

**AVON TOWNSHIP MINUTES
MONTHLY BOARD MEETING
433 E. Washington Street, Round Lake Park, IL 60073
Monday – September 9, 2019
7:00 pm**

1. Call Meeting to Order: 7:00 pm
2. Pledge of Allegiance
3. Roll Call

Trustee Bauman – present Trustee Law – absent Trustee Duby – present
Trustee Vaughn – present Supervisor Wilke – present **Quorum Met**

Also in attendance Deputy Clerk Dauray and Attorney Weinstein

4. Approval of Minutes:

Terry Wilke: Requested corrections of the minutes in the following instances

- Under 6) *Supervisor's Report*, ¶ 4, sentence 2 "also of money" should be changed to "income positive"
- Under 6) *Supervisor's Report*, ¶ 4, last sentence is incorrect, and the corrected statement is "Habitat for Humanity did inspect the house, but has no interest in it."
- Under 7) *Consideration and review of bills*, ¶ 3, sentence 2, "for \$69,000" should be changed to "for \$6,900."
- Under 7) *Consideration and review of bills*, ¶ 6, Terry stated that these are the refrigerators that were purchased by the township.

Motion made by Trustee Duby and seconded by Trustee Bauman to approve the August 12, 2019 minutes.

Roll Call

Trustee Bauman – aye Trustee Law – absent Trustee Duby – aye
Trustee Vaughn – abstain Supervisor Wilke – aye **Motion carries**

5. Public Participation: (for items **not on the agenda**) - state your name and who you represent. Public Participation for items **on the agenda** will be taken directly preceding the item.

6. Reports:

- a) Supervisor Wilke reminded the township that House Bill 348 is coming up regarding at the end of the current term, the Township will have to decide what to do with the Road District and how we manage the roads etcetera. Drainage issue on Route 120 is currently under construction. We may have a new route for the Millennium Trail. Also noted that the trees have been cut down and stumps removed on the township building property.
- b) Assessor Ditton submitted a written report.
- c) Commissioner Kula submitted a written report.
- d) Clerk Kearby submitted a written report.
- e) Trustee reports, Trustee Law included a written report.
- f) Avon Cares submitted a written report.

A motion was made by Trustee Vaughn and seconded by Trustee Duby to approve the reports.

Motion carries by voice acclamation.

7. Consideration and review of bills:

A motion was made by Trustee Duby and seconded by Trustee Vaughn to approve the Pre-Paid bills.

Roll Call

Trustee Bauman – aye
Trustee Vaughn – aye

Trustee Law – absent
Supervisor Wilke – aye

Trustee Duby – aye
Motion carries

Trustee Vaughn raised a question regarding the status of a bill withhold during last month's meeting. Supervisor Wilke responded stating that it had already been paid but, was still waiting to be audited. Trustee Vaughn then asked what their options were with that since the budget was already over, stating that no spending should be continuing without consent from the board. Supervisor Wilke stated that Trustee Vaughn's statement was incorrect. Trustee Duby clarified the situation stating that the bill was paid, but had not been approved, and thus, the status has not changed since the August 2019 meeting. Trustee Vaughn then stated that he wanted it noted that the item was unaudited. Supervisor Wilke then stated that NOT paying the bills was not an option unless the bills themselves were illegal. Trustee Vaughn then stated that there was a budget, which they were to spend within and that it was the board's job to ensure that no spending beyond that budget occurred, as well as the discretion to approve budget line transfers. He continued to say that we do have pre-paid bills that can be paid before the board's authorization, but that outstanding bills being paid are contingent on the board's approval of the bills, thus stating that an outstanding bill was released before obtaining the approval of this board. Supervisor Wilke then stated that the board is auditing and not approving, further stating that the board cannot tell someone what to spend their budget on. Trustee Vaughn then stated that the budget was meaningless if Supervisor Wilke's statement was true. Trustee Bauman agreed. Supervisor Wilke disagreed regarding the budget being meaningless.

A motion was made by Trustee Vaughn and seconded by Trustee Duby to approve the Outstanding bills.

