

GREEN GARDEN TOWNSHIP

November 13, 2023, REGULAR BOARD MEETING MINUTES

1. Meeting called to order at 7:00 p.m. by Supervisor Don Murday with Pledge of Allegiance
2. Opening prayer by Pastor Dave Feddes
3. Roll Call by Clerk, Crissy Kraft: Present were Supervisor Murday, Trustees Dietz, Kovar, Wagner, Assessor Bushong, Highway Commissioner Hilliard, and Clerk Kraft. Trustee Newton not present.
4. Approval of Minutes from October 9, 2023, regular monthly meeting prepared by Clerk Crissy Kraft. Supervisor Murday entertained a motion to accept the minutes as prepared by Clerk Kraft, motion made by Trustee Dietz and seconded by Trustee Kovar. All in favor with Aye, motion unanimously carried.
5. Approval of Township Financial report, as reviewed by the Trustees prior to the meeting start time. Supervisor Murday entertained a motion to approve the Township Financial report, motion made by Trustee Wagner and seconded by Trustee Kovar. All in favor with Aye, motion unanimously carried.
6. *Public Comments*
 - * Resident Dean Christofilos commented on trying to be more positive but raised concerns over questions being asked in public comments and being addressed.
 - * Resident Carol Lincoln commented that she appreciated all that attended last week's Planning and Zoning Committee meeting at the County and appreciated the comments made.
 - * Resident Heidi Christofilos wanted to let the residents know that one of the two people taking care of Twinning Cemetery has passed away. Months before their passing a couple from Tinley Park had stepped in to oversee Twinning and take care of it and expressed her thankfulness that it is passed on to people who are passionate about it.
 - * Supervisor Murday spoke on commendation and that public comments can also be used to express gratitude and thanks for efforts. He then followed by thanking Planning Chair Mark Sarkisian for his valiant efforts lately at the Township and County levels especially since his position is purely volunteer. A resident seconded Supervisor Murday's commendation and praised Mark also.
7. *Planning Commission* - Planning Chair Mark Sarkisian recapped the previous week when the planning commission met on Monday, to discuss the solar farm to be heard in Will County, that had skipped Green Garden Township Board and Planning Commission. The meeting was added to the website and town hall was packed. The following Tuesday morning Mark and numerous residents showed up to the Will County meeting, and the case was voted down unanimously, 7-0. Although a win, the real meeting would be Tuesday at 10:30am, in Joliet, following the meeting tonight and encouraged residents to attend.
 - * Supervisor Murday reiterated the last Tuesday was the Planning and Zoning Committee meeting that voted unanimously, and that tomorrow's meeting is Land Use, which is a sub committee of the Will County Board and the hope is they will take into consideration the denial of the application and the same for Will County Board. He also noted that this matter is not over as Surya has another application pending as well as Turning Point Energy. He and Trustee Dietz met with Turning Point and they said they will not even begin application with Will County until they come before Green Garden Township. They're plan is for the NE corner of Lagrange Road and Manhattan Monee, which is within the comprehensive plan for Green Garden so should be met with open-mindedness.
8. *Road Commissioner's Report* by Commissioner Hilliard
 - * *Past Operations* – Issued 16 new home construction construction bonds for the year, added stone to Sheer Road, Spray patch/UPM application, one culvert replacement, street light repair, put stone

on shoulders of various roads, remove ditch silt, and replace shoulder on Dralle Road west of Route 45 and Stuenkel Road west of Route 45.

* *Present Operations* – Prepare trucks for snow season, recut ditches on Scheer Road from Pauling Road and Offner Road, and install snow stakes.

* *Future Operations* – Scheer Road bridge North of Offner Road replacement with 2025 completion date. Replace box culvert on Dralle Road west of Center Road, and increase output for the cross culvert at 88th Avenue, North of Dralle Road.

9. *Assessor's Report* - This years quadrennial appeal season broke records in the volume of calls/ appeals, and it also generated additional revenue. Over 15% of Green Garden residents filed some level of appeal since early August. When able to respond fast enough and explain county multiplier, sales tax increases, and things like that Jane was able to keep a lot of them out of appeals but unfortunately not able to speak to everyone. Jane was able to file stipulation agreements and evidence from Board of Review hearings over the last three months with a few hundred Green Garden residents. Each of the appeals consists of 10-50 pages of evidence and extensive information. There was also a large increase in the amount of exemption renewal applications County wide due to a pause during COVID. Many residents did not file by renewal and missed deadline which adds workload because now certificate of errors need to be filed for the exemptions to pass through. In 2023 there were 2004 exemptions for a total of over 10 million dollars is assessed value. Sales are still strong for 2023 with 96 sales to date with sales amount of almost 20 million dollars with the highest sale recorded this year being 1,225,000. The township continues to increase in residential home and land and steady decrease in farm land. Final assessment values cannot be provided until all appeals are finalized but the assessment value increase for 2023 is significant, almost 13% increase for 2023 with over 26 million in additional assessment value. Final numbers and yearly comparisons will be available when Board of Appeals are completed and will update at that time. The newsletter will provide a better understanding of assessment information and the entire process.

