

Minutes - Board of Town Trustees

STATE OF ILLINOIS, }
WILL County } ss. REGULAR MEETING
Town of New Lenox }

THE BOARD OF TOWN TRUSTEES met at the office of the Town Clerk at 1100 South Cedar Road on July 14, 2011.

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

ABSENT: Michael Hickey Trustee

The following official business was transacted:

I. CALL TO ORDER

The New Lenox Town Board of Trustees Meeting was called to order on July 14, 2011, at 7:00 p.m. by Supervisor McCollum.

II. ROLL CALL

Also present:

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

III. APPROVAL OF MINUTES

Motion by Trustee Wennlund, seconded by Trustee Boban, to approve the minutes of the June 9, 2011, Regular Meeting. No further discussion; all in favor; none opposed; motion carried.

IV. SPECIAL GUESTS / PUBLIC COMMENTS

Mr. Ricky L. Tracy, Moracambe Bay Drive

Mr. Tracy requested an opportunity to address the Board regarding the persistent flooding problem in his area. Mr. Tracy has been a resident of the Windermere South Subdivision for 37 years. Mr. Tracy brought photos of the damage after the latest incident which had his area surround by water for 2 days. Mr. Tracy noted that Highway Commissioner McPartlin had informed him that there wasn't anything the Road District could do about the main drainage ditch. Mr. Tracy noted that a previous Highway Commissioner had contacted all the residents and had them clean and maintain the ditch. Mr. Tracy noted in addition to the lack of maintenance by other residents, the "no till" policy of the nearby farm is contributing heavily to the load that is reaching the ditch. Mr. Tracy informed the Board that he had 2 loads of cornstalks removed from his front yard. The farm field is disked in the front which raises the level of the front field and now causes the property to drain into the back of the yards.

Mr. Tracy explained that 10" of silt reduces the 16" pitch to 6" which becomes insufficient to drain the water. Mr. Tracy asked the Board for guidance on how to address this problem.

Attorney Wennlund informed Mr. Tracy that unfortunately, this was a drainage ditch that was under the purview of the Will County Land Use Department and Will County's Storm Water Engineering. The Highway Commissioner cannot go onto private property to clear a ditch that does not directly affect the roadway that he is required to maintain. Attorney Wennlund advised Mr. Tracy that he may have a private cause of action if someone is increasing the flow of water onto his property. Attorney Wennlund suggested contacting the Will County District 6 Board members to discuss the problems they were having. *Attorney Wennlund also noted he would get in contact with the New Lenox Highway Commissioner as well as suggested that Mr. Tracy contact the Representative for his district.*

Mr. John Patrick Miner, US Veteran Energy, LLC

Mr. Miner introduced himself as a small business owner from Mokena, and an energy advocate in 7 states. US Veteran Energy LLC is a partner of EMEX LLC that is offering consumers the option to purchase energy from other suppliers. Mr. Miner explained that since the energy companies have been deregulated, energy companies have been interested in joining EMEX. EMEX functions as a "market" for gas and electricity companies to compete for clients. Energy companies place "bids" in the market, and while they cannot see what the rate is from other companies, they can see if they are ranked 3rd, and revise their prices offered.

Supervisor McCollum noted that the Township has been vigorous in pursuing waste in both the Senior Housing building as well as the Township building.

Trustee Boban inquired into whether this would change the Township's rating during power shortages, noting that previously, some clients were asked to reduce or discontinue their power usage. Mr. Miner said no, this would not impact the Township.

Supervisor McCollum expressed the interest that the Township would like to take the next step and have a contract available for action at the August meeting.

Mr. Warren Ryan – 1090 South Cedar Road, Apartment 306, New Lenox, IL requested if the Board would be discussing a rental increase and expressed concerns over increases because the Social Security benefits hadn't increased. Mr. Ryan also inquired about more regularly scheduled cleanings of air conditioner units.

Supervisor McCollum reported that the Board was going to undertake the annual review.

V. BOARD ISSUES – ACTIONS

A. Annual Review of Senior Housing Rents

Supervisor McCollum explained the Board opted to only increase the rent by 1.5% last year, the Board is considering only a 1.5% increase again this year. The Township's forecasts were based on 95% occupancy and the Senior Housing Building has been at 100%. The Township is exploring ways to keep costs down, however, the Township does have rising costs. Natural gas is included in the rent which has increased over 3%.

Supervisor McCollum also reminded the Board that the Foundation will be involved to try to help manage fixed costs and help keep rates affordable.

Supervisor McCollum noted that the Township is aware that the Township building will be competing with private housing options and it would be in the Township's best interest to keep rates low. It is also the goal of the Township to have the remaining debt service paid off by 2013, and that the Township has very nice tenants, and wishes to keep these tenants.

