

COLLINSVILLE TOWNSHIP BOARD
REGULAR BOARD MEETING MINUTES

NOVEMBER 12, 2019 7:00 P.M.

OPENING

The regular meeting of the Board of Trustees was held on the above date at the Collinsville Senior Center, 420 East Main Street, Collinsville, Illinois. The meeting was called to order by Supervisor Terry Allan at 7:00 p.m.

PRESENT

Following the Pledge of Allegiance, roll call was taken with the following members present: Trustee Stack, Trustee Cox, Trustee Hopkins and Supervisor Allan. Township Attorney Jack Daugherty and Clerk Cathy Allison were also present. Trustee Foley was absent. After the roll call, per the agenda, motion and vote to approve trustee participation by conference call. Since all board members were present, no motion was made.

Also present were Steve Peer, Cinda McGrew, Scott Rayho, Phil Astrauskas, Mead Dowling, Clinton Ball, Kathleen Hoelscher, Carla Backhannon, Dana Callahan, Jeanie Lomax and Babette Cox.

Motion to move Dana Callahan with Homework Help & Hoops Program and Jim Ferris discussion on the levy before approval of minutes was made by Trustee Cox. Seconded by Trustee Stack. Trustee Hopkins asked if he wanted to move all donation requests up on the agenda. Trustee Cox said it was his understanding that Ms. Callahan and Mr. Ferris had to leave the meeting early. Trustee Hopkins asked if he thought that was fair to the others asking for donations. Trustee Cox rescinded his motion. New motion was made to move all new business except audit, PEP Grant and insurance bids before approval of minutes was made by Trustee Cox. Trustee Stack rescinded his second on the first motion made and seconded the new motion made by Trustee Cox. Roll call found the vote unanimous. Motion passed.

Vote on donation request by Dana Callahan for the Homework Help & Hoops Program – Ms. Callahan represents the Homework Help & Hoops tutoring program and summer camp program at St. John's Church. They have been doing the after-school program since 2007 and started the summer program in 2013. She thanked the township board for their past support and asked for our continued support. The Homework Help & Hoops Program (HHH) tutors first through eighth grade students twice a week for 20 weeks through the school year. There are 46 students this semester and 34 National Honor Society students that serve as tutors. The HHH summer camp program is an eight-week free lunch program for students that need a nutritious lunch. They also get an academic boost with extra classes. This past summer they averaged 83 kids a day from ages four to eighteen years old. HHH also offers mentoring. Trustee Hopkins thanked Mrs. Callahan for coming in front of the board to request the donation. He asked what the past donation amount had been. Ms. Callahan believed it was \$3200. Office Manager Jackson confirmed that the amount was \$3200. Trustee Hopkins said the township has helped in the past with food donations. Trustee Cox asked when the program started. Ms. Callahan said the lunch program starts the beginning of June. Trustee Cox asked how someone knows when it is time to sign-up. Ms. Callahan said the Collinsville Unit 10 social workers pass out registration forms to the kids that they know need food. Trustee Cox asked if this was for Collinsville

District 10 students only. Ms. Callahan said yes. A motion to donate \$3200 to the Homework Help & Hoops Program was made by Trustee Hopkins. Second by Trustee Cox. Roll call found the vote unanimous. Motion passed. Trustee Cox wanted to be sure that the money came out of the youth program fund and not some other fund. Office Manager Jackson confirmed that the money would come out of the Youth Program.

Vote on donation request for the Collinsville Chorale – Trustee Hopkins said this was discussed at the last meeting. We just did not know if they were a 501C3. They submitted paperwork proving they were. A motion to approve a donation of \$100 to the Collinsville Chorale was made by Trustee Hopkins and seconded by Trustee Stack. Roll call found the vote unanimous. Motion passed.

Discuss and vote on Collinsville Christmas Parade – Office Manager Jackson said there is candy for the parade since the Veteran's Parade was cancelled. Trustee Cox asked what the fee was for participating in the parade. Trustee Hopkins said it was \$25. A motion was made to pay for an entry in the parade if there are people who want to participate was made by Trustee Hopkins. Second by Trustee Stack. Roll call found the vote unanimous. Motion passed.