Roll Call

Trustee Bauman – abstain
Trustee Vaughn – aye

Trustee Law – absent
Supervisor Wilke – aye

Trustee Duby – aye
Motion carries

8. Addenda:

Attorney Weinstein reported his continued efforts to represent the Township negotiating tax disputes. He stated that he did appear in court last week and that Judge Winter stated that this issue needs to be done with in the next month or she will order all the board members to attend all the hearings until the case is done. The next court date is scheduled for October.

9. New Business:

a) Board of Trustees First Midwest Resolution

Gives the township the authority to get a loan to rehab the property at 320 Bellevue, since it is not in this year's budget.

Trustee Vaughn then asked for clarification stating that since Habitat for Humanity showed no interest in the property, Supervisor Wilke was thus looking for funding to rehab the property. Trustee Vaughn additionally asked if there was a plan to rehab the property.

Supervisor Wilke said his plan was to keep the project income positive and that since Habitat for Humanity had a new administrator coming in, the township could ask the organization again about potential interest in the property. He also stated that the problem with the township selling the house to Habitat for Humanity is that they would have to charge "full freight" or the real value of the property, which would be more money than Habitat for Humanity is willing to pay.

Trustee Bauman suggested the possibility of auctioning off the house.

Trustee Duby, being familiar with Habitat for Humanity's program, stated that in situations where there are back taxes on a property, Habitat for Humanity usually allows the municipality to purchase the property and then donate the property to Habitat for Humanity.

Trustee Bauman suggested that Habitat for Humanity could come and do a presentation for the board on their program.

Trustee Vaughn stated that the board was led to believe the house would cost \$1.00 and there was no mention of back taxes.

Supervisor Wilke stated that the only taxes paid were for the current year and nothing more.

Trustee Vaughn then stated that a quarter million dollars for the rehab of the property was a substantial loan.

Supervisor Wilke stated they would not need anywhere near that much.

Trustee Vaughn then stated that we should not be asking for a quarter million dollar loan then. He further stated we should first have a design for the house, know the estimated cost, and then we can approach financing accordingly.

Trustee Duby agreed with Trustee Vaughn stating that we need to have a set plan with different bids in order to reduce the township's liability. He also stated that perhaps we need to look at other affordable housing groups and explore all options for the property, and then make a decision, thus tabling this discussion until those decisions are made.

Trustees Bauman and Vaughn concurred with Trustee Duby.

Supervisor Wilke stated that no one was going to draw up plans for free.

Trustee Duby then asked if perhaps they could set up an authorization to receive bids on the project.

Supervisor Wilke agreed. He then stated to keep in mind that the township needed to do this in an income positive manner and that Habitat for Humanity does not do projects that are income positive.

The trustees then said that they thought this was going to be a project where they partnered with Habitat for Humanity based on Supervisor Wilke's statements.

Trustee Vaughn then stated that Supervisor Wilke did not inform the board that Habitat for Humanity was not interested in the property.

Supervisor Wilke stated it was in the minutes.

Trustee Duby stated that he did not remember this from the last meeting.

Trustee Bauman stated that everything regarding this property should be in writing, including bids, or anything else so that the board understands what is happening with this property.

Public Comment: Travis Haley stated that there is supposed to be a town meeting regarding the selling, buying, or donation of land by the township. Thus, he stated there should be a town meeting before there are any further discussions about this property.

Supervisor Wilke then stated that the board has the absolute authority to go out and get a loan.

b) Review of township duties

Supervisor Wilke submitted a packet from Ancel Glick dated 2013 answering some questions regarding this topic and read it to the board.

Trustee Bauman stated she was working on finding more training and education for the trustees.

c) Review of trustee projects

Supervisor Wilke stated a list: Avon Cares, Diaper Bank, Food Drive, Tree Trimming & Brush Removal, building needs improvements, pressure washing the parking lot, PACE bus stop hopefully going in this year, Avon Township is going green and looking at community solar, Working with RS Mobile Pantry, neighborhood beautification project, 320 Bellevue needs demolitions on September 27, 28 and 29, and trustees can represent the township at local events.