Motion by Trustee Boban, seconded by Trustee Wennlund to approve the Annual Senior Housing Rental Schedule as presented with only a 1.5% increase. No further discussion; Trustee Boban, Trustee Kaupas, Trustee Wennlund, Supervisor McCollum in favor; none opposed; motion carried.

VI. REPORT FROM TOWNSHIP OFFICIALS

A. SUPERVISOR

1. Food Pantry Policy Review

Supervisor McCollum deferred to Trustee Kaupas on this topic, however, informed the Board that there needed to be a review of the leases pertaining to the security deposits as the current security deposit is, in some instances, not adequate to clean a unit after a resident leaves.

A. TRUSTEES

1. Trustee Hickey

None.

2. Trustee Boban

Trustee Boban reported that the new gate is now installed which means the truck pickup can come right to the container for pick up.

September 10th is Sharefest at Spencer Campus, where they will also be collecting electronics, and then Sharefest will transport the recycled electronics here to the Township location. Mr. Cheney would also remind people via email to drop an item for the Food Pantry at Proud American days.

Trustee Boban also noted at Sharefest, there would be a Soldier Collection event.

Trustee Wennlund listed items such as deodorant, toothpaste, etc would be collected for soldiers.

Trustee Boban also hopes to have a vendor donate water to give to individuals at Proud American Days who donate a food item.

Given the dry conditions, the side effect of the dry conditions is a reduction in the Mosquito problems in the area.

3. Trustee Kaupas

Trustee Kaupas reported that Family Services Foundation would be meeting next Wednesday, at 7:00pm in the Township Board Room. Several previous members would be returning however some would need to be replaced. The object of this Foundation was not to build another building, but to focus on keeping the rents for the current building at a manageable level.

Trustee Kaupas also reported that the Food Pantry Policy Kathy Johnson has a volunteer, and they would be putting names into an electronic format. Another facet they are reviewing is how the food is distributed. Currently, the Township does not have a form, and the only qualification is that someone must be a resident of the Township in order to utilize the service.

Supervisor McCollum wished to reiterate that no tax dollars are utilized to fund the Food Pantry. The Food Pantry is funded by donations only.

Trustee Kaupas reiterated how fortunate the Food Pantry is to have generous donations from Jewel and Walmart who donated \$5,000.

4. Trustee Wennlund

Trustee Wennlund suggested the Township pursue an intergovernmental agreement with the New Lenox Fire Department for Knox Boxes to allow for emergency access for seniors to be able to enter and help. There would be screening of Senior applicants. The Fire Department would install the box which would save the need for the responders to knock a door down. Trustee Wennlund advised that this would be a life saving service to help our seniors, and the Township could split the cost of the boxes. Trustee Wennlund passed out an outline of the Knox Box program which would be administered through Kathy's department.

Trustee Boban wished to clarify, the box would contain a key in a lockbox that only the Fire Department would have a key to in order to access it.

C. CLERK

None.

- D. HIGHWAY COMMISSIONER
None.
- E. ASSESSOR
Assessor Hernandez reported that the gross EAV was 1,471,187,139 as of today. Residential valuations went down 5%. This year will be a quad year so everyone will be receiving a notice.
There have been 414 Senior Freeze applications that were filled out.
- VII. REPORT FROM ATTORNEY
Attorney Wennlund reported that IDOT has provided designs of the new sound walls and has provided gaps in order to facilitate municipalities' maintenance requirements. The Highway Commissioner has indicated he will sign on for the maintenance.
- 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 (\$41,258.20 for the Township General Fund, and \$4,274.10 for General Home Relief (June), \$230,473.34 for the Road District General Fund). No further discussion; Trustee Boban, Trustee Kaupas, Trustee Wennlund and Supervisor McCollum in favor; none opposed; motion carried.
- IX. OTHER BUSINESS
None.
- X. EXECUTIVE SESSION: Semi Annual Review of Closed Meeting Minutes and Pending Litigation
Motion by Trustee Boban, seconded by Trustee Kaupas, to move to Executive Session to review minutes and pending litigation at 8:37 p.m. No Further discussion; all in favor; none opposed; motion carried.
The Regular Meeting resumed at 8:45 p.m
Motion by Trustee Boban, seconded by Trustee Wennlund, to release the Executive Session minutes of January 14, 2010. No further discussion; all in favor; none opposed; motion carried.
- XI. ADJOURNMENT
Motion by Trustee Wennlund, seconded by Trustee Kaupas, to adjourn the meeting at 8:46p.m. No further discussion; all in favor; none opposed; motion carried.

Respectively submitted,

Annette Boyd