

Minutes - Board of Town Trustees

STATE OF ILLINOIS,
WILL County
Town of New Lenox

}

ss. REGULAR MEETING

THE BOARD OF TOWN TRUSTEES met at the office of the Town Clerk at 1100 South Cedar Road on February 10, 2011.

PRESENT:	William McCollum	Supervisor
	Annette Boyd	Clerk
	Michael Hickey	Trustee
	Martin Boban	Trustee
	Larry Wennlund	Trustee
	Barbara Kaupas	Trustee

The following official business was transacted:

I. CALL TO ORDER

The New Lenox Town Board of Trustees Meeting was called to order February 10, 2011, at 7:00 p.m. by Supervisor McCollum.

II. ROLL CALL

Also present:

Marlene Batson, Executive Assistant
Bonnie Hernandez, Township Assessor
Attorney Cass Wennlund

III. APPROVAL OF MINUTES

Motion by Trustee Wennlund, seconded by Trustee Boban, to approve the minutes of the January 13, 2011, Regular Meeting. No further discussion; all in favor; none opposed; motion carried.

IV. SPECIAL GUESTS / PUBLIC COMMENTS

Mr. Robert Stroehr, Silverstone Partners, Inc.

Mr. Stroehr gave a presentation to the Board about the firm, Silverstone Partners, Inc., who has a focus on special senior projects. Currently Silverstone has 16 various projects and is currently expanding. Mr. Stroehr reported that there are 828 seniors in New Lenox, over the age of 65 years old, with an average of 72 to 73 years old.

Mr. Stroehr presented to the board conceptual renderings of a proposed project called Lenox Place Senior Housing Project. The proposed project would have underground parking, while the units would have in-room laundry and full kitchens. The proposal is for a 74 unit building. The project would have a community room, fireplace, internet café, beauty parlor and a fitness center.

The project is proposed as part of a national program under the Section 42 Tax Credit known as the Low Income Housing Tax Credit (LIHTC) which provides a dollar-for-dollar tax credit for affordable housing investments. 22 projects were approved in the state of Illinois.

Trustee Wennlund inquired into the responses from the Lincoln-Way School District. Mr. Stroehr reported that the impact fees for New Lenox are estimated to be 1.4 million dollars. Mr. Stroehr noted that a majority of the costs for a project of this type were the tap-on fees, and Silverstone was currently in discussion with the Village of New Lenox regarding these fees.

Assessor Hernandez inquired into whether there would be an age restriction for residents and family situations where grandparents have custodial responsibility of grandchildren. Mr. Stroehr noted that they were investigating the possibility of 50 years old and older for an age restriction,

however HUD regulations denote an individual who is 62 years old and older for the head of household.

Trustee Boban inquired about how the income levels would be determined. Mr. Stroehr reported that 7 of the units would be offered at the market rate, another 60% percent of the units would be at the area median income level, with rents ranging from \$795.00/month to \$815.00/month. Studies show that 94% of the residents were receiving Social Security benefits, and 64% have a pension or some type of an annuity. The average age was 74.9 years of age, with an income of approximately \$21,800 income level of residents at time of move-in, and the rules would allow up to 140% of income.

Supervisor McCollum inquired into what Mr. Stoehr envisioned the market area would be for a project like this. Mr. Stroehr reported that there is generally a 3 to 5 mile radius that they have found on their previous projects.

Trustee Wennlund asked about the estimated cost of the project, and Mr. Stroehr stated that the estimated costs would be between \$12 and \$13 million dollars.

PUBLIC COMMENT

Trustee Wennlund wished to pass on the compliments and extend highest respects to the New Lenox Road District and Highway Commissioner McPartlin for the extraordinary job that he and his teams did during the recent snows.

Clerk Boyd gave Highway Commissioner McPartlin's report at this time. Highway Commissioner McPartlin wished to thank Chris for coming into the office during the vicious storm. The Road District offices did not close down due to her extraordinary dedication. Highway Commissioner McPartlin's team started before 1:00pm and worked until the blizzard conditions forced his team to stop. All work resumed again as soon as there was enough daylight which allowed the team to see, and his team did not stop until they were finished. The Township Road District received numerous calls complimenting the Road District and thanking them for their dedicated service and prompt and efficient response to the storm.

V. BOARD ISSUES – ACTIONS

None.

VI. REPORT FROM TOWNSHIP OFFICIALS

A. SUPERVISOR

1. Fiscal Year 2011-12 Budget Review

Supervisor McCollum noted that there would be a tentative budget review to get before the board.

Assessor Hernandez presented a breakdown on her previous budget to show the 2010/2011 and proposed 2011/2012 budget. Assessor Hernandez reported that the budget for 2009/2010 year was \$180,175. The proposed budget for 2010/2011 was reduced from \$180,350 down to \$175,851, reflecting a 2.5% reduction. Assessor Hernandez explained to the Board that after her office participated in the Township's reviews of compensation, duties, responsibilities, and insurance comparisons, her office had taken steps and measures to align the salaries accordingly. While there are still vast disparities in the salaries, she had given those increases in October, however the currently proposed budget for her office is not adequate to cover those increases, and requested the full \$180,443 for her budget. Assessor Hernandez noted her staff would be earning this level for the rest of this term.