Trustee Duby asked if there was a log being kept so as not to duplicate efforts.

Supervisor Wilke stated that those should be put in trustee reports.

Trustee Duby asked about monetary costs for some of these projects and whether or not we had a line item to cover these projects, thus where is the money coming from.

Supervisor Wilke stated that the Supervisor could issue grants out of his discretionary funds, plus we can also make transfers in the budget.

Trustee Duby asked if there was a dollar limit or when the board had to be approached about funds.

Trustee Bauman asked if a line item could be put in a future budget for such funding.

Supervisor Wilke stated that a line item could be added in addition to the supervisor's funds, he additionally stated that it was the board's responsibility to get that line item into the budget for next year.

Trustee Bauman agreed.

d) Parking lot contract

Supervisor Wilke stated we received bids, but they were not as good as last year. The scope of work is just for the back of the lot. Premier had the lowest pricing and Peter baker was the highest, and the price included all materials, take away, etc.

Trustee Duby asked if there was a warranty in relation to the work/materials.

Supervisor Wilke stated we still needed to talk to these contractors and that this was not final. He also said that the attorney would look at it as well as ensuring that it had a come back and repair clause in it.

Credit was given to Representative Sam Yingling and Senator Melinda Bush for securing the funds by Supervisor Wilke and Trustee Duby.

A motion was made by Trustee Vaughn and seconded by Trustee Bauman to move ahead with the Premier contract.

Roll Call

Trustee Bauman – aye

Trustee Law – absent

Trustee Duby – aye

- e) Discussion on 320 Bellevue
Supervisor Wilke stated that a lot of things have been cleaned up, but it is not complete.
Trustee Duby asked if the demolition would be all volunteer.
Supervisor Wilke stated that yes, it would be all volunteer.

Public Comment: Travis Haley stated that he had already made his comments in relation to the necessity of a town hall.

Supervisor Wilke stated that the demolition (taking it down to the studs) was necessary to determine next steps. The property was sold for \$123,000 in 2012 and then came onto the Green Book recently at approximately \$28,000. The foundation is in very bad shape and is the worst house in the neighborhood.

Trustee Duby wanted to know how far the demolition would go.

Supervisor Wilke stated that it would likely be down to the studs.

Trustee Duby talked about Habitat for Humanity usually matches the neighborhood or a little bit better when rehabbing a house or else there are greatly diminishing returns on the project, and thus, we should not overbuild.

Supervisor Wilke stated that he wanted it to be the nicest house in the neighborhood in order to drive up property values and to hopefully motivate others in the community to get their homes up to similar standards.

Trustee Vaughn stated he was interested in knowing the scope of the demolition and overall costs.

Supervisor Wilke stated that he was guessing it would be between \$50,000 and \$100,000, and that demolition itself would be \$3,000 to \$5,000 at the most.

Candy Leatherman stated there would be engineers on site the day of the demolition to provide assessments.

Member of the neighborhood stated she was there to find out more and hoped all the trustees would participate in the demolition.

Trustee Duby stated that the trustees will all participate in various way, but that asking people to do demolition work when it is not their trade might not be realistic.

A motion was made by Trustee Vaughn and seconded by Trustee Bauman to postpone the First Midwest Resolution in order to get time to put together a more detailed plan.

Trustee Duby requested an amendment that we actually get a written in-house direction or plan for the October meeting.

Trustee Vaughn then stated that he would amend his motion to postponing the First Midwest Resolution to next month's meeting with addition that there is an accompanying business proposal for how to develop or manage the property.

Amended motion carries by voice acclamation.

10. Other Business:
11. Executive Session- None
12. Action on Executive session - None
13. Good of the order

Trustee Duby thought it was great and encouraged others to be involved in upcoming projects.

14. Adjournment

A motion was made by Trustee Vaughn and seconded by Trustee Bauman to adjourn at 8:19 pm.

Motion carries by voice acclamation.

Supervisor Wilke declared the meeting adjourned.

Avon Township is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting of facilities, are asked to call the Township office prior to the meeting.