

GREEN GARDEN TOWNSHIP

March 11, 2024, REGULAR BOARD MEETING MINUTES

1. Meeting called to order at 7:00 p.m. by Supervisor Murday, opening prayer by Pastor Dave Feddes
2. Roll Call by Clerk, Crissy Kraft: Present were Supervisor Murday, Trustees Dietz, Kovar, Newton, Wagner, Assessor Bushong, Highway Commissioner Hilliard and Clerk Kraft.
3. Approval of Minutes from February 12, 2024 regular monthly meeting prepared by Clerk Kraft. Supervisor Murday entertained a motion to accept the minutes, motion made by Trustee Kovar and seconded by Trustee Dietz. All in favor with Aye, motion unanimously carried.
4. 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 Newton. All in favor with Aye, motion unanimously carried.
5. *Public Comments*
 - * Resident Tim Stoub asked the board to consider introducing technology to the meetings, to get them recorded, live-stream would be ideal to play back later would be almost as good. He cannot always make the meetings so to be able to watch and keep up would be helpful.
 - * Resident Brain Bettenhausen wants to know who is responsible for a drain tile put in by Massat back in 2018/2019 that was not approved by the homeowners that is causing flooding and will be expensive to fix. Becky Bettenhausen said water used to be absorbed within 24/48 hours and now water will sit since the drain tile was unplugged on the neighbors property which resulted in water draining onto her property. Trustee Wagner asked if initially it did not happen and Brain Bettenhausen said the previous neighbor would plug the drain tile during heavy season to prevent flooding in his garage and to tell the new owners after the wet season to pull the plug out. Both Bettenhausen's commented that the Massat tile was not approved and put it in without residents consent, resulting in big willow trees being torn down also. Supervisor Murday said it pre-dates the current board and would need time to look into what happened and that the board is aware and has been speaking with Senator Joyce and Rep. Deluca about the water issues in Green Garden to see what can be done. Brian Bettenhausen wanted to make note that before the tile was put in they never has water sit this long.
 - *Resident Ken Kantowski said he takes the bulk of the flooding, there is a township drain that goes into the private drain but the township's is 12 inch and the other is 8 inch which it cannot maintain. His shed, chicken coop, and half his property was under 3 foot of water for over a month and half ruining it all. He has a company come out and unplug the line costing over \$6,000 out of his pocket and on the hook for another \$15,000. Supervisor Murday would like to meet up with the residents and get to the bottom of the issue and go from there.
 - * Resident Dean Christofilos said he appreciated the board commenting on the public comments.
 - * Resident Belinda Olszewski wants to see the presentation from last week posted on the website. She also asked if there was mold in the building they should be concerned about or if it is safe to attend meetings there. She also attended the two public meetings for Will Ride and would like to see the board extend a 10 mile radius as other townships have done.
 - * Resident Becky Bettenhausen seconded the technology aspect to watch the meetings as she has little kids and cannot always attend.
 - * Resident Heidi Christofilos is in favor of residents being able to use Will Ride for grocery stores.
6. *Planning Commission* - Planning Chair Mark Sarkisian reported there will be a case in April for Turning point Energy solar proposal on Northeast corner of Manhattan Monee and LaGrange. He was contacted about a single map zoning change proposal, and that there will be two solar farm proposals reviewed at County, tomorrow, not in Green Garden but on other side of Harlem near Ridgeland.

