recommendation at this point is consider remanding the request back to the planning commission. Ms. Kurtzman noted that new information was submitted this past Friday, which she has not had the opportunity to review.. The planning commission could take another look. If that

Approved: April 23, 2018

Attest: \_\_\_\_\_

is the choice of the board, ComEd would have time to look at their issue and the planning commission could then review the information deficient from the original application. Trustee Stone moved to remand back the application back to the planning commission, second by Trustee Fioretto. Unanimous roll call vote carried the motion.

### **FY19 Preliminary Budget Review**

Wes Levy of Lauterbach and Amen was present to review the preliminary budget with the board.

\$1.664 million in General Fund revenue is up slightly from the previous year.

Expenditures of \$ 2.1 million in General Fund for FY19 is up \$110,000 from previous year. Transfers from the Capital Fund of \$107,000 (118,000 deficit FY18 – projecting \$3,000 for FY18 at this point).

The final tax extension from county has not yet been received; property tax number may change.

All non-union employees are budgeted at a 3% increase for FY19, bargaining unit employees will be at the negotiated amount.

Legal is higher due to unexpected circumstances in FY18 and expected to carryover in FY19.

Public Works includes an additional 1,000 hours of part-time support May-October at \$11 to \$12 per hour. Principal and interest on the building is \$50,000 FY19. A balloon note comes due in 2020. Mr. Levy stated that the board may wish to extend the loan for a short period of time refinancing now instead of later.

Motor Fuel Tax – amount anticipated is basically unchanged.

Capital Improvement Fund – this proposal includes the purchase of Quonset hut building, finance is exploring use of these monies to purchase the building.

Sewer fund – Irrigation improvements – no change in amount (land purchase or equipment/potentially both); no large change

Water fund – Itron endpoints, no change in amount

Police Department Budget – Police radios – combined purchase with county for cost savings; new flooring and drop ceiling/video surveillance in the Police Department portion of the building.

Restricted Assets – is budgeted for \$17,000 DC Trash fund and new home construction within restricted collections,

Cemetery – new fence;

Festival & Parade Fund is flat – keeping it in line with previous years

TIF – property tax has increased over the years \$43,400 in FY19; the Town has one agreement with Westmore Equities (Dollar General)

Library – This budget is compiled by library staff. Anticipating \$238,000 in revenue and \$254,000 in expense

Budget summary, (page 2) was reviewed. The preliminary budget beginning cash for FY19 is \$2.5 million. It may be as much as \$2.7 million upon close of the FY18 budget on April 30.

The required public hearing on Monday, April 9 at 7 p.m. to meet procedural obligations. If the budget is ready the board could take action at that meeting or on the 23<sup>rd</sup>.

### **Discuss Future Sale of Surplus Real Estate; 36 N Somonauk Road and 86 S Somonauk Road**

Both properties are zoned commercial C-1

Attorney Buick stated that the statute is confusing, however, (65 ILCS 5/11-76-4.1) allows by resolution a municipality may authorize the sale or public auction of surplus public real estate. You must have a written MAI certified appraisal, make it available for public inspection; determine who shall conduct the sale – list through realtor, auction or staff charged with sale process. Terms of sale need to be included in the resolution.

Contract proposal – determine if the proposal is in the best interest of the town.

Publish the resolution, offers will come in, cannot accept offer less than 80% of appraised value; requires 2/3 vote of the corporate authorities.

Mayor Stokes stated that he would like to see the properties sold for building purposes, not to be held on to and then sold again later.

The mayor has consensus to move forward with a resolution to sell said properties.

### **Department Head Reports in Packet for Review and Discussion**

Water/Wastewater, Public Works, Police Department

Trustee Fioretto commented on the changed graphics on squad cars. Chief Dargis stated the graphics have a more approachable look.

### **Comments/Concerns**

Trustee Stone stated that he and Judy Butler compiled information for those working on the festival and parade as a tool.

### **President Report**

Mayor Stokes reported that on April 3, DeKalb County Community Foundation is hosting a community gathering from 5:30 – 7 p.m. at the Cortland Lions Den, if available please attend.

Philanthropic grants are available in many different categories.

Regarding the auction with Cortland Mobil Home Park (CMHP) Mayor Stokes stated the staff is fielding questions with different interested parties. Auction is scheduled for April 12, 2018.

### **Adjournment**

Trustee Stone moved and Trustee Robins seconded a motion for adjournment. Unanimous voice vote carried the motion. Meeting adjourned at 8:10 pm

Respectfully Submitted,

Cheryl Aldis  
Town Clerk

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