10. *Trustee's Report* - *Trustee Dietz, Trustee Kovar, Trustee Newton, Trustee Wagner*

* Trustee Dietz mentioned the numerous solar farms, a pre-application put in July that just sat there put now has come forth. The resident wanting to add house under 3000 square feet to his 25.3/4 acres, with possibly adding more homes later. There is also a survey from IDOT for the traveling public to help with continued development of multimodal system, the survey will be available on the township website.

* Trustee Kovar noted one new Will Ride application. Supervisor Murday mentioned he had a follow up call to this application for a resident's parent and after speaking with Will Ride that while they can pick you up at a certain time, picking you up for the return is not so concise. They are out doing other runs and could be an hour or two before you could get picked up. Supervisor Murday addressed resident Belinda Olszewski's public comment suggesting she work with Trustee Kovar to work on way to expand and make more appealing and offer more.

* Trustee Wagner circled back to the solar farm applicant that elected to skip the township, if we could offer an invitation to them to have a hearing and vote, because if planning and the board votes no there could be the ability to file a legal objection causing a supermajority vote at County level. Township attorney Brain Wellner said that may not be right, when the county adopts a zoning ordinance it basically wipes townships rights away, there are purely recommendation based but there are ways the township can file objections. Supervisor Murday explained to the residents that Brain Wellner is the township attorney and comes to meetings time to time so residents see there is legal counsel. Trustee Wagner sent levy out to trustees and asked if there were any questions and said we would be voting on next month. Trustee Dietz asked what the percentage is aimed at to which Trustee Wagner said six point something but would probably get five percent. He explained the reason for levying high is if anything new comes up that was not presented yet, money would not be lost, if you levy low that's what you get, you can't correct and go high. When levying high,

because we are a Property Tax limitation law county, they will bring us down to what we are legally allowed to levy for. Trustee Wagner addressed Trustee Dietz about the expense process guidelines and that both items were five percent for road district. Road Commissioner Hilliard explained that similar to what Trustee Wagner said, the vehicle equipment fund and joint bridge fund, bridge fund needs to be five percent but last year he wanted more equipment, they said you can't go up, only down, which is why he split the full amount into five percent, so he can shift around but not more than five percent on each. Trustee Wagner is working on an expense process guideline to send out for review that we state the process used today for processing expenses to eliminate any questions in the future. Supervisor Murday stated that in speaking with township attorney earlier that in order to comply with state statute the amount being levied needed to be announced before voting and asked Trustee Wagner to do so. Trustee Wagner stated that for the township, the town fund levy is \$277,108, nothing for general assistance for a total of \$277,108. The road district, the road and bridge tax is \$720,257, bridge joint construction with county tax is 111,737, equipment and buildings is 111,737, for a total of \$943,731. Supervisor Murday thanked Trustee Wagner for all the work with the levying process and all his experience with the levy and financial aspects.

11. *Supervisor's Report* by Supervisor Don Murday - Supervisor Murday reported the town hall renovation survey is complete, a copy is out in the hall and on the township website. There was a site assessment done a few weeks ago with a rough draft they will go over next week. The assessment had engineers come out and look at the building from top to bottom to see what's good and what needs to be replaced to be compliant with code.

12. *New Business* -

* Vote on 2024 Township and Planning Committee calendars. The only issue is Veterans Day of 2024 and issues in the past with that date. He asked if anyone had issue with meeting that day and there were no objections with hopes to do something next year for the Veterans. Supervisor Murday asked for a motion to approve the meeting dates both the Regular Board and Planning Commission for 2024. Trustee Wagner makes the motion and seconded by Trustee Dietz. All in favor with Aye, motion unanimously carried. Supervisor Murday mentioned the SUP application for Stuenkel Road appears before the full board the 16th of November, with Land Use hearing on Tuesday, the 14th, with another application set for November 21st

13. NO old business

14. Meeting adjourned at 7:48 p.m. with a motion by Trustee Kovar and seconded by Trustee Dietz. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, December 11, 2023, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township