7. *Road Commissioner's Report* - presented by Commissioner Hilliard: Only one inch of snow for February, didn't use salt and didn't buy any, used last years salt saving around 40/50 thousand dollars, pot hole repair, forklift master cylinder replaced, brake job, Links Edge had sewer issues, bat studied completed for Sheer Road bridge, cleared drain tiles and culverts, and full timers and himself attended underground contractor class. *Presently*: 10" drain tile repair in Beverly, working on salt shed and digging (depending on weather), fabricating supports/shields for VBox, emergency cross culvert repair on Dralle, and Sheer road ditches and widening. *Future*: Sheer Road bridge; Box culvert on Dralle Road and working on road bids. Supervisor Murday thanked him and his team.
8. *Assessor's Report* - presented by Assessor Bushong reported the role of township assessor is vital in generating appraised or assessment values and can be misunderstood/under appreciated. Green Garden has 46 subdivisions, some with under 25 lots and some over 100 lots that need to be carefully compared with building and land values and equalized. With no hired employees she can only equalize a limited number of properties each year, with inequalities it could result in homeowners billed to low, shifting additional tax burden to other properties. Another important task is adding new construction to the tax roll, Green Garden has most new construction based on population of any Will County township, all of Green Garden homes are custom homes. New construction assessments can take six months to several years, with some being under construction for over four years, a large amount of newly constructed homes this year will be in Five Oaks and Charlevoix subdivisions. Adding new construction to the tax roll each year is time consuming and very involved and she explained building permits, construction, and occupancy, which can result in years between permit and occupancy. She said assessors have office employees to enter permit related information, sales, tract building process, and she does it all herself, Will County has an online portal to download most of the permit information but Frankfort she relies on village employees to update information. She has contracted field staff and volunteer residents to assist with new construction/verifying occupancy, enters information into software program, adds to field checklist for contracted staff to measure, photograph, complete CAD drawings and then she creates a new property record card. She then appraises and enters changes along the way, as usage changes, resulting in assessment value changes, the final assessment cannot be added to the tax roll until final occupancy is confirmed. This can take eight to twelve hours of staff time to fully process, there are currently 41 new constructed home sites on the field checklist, not including pole buildings/additions/pools, these all need to be measured, photographed, put in CAD program to be entered into the program to begin the appraisal process. All new construction must be uploaded to the county before June 12th so tax bill change notices can go out first week of August. She explained the importance of the information for taxing bodies, schools, libraries, etc. and the vital role the assessor's office plays and thanked everyone. Supervisor Murday thanked Assessor Bushong and her staff.
9. *Trustee's Report* - Trustee Dietz: Turning Point Energy Solar Farm April 1st; Rumors of another one South of Manhattan Monee Road, nothing has come forward; A variance for a barn on Center to come in compliance; An administrative adjustment for a 28 x 40 pole barn and since its only a 10% change Land Use can make change; A code enforcement problem, guy wants to be anonymous; Looked into waste management for competition in the township, contacted three and none had service routes in the area; He contacted Homewood and they suggested place materials on curb night before or before 6am, place garbage in bags before placing in cans to reduce odor and contain loose items, contact HOA's to request a change of service; Supervisor Murday thanked Trustee Dietz and said discussed options as to picking other disposal companies. Trustee Kovar: Spoke with Colin Phillips and spoke with him about the ideas people were talking about and was told we could do what we wanted to do but specified someone in a wheelchair needed to be accompanied by someone to push them; Supervisor Murday asked if services were extended how the verification process works, Kovar said its all on the form and then they discussed the issues that arise with grocery store/doctor office visits. Supervisor Murday explained the process and that pick

up is not the issue, PACE does not wait so people could be waiting for a ride home. Trustee Wagner: Budget process starting soon and will need some kind of estimate for the budget process; he addressed Facebook post saying zero budget for general assistance fund, explained there was and directed them to the website where the budget is posted, there was \$25,000 this year. Trustee Newton meeting with Supervisor Murday, Ron from Architecture firm, Mark Sarkisian, Ragan, and Zach from Anser; addressed nothing to add to website possibly after the meeting, Supervisor Murday said the TRIA plans were on the website, Trustee Dietz said possibly Pekron consulting, Newton asked if that was what was being referred to, Olszewski said anything to do with the renovation.

10. *Supervisor's Report:* Supervisor Murday explained the County and Federal Government said there may be additional funding but would not extend without a budget in place so the architects came up with cost for completing renovations, fees, etc. about \$990,000, which is the purpose of meeting tomorrow to see about additional funding, he explained the importance of having a place in the township for the residents and the process getting there. Trustee Dietz asked to have the figures posted on the website, Supervisor said now is to see what is available, and put it all together when the professionals work it out; Trust Kovar said for 1 million dollars put a new building on property they already have, they discussed the property not being owned unless used for township purposes, they disagreed on the amounts of building new as opposed to renovations; Discussions went on between board members about the grant monies; Supervisor Murday said there may be grant monies available to absorb the cost for lights for stop signs; Newsletter is at final proof and should go out this week; He addressed the safety of the building, the architect said the mold was three ceilings above current ceiling and no worries to continue meeting here but Mike Vay indicated if we ever needed to use their facilities we could, and if under construction we may use the country club.

11. *New Business* - Vote on annual township meeting agenda as submitted on Tuesday, April 9, 2024. Supervisor Murday asked for a motion to approve the annual town meeting agenda. Trustee Kovar makes the motion, seconded by Trustee Dietz, all in favor with AYE, motion carries unanimously.

12. NO old business

13. Meeting adjourned at 7:55 p.m. with a motion by Trustee Wagner and seconded by Trustee Newton. All in favor with Aye, motion unanimously carried. The next Board meeting to be held on Monday, April 8, 2024, at 7:00 p.m.

Respectfully submitted, Crissy Kraft, Clerk for Green Garden Township