Discuss and vote on the Festival of Trees event – Trustee Hopkins asked what was donated before. Office Manager Jackson did not know because we did not participate last year. Trustee Cox asked if we did a tree last year. Office Manager Jackson said no. Scott Rayho said it cost \$100-\$150 to sponsor a wreath. Trustee Hopkins said if we sponsor a tree, then we have to decorate it. Mr. Rayho said if you sponsor a wreath you would not have to decorate it. Motion to donate \$150 to buy a wreath for the Festival of Trees was made by Trustee Cox. Second by Trustee Stack. Roll call found the vote unanimous. Motion passed.

Discuss the upcoming levy – Mr. Jim Ferris had discussed with Supervisor Allan and Road Commissioner Larry Trucano about the upcoming levy due in December. Both of them stated they did not want to increase the levy. It will be the same amount that it was in 2019. This will be the 2019 levy collected in 2020. The town levy stays the same at \$1,206,677. Trustee Cox asked if the general assistance, audit and insurance would all be zero. Mr. Ferris broke them out by amounts. The general corporate is \$1,770,395, audit is zero, insurance is zero, Illinois Municipal Retirement Fund (IMRF) is \$69,938, social security tax is \$59,344 and public assistance is zero. Trustee Cox said the reason it is zero is because we have too much money in those funds per state law. So we are taxing the citizens zero. That is what the board has decided to do until those funds are down under the legal limit. Mr. Ferris said that was correct. Trustee Cox said those are restricted funds where you cannot take money from general assistance and move it somewhere else. Mr. Ferris said the auditor suggested to Office Manager Jackson that you may want to consider going up for IMRF because it is in the negative. Mr. Ferris suggested to just leave it the way it is. It is best to say the levy is the same as the year before. The road and bridge levy is the same at \$1,195,776. Not increasing it at all. The break down is road and bridge is \$830,502. Of that amount, 40% goes to the city of Collinsville. Audit is \$1,952, insurance is zero, IMRF tax is \$96,222, social security is \$59,154, and equipment and buildings are \$207,946. Total is \$1,195,776. Exactly the same as the prior year. The auditor did not state anything about the road and bridge that there was debt. Trustee Cox said that they did say something. The insurance fund is the worst violator for road and bridge. Mr. Ferris said he meant in deficit, not overage. The insurance fund we levied nothing. Trustee Hopkins said of the \$830,502 road and bridge tax, Mr. Ferris said 40% goes to Collinsville. Trustee Hopkins said part of that goes to Maryville and Glen Carbon. It is split up among the neighboring communities that are incorporated. Mr. Ferris said that was correct. The largest part goes to Collinsville. Trustee Hopkins said it was a misnomer that they are paying a tax and don't get anything in return. What the city does with that, we have no control over. Mr. Ferris said he will not be able to attend the December meeting when the board votes on the levy. Trustee Cox

likes when it stays the same or lower. His biggest concern is if we actually spent what we budgeted then we would be in trouble.

APPROVAL OF PRIOR MEETING MINUTES

Motion to approve minutes from September 10, 2019 board meeting minutes as submitted was made by Trustee Cox and seconded by Trustee Stack. Roll call found the vote unanimous. Motion passed.

PUBLIC COMMENTS

Clint Ball – Urges the board to vote in favor of purchasing the lot next to the senior center.

Phil Astrauskas – Questioned why the motion to approve trustee participation by conference call was still on the agenda. Regarding liability insurance, he hopes there will be more than one bid. The board need to shop around to get the best deal. Mr. Astrauskas has been to many city council meetings complaining that the lot next door to the senior center was not filled properly. The original foundation is still there. That is against the city ordinance. He has a lot at 704 West Main which was prepared properly. All structures were removed, filled in with dirt and compacted. It does not have an 18" bow in it like the lot next to the senior center. As board members, you represent the taxpayers of this township. The fair market value on this lot is \$44,000. Mr. Astrauskas can see giving the seller a premium of 10-20% but not 200% over the cost of the lot. The lot is needed but certain conditions have to be met.

