

Minutes - Board of Town Trustees

STATE OF ILLINOIS,
WILL County
Town of New Lenox

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ss. REGULAR MEETING

THE BOARD OF TOWN TRUSTEES met at the office of the Town Clerk at 1100 South Cedar Road on October 13, 2011.

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

The following official business was transacted:

I. CALL TO ORDER

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

II. ROLL CALL

Also present:

Attorney Cass Wennlund

III. APPROVAL OF MINUTES

Supervisor McCollum requested that the July 8, 2010 Minutes to be amended to reflect that the rents stated were the previous rents, and the 1% increase reflected would change the rents to \$691.00 a month with a \$25.00/month maintenance fee for a one bedroom unit, and \$812.00 a month with a \$25.00 monthly maintenance fee for a 2 bedroom unit.

Motion by Trustee Boban, seconded by Trustee Hickey to approve the July 8, 2010 minutes as amended. No further discussion; all in favor, none opposed; motion carried.

Motion by Trustee Boban, seconded by Trustee Kaupas, to approve the minutes of the September 8, 2011, Regular Meeting minutes. No further discussion; all in favor; none opposed; motion carried.

IV. SPECIAL GUESTS / PUBLIC COMMENTS

Matt Bruns of Bruns & Bruns Certified Public Accountants– FY 2010-2011 Audit

Mr. Matt Bruns reported that the numbers for the Township were good. Mr. Bruns gave an unqualified opinion that there were no material changes and proceeded to highlight a few things, such as the increase in the funds, however revenue stayed the same, given the finance contract had been paid off. Mr. Bruns also noted the Township's goal to accumulate enough to pay off the debt in 2014.

Overall, things at the Township looked good and noted the 2010 Finance contract had been paid back.

Mr. Bill Bolker, Lenox Place, LLC

Mr. Bolker addressed the Board about a potential Senior Housing Building project within the Village of New Lenox. Mr. Bolker noted that 2 different companies had attempted a project of this type. Mr. Bolker noted someone suggested that he attempt this project. Mr. Bolker informed the board that he would be hiring a consulting firm from Chicago who has been able to arrange financing for projects of this type. Mr. Bolker was seeking the Township's support for the proposed project.

Mr. Bolker's proposed site would be across from Burkott's on a 3 acre site, a total of 70-75 units, with a mix of half of the units being single bedrooms and the other half being 2 bedroom units, with

washers/dryers in each unit, all of which would be handicap accessible. Mr. Bolker also noted underground parking was planned for also. As with the other projects, this project would be required to follow the guidelines laid out for lower and higher incomes, and there is a requirement to hire a not for profit management company that is approved by the state.

Mr. Bolker was planning on trying to get a parcel rezoned, which was currently zoned commercial. The site is near a walking path in front, with sewer on all three sides, as well as near a train station.

Trustee Hickey noted that obviously the Township would have a higher level of comfort with Mr. Bolker as the developer.

Trustee Wennlund noted for matters of disclosure, Attorney Wennlund has represented Mr. Boldker before the Village in the past.

Mr. Bolker also asked the Board for a copy of the Board's Senior Housing waiting list as evidence that there was indeed a demand for this type of housing.

Trustee Boban noted that Mr. Bolker would need to vet some of the names on the list, and Trustee Hickey noted that some seniors in the area didn't put their names on the list just because of the length of the waiting list.

Mr. Bolker noted he would like to get as many New Lenox Residents for this project as possible.

The Board suggested that Mr. Bolker send in a written request for the list of names, similar to the process used for a FOIA request process when Mr. Bolker was ready for the list.

Mr. Bolker assured the Board he would bring more information forward as it became available, however at this time, he was focusing on simply getting the property rezoned.

Mr. Norris Lohman, 552 Willow Road, New Lenox

Mr. Lohman, a 48 year resident of New Lenox, wished to address the Board regarding alleged damage to his property from the Township Highway Department. Mr. Lohman played a slide presentation for the board detailing some of the problems he has been having. Beginning in January of 2000, a snow plow had become stuck in his yard, and consequently, salt was applied to the yard, which damaged the grass. Mr. Lohman had left a message requesting someone come out.

Trustee Hickey inquired about whether Mr. Lohman's driveway was a continuation of the road, and if so, the snow would need to go somewhere.