Trustee Hickey noted the possibility that there could be some monies moved from the cemetery section to try to accommodate this situation.

Assessor Hernandez also explained that an employee in her office did not receive the HSA that she was seeking.

Trustee Boban inquired into whether the employee could have the change made prior to the next open enrollment. Supervisor McCollum believed this was possible and would follow up the next day.

Supervisor McCollum expressed a preferred desire for Assessor Hernandez to find a way to work within the specified budget from the previous year, however that this was currently only the first review and there would obviously be continued discussions.

Supervisor McCollum noted that the current Senior Housing building, while at 100% occupancy, is the reason for the debt reduction under the capital improvement. While vacancies are a rarity, there were 18 names on the waiting list that were no longer interested in a unit.

Trustee Boban suggested that the waiting list for the units should be qualified on an annual basis given that the individuals on the waiting list may have situational changes and no longer wish to be considered for a unit.

2. Family Services Foundation

Supervisor McCollum reported that he and Trustee Kaupas discussed a redirection from brick and mortar to program activities involving Char Lindeen and Kathy Johnson. Trustee Kaupas noted more involvement with organizations like the Salvation Army.

Trustee Wennlund stated that he believes Kathy Johnson is a perfect fit and is a tremendous asset.

Trustee Hickey suggested contacting Pastor Dave Hedlin at the Peace Lutheran Church if the Family Services Foundation was seeking more members.

Supervisor McCollum reported that this could function as part of a community service with teens as a "Building Assets" program.

3. Chamber of Commerce Spring Business Expo – March 19, 2011

Supervisor McCollum reported that the Township is planning on purchasing a booth for the Chamber of Commerce event at Lincoln-way Central, with the Township's Paratransit and Family Services playing a featured role.

B. TRUSTEES

1. Trustee Hickey

No report.

2. Trustee Boban

Trustee Boban reported that for Annual Clean Up day last year, NuWay charged the Township \$12,300.00. This year, NuWay would charge the Township an amount not to exceed an amount of \$12,500. Trustee Boban also reported that Ms. Marta Keane, from Will County's Waste Services Division, was open to taking refuse from this event. Trustee Boban noted that the Township needed to be aware if the Sharefest/Will County/New Lenox event becomes a county wide event, the Township could become what is called a "large" generator.

Trustee Boban reported that he was speaking to a vendor about the possibility of handling old tires. Batteries are no longer considered hazardous material because the lead has

now been removed from batteries. However, Trustee Boban is in consultation with Marta Keane about CFLs (compact fluorescent lights). Trustee Boban noted although latex paint can be brought to Ace Hardware, numerous people believe it is hazardous, when in fact, it isn't. For latex paints, Earth Paints is still an option.

Trustee Boban also reported that for this year's upcoming Memorial Day holiday, the New Lenox American Legion Post would be hosting the Viet Nam Veterans Moving Wall. It would be here from Thursday through Monday, along with various other events at the American Legion Hall.

3. Trustee Kaupas

No Report.

4. Trustee Wennlund

Trustee Wennlund reported for the Board that Kathy Johnson had worked to organize an event that will be held at the New Lenox VFW next Friday, to raise funds to help get personal supplies to armed personnel who are remotely deployed from base camps in places such as Iraq and western Afghanistan.

Trustee Wennlund said that Kathy Johnson is a tremendous asset and would like to see her be able to expand the veterans services.

Trustee Wennlund reported that he was waiting to get all the details finalized for the Annual Clean Up Day for the newsletter. Trustee Wennlund stated that it would take 2 more hard copy mailed issues before the Township could transition to an electronic format. Trustee Wennlund would like to see the Township put a postcard in the next 2 issues for individuals to fill out if they would prefer to receive a hard copy of the newsletter rather than an electronic copy.

C. CLERK

Clerk Boyd reported that the early voting would begin on March 13, and end on March 31. There was also a Will County Land Use meeting on February 16, 2011, from 1:30pm-3:00pm for comments regarding energy conservation, areas of concern and opportunities for improvement.

D. HIGHWAY COMMISSIONER

None.

E. ASSESSOR

Assessor Hernandez again requested that the Board look at the various salaries and to please note how her office attempted to make the salaries in her office more equitable.

VII. REPORT FROM ATTORNEY

None.

VIII. APPROVAL OF BILLS

Motion by Trustee Kaupas, seconded by Trustee Wennlund, to accept all bills and late bills as presented and approve for payment (\$21,216.18 for the Township General Fund, \$60,774.46 for the Road District General Fund). No further discussion; Trustee Hickey, Trustee Boban, Trustee Kaupas, Trustee Wennlund, and Supervisor McCollum in favor; none opposed; motion carried.

IX. OTHER BUSINESS

Trustee Boban reported that from August 1st through August 15th, the New Lenox Lion's Club will be hosting exchange students from France through Lincoln-Way High School.

XI. ADJOURNMENT

Motion by Trustee Wennlund, seconded by Trustee Hickey, to adjourn the meeting at 8:25p.m. No further discussion; all in favor; none opposed; motion carried.

Respectively submitted,

Annette Boyd

APPROVED