Mead Dowling – He agrees with Mr. Astrauskas regarding the lot. He does not believe the proper environmental survey was done on the building. The building was just dropped. It is his understanding back fill put into the hole. There is no clean construction demolition debris per the Illinois Environmental Protection Agency (IEPA). If the board were to approve and take it, you could potentially be inheriting a whole bunch of problems and a mess. Mr. Dowling would advise the board to not move forward until there is an environmental site assessment. He asked if anyone knew if there was an asbestos survey done. Mr. Dowling has submitted a Freedom of Information Act (FOIA) request to the IEPA requesting this information. He also suggested that the board request that the owner put the money in an escrow account to cover any environmental cost. Once the board buys the lot, they have bought it and any environmental hazards that go with it.

Jeanie Lomax – Concerned with the willingness of the board to donate money to the Festival of Trees. It is a great cause, but this is funded by the taxpayers. Any funding like that should not be done with the taxpayer's money. It should be done in the private sector.

REPORTS BY OFFICERS

Trustee Cox – Believes that part of the township's duties is to help some organizations out that do a lot of good for the community. We are talking about \$150.00. He understands that Ms. Lomax is staunch on that. This is a non-profit organization that helps other people in our community.

Trustee Hopkins – The township is having a Christmas food and gift basket giveaway. Presents will be given to families in need. If you know anyone age six months to 15 years old that may need help, you can sign them up at the township. Must have picture ID, proof of income from the last 30 days and guardianship if you are not the parent. Trustee Hopkins said it is a great program and the township employees work hard on this.

APPROVAL OF BILLS

Motion to approve General Assistance bills for **\$9,046.46** was made by Trustee Stack and seconded by Trustee Hopkins. Roll call found the vote unanimous. Motion passed.

Motion to approve Road and Bridge bills for **\$78,183.95** was made by Trustee Hopkins and seconded by Trustee Stack. Roll call found the vote unanimous. Motion passed.

Motion to approve Equipment Fund bills for **\$44,900.00** was made by Trustee Hopkins and seconded by Trustee Cox. Trustee Cox asked what was purchased. Road & Bridge Office Manager Hoelscher said it was a tractor. She thought that the bill was submitted at the last month's meeting. Office Manager Jackson said it was after the meeting when it was dispersed. Roll call found the vote unanimous. Motion passed.

Motion to approve Town Fund bills for **\$62,483.87** was made by Trustee Stack and seconded by Trustee Hopkins. Trustee Cox asked if the elected officials' expense and the public official bond were over budget. Office Manager Jackson said yes, because there was not enough money put into the budget last year. Some items may have to be adjusted. They may have been put into the wrong accounts payable account. The auditors are going over it. Roll call found the vote unanimous. Motion passed.

Motion to approve Senior Center bills for **\$5317.31** was made by Trustee Hopkins and seconded by Trustee Cox. Trustee Hopkins asked if some of this was PEP Grant money spent. Office Manager Jackson said no. Roll call found the vote unanimous. Motion passed.

CORRESPONDENCE None

UNFINISHED BUSINESS None

NEW BUSINESS

Discuss and vote on PEP Grant funds to purchase the vacant lot next to the Senior Center –
Trustee Cox asked how much the taxpayers paid for the lot next to the township office. Trustee Hopkins said it was around \$95,000. Trustee Cox asked if the soil had been tested at that site. Trustee Stack said yes. Trustee Hopkins said UMB Bank had it tested and included paving. Trustee Stack said several deep wells on the property, including the township property, were also tested. Trustee Cox asked what Supervisor Allan had been doing with the county to help acquire the lot. Supervisor Allan said he did not get much out of them. Trustee Cox explained what was going on with the PEP Grant. Trustee Hopkins asked that Trustee Cox not mention the cost of the lot. This should be done in closed session. Trustee Cox said the board has been trying to get this lot since he has been on the board. The PEP Grant money became available when CARD was dissolved. This money is 1/10th of one cent of a sale tax and goes to help parks. The PEP Grant committee reviews projects in Madison County and will help with different projects. The committee figures out how many people are in the community and they give \$5.00 per parcel of land. Collinsville Township is eligible for approximately \$25,000. The PEP Grant is for parks, so we would have to find out what we are eligible for. Trustee Cox met with the PEP Committee and explained that the senior center is not a park, but it is recreational. He asked if the committee could give money to the senior center. They were able to find \$15,000 worth of items that fell under the grant. Trustee Cox mentioned the lot that we have been trying to get for years. The committee said a land acquisition would fall under the grant and they would buy the land for the township. Trustee Cox would have to have all the paperwork by November 14, 2019. He had explained this at the last meeting. The township board was concerned about the fill