Mr. Lohman noted that each time it snows, the Township Road district trucks come into his property at the end of the road. In 2006, Mr. Lohman made 2 phone calls requesting the Township stay off his property. Mr. Lohman noted for the Board that the snow had previously been piled on the side of the road, in another neighbor's yard.

Mr. Lohman noted in 2010, he had a new landscaping fence installed, and had a bigger "No Trespassing" sign installed. Mr. Lohman noted that he had spoken to the Supervisor, and had called the Sheriff Department to get help with this "trespassing" problem. Mr. Lohman noted for the Board the Sheriff told him he would not arrest anyone for plowing snow, however a verbal disagreement took place.

Mr. Lohman presented a series of pictures which depicted the Township Road District snow plow blade repeatedly went past his "No Trespassing" sign.

Trustee Wennlund noted after the lengthy presentation that there was a small piece of Township property available nearby and wished to see a copy of a plat or survey to determine if this small parcel would be appropriate for snow disposal for this dead end street.

Trustee Boban noted he would take a ride out with the Highway Commissioner to view the area, and noted, the problem with the snow is the blades push left, or right, and that someone would have a berm of snow.

Both Supervisor McCollum and Trustee Hickey noted for Mr. Lohman that the Highway Commissioner has sole purview and authority over this issue. Attorney Wennlund concurred and reiterated for everyone present that all the Board can do is relay communications. The Board has no authority in this instance.

Ms. Courtney Frahm, Partnership Builder for Big Brothers Big Sisters

Mr. Frahm wished to introduce herself to the Board as the Partnership Builder for the area. Currently, Big Brothers Big Sisters has 97 children on the waiting list. They try to promote 1 on 1 mentoring for at risk children, and there are 15 of these children in New Lenox. Ms. Frahm reported that her organization has been servicing more children than they ever have before. She noted that her organization doesn't ask for mentors, but there is always an opportunity, as well as the encouraging the Board to help the organization identify any children.

Her organization takes children from 6 to 13 year olds and the child will be in the program until they're 18, however, if the child isn't matched by the time they're 13, they age out of the program, something she would greatly like to change.

Her organization is dealing with more single parents than ever before given this economy. They are also dealing with kids that are victims of domestic violence, and find the kids will speak to a mentor through the program before they'll speak to a parent. Ms. Frahm is also in touch with social workers as well.

Ms. Frahm noted that Mayor Baldermann is a large supporter. Trustee Kaupas noted for the Board that her husband, Sheriff Paul Kaupas, sits on the Board of Big Brothers Big Sisters.

Ms. Frahm added that her organization is 90% donor funded, and that the organization was having a fundraiser this Sunday, 2 hours of dessert tasting – with the local Mayors and the Sheriff. Their bowling fundraiser is in March, which is their main fundraiser each year. It costs approximately \$1,000 to make one match per year. Ms. Frahm passed out literature for the Board and thanked everyone for their time.

Dean Hill – President, Family Services Foundation of New Lenox Township – Postponed until next month.

V. BOARD ISSUES – ACTIONS

A. FY 2010-2011 Audit Report Approval

Motion by Trustee Wennlund, seconded by Trustee Kaupas to accept the FY 2010 Audit Report as presented. No further discussion; Trustee Hickey, Trustee Boban, Trustee Kaupas, Trustee Wennlund and Supervisor McCollum in favor; none opposed; motion carried.

B. 2011-2012 Employee Medical Benefits Package

Trustee Hickey noted that there were extensive conversations, and the conclusion was the Township increased the opt out amount to \$2,640.00. If an employee has a PPO, the *employee cost would increase*. HMO people would be no cost, and the HSA would be no cost and the Township would fund the HSA for \$1,300.00, same as last year.

Trustee Hickey noted that the Township office and the Township Assessor's office would be on the same type of track, however, the Road District has a different funding level.

Supervisor McCollum congratulated Trustee Hickey for his fine work in bringing such a complicated project to fruition while dealing with the various authorities.

Trustee Hickey noted that the Township needed a written opinion from IMRF on the status of

the opt out funds and whether they were subject to IMRF, and deferred to Attorney Wennlund.

