

**LISLE TOWNSHIP  
DUPAGE COUNTY, ILLINOIS**

**MINUTES OF THE REGULAR MEETING OF JANUARY 13, 2015**

CALL TO ORDER: The Regular Meeting of the Township Board was called to order by Supervisor Tarulis at 7:30 p.m. at the Lisle Township office, 4711 Indiana Avenue, Lisle, IL.

Roll Call:

Physically Present:

Supervisor Richard Tarulis  
Trustee Michael Tams  
Trustee Michael Riedy  
Trustee Jerome Buch  
Trustee Kathy Chatman  
Clerk Robert Klaeren  
Assessor John Trowbridge  
Highway Commissioner Ed Young

Present Electronically: None

Absent: None

Others Present:

Jim Vondran  
Bill Green

**Public Comments:**

None

**Approval of December 9, 2015 Regular Meeting Minutes:**

Trustee Buch motioned for the approval of the minutes from the December 9th regular board meeting. Trustee Riedy seconded the motion.

Motion was approved by unanimous voice vote.

**4721 Indiana Ave. Building:**

Assessor Trowbridge began by asking the board if after his long report during the December meeting he could begin with an update of how his office and staff are functioning in the temporary space, and then bring the board up to date on the events since the December meeting.

His one reminder to the board was that they should remember that the building has been determined to be unsafe due to the mold issue.

Mr. Trowbridge first told the board that the temporary space is working out very well for his staff. He said that the staff took the two quick moves in stride and were able to continue to accomplish their work at an impressive rate. He also thanked the township supervisor's and highway commissioner's staffs again for their assistance during the last couple of months.

The lease on the current temporary office is for four months with options that can be extended through August.

The water meter on the building was replaced on January 12th. This was done in an effort to determine if the recent excessive water usage, including the months the building wasn't occupied, was due to a faulty meter or a leak somewhere in the plumbing system. It was determined that this was a first step in understanding why the building was going through so much water even in the month it was unoccupied. Currently the new meter appears to be functioning but has not shown thousands of gallons of usage.

The next item the assessor mentioned was that he asked the owner of the space he is temporarily renting if there was a circumstance under which they would consider selling the portion of the building the township occupied. He has not heard back from the landlord in the last 30 days and takes that as a polite sign that they are not interested in selling. The board and supervisor also agree that this was worth asking about, but a number of the board members expressed concerns with the expense of purchasing a new space as well as the fact that while it is next door, it does break up the campus.

The 4721 building is currently in a state of disrepair. The drywall has been cut off the walls up to 4 feet. The ceiling tiles will also need to be replaced, and since the roof is not insulated, it would make sense to insulate the roof and then replace the ceiling tile. He also mentioned because of the condition of the windows, most of the windows if not all would need to be replaced to keep moisture out of the building in the future.

Supervisor Tarulis asked if there had been a meeting with an architect yet. The assessor said that he had been hesitant to schedule one prior to the replacement of the water meter, because if the building was still hemorrhaging water, he felt that a meeting with an architect would be premature.

There is a tentative meeting scheduled with the architect who designed the wheel chair lift entry and the food pantry shelter in the supervisor's building. This would be a preliminary meeting with Ehlke Lonigro Architects of Wheeling. The objective of the meeting will be to see if the building can be reconfigured to better utilize the space. The assessor reminded the board that this was originally the supervisor's office and until the current supervisor's building was completed. The assessor's office took over the space but did no substantive updating of the facility with regard to work flow efficiency.

The assessor also has looked into the condition of the cubicles and dividers. Unfortunately these also contained mold spores and would be more expensive to clean or refurbish than to replace. The most recent estimate is for removing all of the drywall and then spraying the shell which will encapsulate any remaining mold.

The telephone and internet lines have been removed from the 4721 building, which means that the only operational security is the cameras. It was then discussed that the township should get a single telephone line into the building so that the alarm can be reactivated. Also, the existing fire alarm control board has an issue and will need to be replaced.

The board asked if the township's insurance will cover some or all of the costs related to the mold. The assessor told the board that he is working with our insurance agency, who is assisting him in navigating the pitfalls of the claims process.

Several scenarios and ideas were discussed regarding how the township board should proceed. These included a range of solutions, from fixing the minimum amount to get employees back into the building once it is deemed safe for occupancy to modifying the building so that it is more functional, with a new entrance on the parking lot side. Another question to be addressed is whether or not the township should install a pitched roof on the building to eliminate the leaks that have plagued the building for a number of years.

The trustees want to walk through the building to see the state of the building. Most expressed this as a prerequisite before the township moves forward with any work on the site.

The board asked the assessor if there was a third party who was acting independently after the issue was found, and if it was on that party's recommendations that the assessor and his staff left the building.

It was decided that the board would like know at the February meeting some of the options that are available. The board also asked for copies of the independent report that was done regarding the air quality in the building.

**Reports of Elected Officials:**

Assessor Trowbridge:

The assessor's office is now in the process of handling all of the property tax appeals. There is a lot of pressure to present its evidence to support its position in the next 30 days, so the assessor has not been able to address the issues with the 4121 building as he would have hoped.

Highway Commissioner Young:

Commissioner Young informed the board that an employee of the township highway department rents equipment to the same farmer who accepts the township leaves for disposal. He then told the board that when he was informed of potential conflict, he looked into other options to dispose of the leaves. All of the other options were more expensive and some were both more expensive and located farther away. He then spoke with other government agencies which dispose of leaves and found the costs to Lisle Township were lower than what other government entities were paying. His example given was the Village of Lisle which pays \$6.50 per cubic yard and that the Lisle Township Highway Department pays \$4.50 per cubic yard.

Mr. Tams asked the highway commissioner to clarify the commercial relationship between the parties, and if the employee with the rental equipment had any say in where the collected leaves were disposed. The highway commissioner said that he (the highway commissioner) ultimately has the responsibility to make the decision, and that he did so only after determining that the cost per cubic yard was the lowest in the county by using this particular vendor.

Supervisor Tarulis:

No Report.

**Other Business:** None

**Audit of Expenditures:**

Motion by Trustee Tams to audit expenditures. Second by Trustee Buch. Voice vote, all in favor, motion passed.

The following total expenditures in each fund were reviewed:

|                         |              |
|-------------------------|--------------|
| Town Fund               | \$114,086.47 |
| General Assistance Fund | \$8,821.27   |
| Road & Bridge Fund      | \$158,838.79 |

Motion by Trustee Tams to approve the audit of the expenditures. Seconded by Trustee Chatman.

Roll Call Vote:

Ayes: Tams, Riedy, Buch, Chatman, Tarulis,

Nays: None

Absent: None

Motion Passed

**Adjournment:**

Motion to adjourn by Trustee Buch, second by Trustee Riedy. Voice vote, all in favor, motion passed. The meeting adjourned at 8:16 p.m.

Respectfully Submitted,



Robert Klaeren  
Township Clerk