used for the lot. Trustee Cox had called Tek Lab regarding soil testing. Tek Lab said anything you would find could be blacktopped over to seal it in. Trustee Cox presented a letter from the city of Collinsville stating there are no known contaminants, that an asbestos inspection had been done and they fully endorse this project. Trustee Cox and Supervisor Allan went to the city and the city thought this was a great deal for the township. Trustee Cox said the board had until November 14th to move forward. Trustee Cox said he was wrong in saying the money would be zero interest. The interest will be three percent. The township would not pay the money back, just the interest which totals \$11,250 for five years. The money is sitting there. If we don't take it, it will go to another community. The city also said Keller Construction did the fill and it was all above board. Trustee Cox told the board if you want to have it inspected then do it. Don't use it as an excuse to delay this. If it is delayed, the money will be gone. Trustee Hopkins said this was Trustee Cox's project. Trustee Hopkins had said at the last meeting to go ahead and get it tested. The township supervisor can approve up to \$20,000. Trustee Cox said he called Tek Lab and had also talked to the city along with Supervisor Allan. He told Supervisor Allan that he could not get it tested and had given Supervisor Allan the number to call for testing. Trustee Cox had not heard anything for a week. He talked with Supervisor Allan and told him there was still time to do the testing. If the board wants to vote no, then vote no. It will sit there empty for another few years. Trustee Stack asked if there was an appraisal done on the lot. We know what it is taxed for, but the price for this lot is outrageous. We don't have any kind of appraisal on it and we have people who can do that. He asked Trustee Cox if there was any guarantee that we are going to get the money. Did the county give us anything saying they are going to do this for us? Trustee Cox said he can guarantee that if we vote no, we will not get the money. If we vote yes, there is a, if they are not watching the video, 99% chance we will get the money. Trustee Stack asked if there was anything else from the county to show us that if they do this, they will do it for five years in a row and purchase the lot for us. Trustee Cox said he can show us all the email correspondence. He spoke with the man today to see if everything was good. The man said he needed everything by tomorrow. Trustee Hopkins asked who the man was. Trustee Cox said it was Mr. Arnold. Regarding the value of the land, Trustee Cox feels the owner is asking too much. That is why the township never bought the land. He did not want to waste taxpayers' money. When he asked the owner to come down on his price, the owner asked how much it would have cost if the building was on there. How much would it have cost to demolish the building and remove it. Trustee Cox asked if we get the lot, how much value does it add to the senior center. We are not spending a dime of Collinsville Township's tax dollars. The money is sitting up there. Trustee Stack said that is for purchasing the lot. What is it going to take to pave the property to do what the city wants us to do as far as the sewers are concerned and anything else? What will that cost the taxpayers? Trustee Cox asked if Trustee Stack was okay with the land purchase. Trustee Stack said he didn't say he was okay with the land purchase. We don't know what it will cost if we have to clean the lot up. He also doesn't agree with the city's assessment on the environmental study. Trustee Stack has done this for a living. Who knows what is in it. There have also been gas stations near there. If any problems come up, we are on the hook for that. Supervisor Allan said it will cost more than what the lot cost. Trustee Cox said once again the city doesn't know what it is talking about.

A motion was made to go into executive session to discuss the land acquisition was made by Trustee Hopkins. Trustee Cox asked why Trustee Hopkins did not want the public to know. Attorney Jack Daugherty said the acquisition of land is something that is discussed in executive session. One of the reasons is you really want to talk about your top dollar in private. He understands that someone else is paying the bill, but ultimately it is public money. It is great that we are not paying for it, but the public is. And most people paying sales taxes are local citizens. We owe a duty to our citizens to at least have a discussion in private what the true top dollar should be. If we are not paying for it, I think people should always be leery of government willing to spend other people's money. We are a government willing to spend other public entity money. Trustee Cox said we are not buying; it is just to pursue it and you are

saying no. Motion seconded by Trustee Stack. Roll call found the vote three ayes and one nay. Motion passed. Trustee Cox was the nay vote. Time 8:02 p.m.