Attorney Wennlund advised the Board that the IMRF would have to advise the Township on this given it is effectively treated as income for tax purposes, so only the IMRF could answer whether this is subject to IMRF.

Motion by Trustee Hickey, seconded by Trustee Boban to adopt 2011-2012 Employee Medical Benefits Package as presented. No further discussion; Trustee Hickey, Trustee Boban, Trustee Kaupas, Trustee Wennlund and Supervisor McCollum in favor; none opposed; motion carried.

C. Contract with Unified Energy Services for Township Facilities Electricity Supply

Supervisor McCollum noted the timeliness of the Energy Contract presented before the Board and the opportunity to pay less than 6 cents.

Attorney Wennlund reported that because of the 20 day payment requirement, and the Township pays on a 45 day cycle, the Township would have been charged interest on the bill, as well as requested that subject to legal jurisdiction be changed from Texas to Illinois, which they said they could not change. Attorney Wennlund said at this point, he was fairly comfortable, and subject to a final review of the document, saw no reason the Township could not sign this energy contract.

Motion by Trustee Hickey, seconded by Trustee Wennlund to authorize the Supervisor to execute an energy contract for less than 6 cents, and not to exceed 18 months, subject to final review by the Township Attorney with Unified Energy Services for the Township facilities. No further discussion; Trustee Hickey, Trustee Boban, Trustee Kaupas, Trustee Wennlund and Supervisor McCollum in favor; none opposed; motion carried.

VI. REPORT FROM TOWNSHIP OFFICIALS

A. SUPERVISOR

1. 2011 Sharefest: Township Environmental Program Activity

Supervisor McCollum reported that the Township had collected over 16,000 pounds of ewaste material from the event, along with significant food donations for the Food Pantry, and over all, an outstanding year. The Supervisor noted that the Township may be asked to fund a Household Hazardous Waste event next year.

B. TRUSTEES

1. Trustee Hickey

Trustee Hickey only commented that they may be planting a Tulip Tree out at the cemetery.

2. Trustee Boban

Trustee Boban again reminded the Board that the Township has 2 new staff members from the Transitional Vocational Program (formerly known as the Assisted Vocational Program).

Trustee Boban also noted that NuWay had provided the Township more leaf stickers, and a limit of 10 per visit.

Trustee Boban also reported that his investigation into the bulletin board for employers seeking employees – numerous vendors have offered this service for a fee, however Trustee Boban is hoping that Andromeda will provide some options for the Township for a onetime fee to set this up, rather than pay for a monthly service..

3. Trustee Kaupas

Trustee Kaupas reported that she and Kathy Johnson had drawn up a Food Pantry Policy, and requested that the Board please review the proposed policy. Trustee Kaupas would not be in attendance at the next meeting, so the Board can discuss any changes at the December meeting. Trustee Kaupas wanted the Board to know that Kathy Johnson had contributed a lot of the work involved in the drafting of the policy.

The TRIAD meetings will be offering and introducing different programs, such as "Who is at my door?" a program to help seniors identify individuals who may present themselves at their doors.

4. Trustee Wennlund

Trustee Wennlund deferred his report until next meeting.

C. CLERK

None.

D. HIGHWAY COMMISSIONER

None.

E. ASSESSOR

None.

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 (\$40,186.93 for the Township General Fund, and \$343.89 for General Assistance Administration, and \$1,406.44 for General Assistance Home Relief, \$232,466.35 for the Road District General Fund, and \$4,700 for the Equipment and Building Fund). No further discussion; Trustee Hickey, Trustee Boban, Trustee Kaupas, Trustee Wennlund and Supervisor McCollum in favor; none opposed; motion carried.

IX. OTHER BUSINESS

None.

X. EXECUTIVE SESSION – Pending Litigation and Personnel

Motion by Trustee Wennlund, seconded by Trustee Boban, to move to Executive Session to discuss pending litigation and personnel at 8:32 p.m. No Further discussion; all in favor; none opposed; motion carried.

The Regular Meeting resumed at 8:51 p.m.

XI. ADJOURNMENT

Motion by Trustee Wennlund, seconded by Trustee Hickey, to adjourn the meeting at 8:52p.m. No further discussion; all in favor; none opposed; motion carried.

Respectively submitted,

Annette Boyd