Motion to return to open session was made by Trustee Stack and seconded by Trustee Cox. Roll call found the vote unanimous. Motion passed. Time 8:35 p.m.

Trustee Cox said that the board was going to make a motion to go forward contingent on the environmental study. Trustee Hopkins asked Mr. Dowling, who works for an environmental company that does these types of test, which would be faster. An environmental site study or an assessment. Mr. Dowling said the ESA will go back and look at records and give a historical reference on it. That is Phase 1. After that the board will have to decide if they want to proceed with Phase 2. Mr. Dowling would advise that. Since you are telling the Illinois Environmental Protection Agency (IEPA) you are doing sampling and potentially digging up some asbestos, they will probably want a ten day notification. If it is greater than 162/60 there are some things you have got to find. If it is less than 162/60 there is other information. Trustee Hopkins asked what does 162/60 mean. Mr. Dowling said 160 square feet, 260 linear feet or 35 cubic feet. He said you can do the digs and if you don't come up with anything, then you have a case. But if you do the excavation and keep coming up with hitting a bunch of wood and studs and floor tiles. Does the study include all four buildings? You need to submit a notification on each of the four buildings. If the inspection only covered one building then the other three were never inspected. Quickest you could do everything and get it back would probably be around Christmas. The assessment is the review of records, the study includes the actual digging. Depending on weather, it could be February or March. Trustee Hopkins asked if there was insurance we could buy to protect the township. Mr. Mead did not know the answer to that. Trustee Hopkins is for this, but he does not want a \$500,000 liability insurance because that is not free. It is taxpayers' money. The purchase of the lot is taxpayers' dollars from another source. If we buy it, we own it. Trustee Cox would like to have the study of the ground and the dig on the other lot that was bought by the township office presented to the board. Mr. Mead doesn't think Tek Lab understood that there was potential of other contaminates in the ground there. Trustee Cox said they could test for anything. All he is saying is that he has done everything he can to do this. It's not going to happen. Until a year and a half or whatever that is when it will happen. Mr. Dowling said he doesn't want to see the township spend money and pick up an environmental hazard. Trustee Cox agreed. This is a parking lot we are talking about. Mr. Mead said you buy the lot and then you go to put the storm sewers in. As they are excavating for that they come up against construction debris or asbestos floor tiles. They are going to stop work and say you need to figure out what you have here before we go any further. Whatever company you have doing it, they are not going to take on the liability for that. Trustee Hopkins said the site we are sitting in right now, this was the old McMackin Buick and then Laura Buick. There was a dry cleaner and on the corner a gas station. Hydrocarbons can go down in the ground and travel. Trustee Cox said they might be under the senior building. Trustee Hopkins said it very well could be. Trustee Cox does not appreciate when he feels the other board members are saying that he didn't do something. He showed the board everything he had. He gave the board the opportunity to test the land. That's all he can do. He would suggest voting no, if it is going to be March or later, and to go ahead and do the testing. Trustee Hopkins said so it is possible the money could be there in March or April. Trustee Cox agreed. Trustee Hopkins asked Trustee Cox if he did not think that we need to protect the taxpayers on this. Trustee Cox said absolutely. The city of Collinsville has said there is no asbestos or contaminates. They had a permit when they tore the building down and they filled it. He is trying to get the deal done. A motion was made for the board to authorize Trustee Hopkins and Trustee Stack to get the environmental study completed so we can possibly get this completed in a couple of months was made by Trustee Hopkins. Attorney Daugherty said the motion cannot be made because it is not on the agenda.

ASSESSOR POLETTI'S COMMENTS None
ROAD COMMISSIONER TRUCANO'S COMMENTS

Commissioner Trucano said they have been doing leaf vacuuming and mulching limbs.

ADJOURN

There being no further business to come before the board, Supervisor Allan asked for a motion to adjourn. Motion made by Trustee Cox and seconded by Trustee Hopkins to adjourn the meeting. Roll call found the vote unanimous. Motion passed. Time 9:00 p.m.

Terry Allan, Township Supervisor

Cathy Allison, Township Clerk

***Amendment to the minutes:** Motion to approve purchasing the lot next to the senior center contingent on the environmental study of the lot was made by Trustee Dan Hopkins. No second was made. Motion failed.