

BI-MONTHLY MEETING
FRANKFORT TOWNSHIP BOARD
FRANKFORT TOWNSHIP HALL
Monday, January 11, 2010

The following are the minutes of the regular public meeting of the Board of Township Trustees of the Township of Frankfort, Will County, Illinois, which was held at the Frankfort Township Hall, 11000 W. Lincoln Highway, Frankfort, Illinois at 7:00 p.m. on Monday, January 11, 2010.

CALL TO ORDER

The meeting was called to order by Jim Moustis, Supervisor, and upon the roll being called, the following answered present:

Smith Griffin Ebert George Moustis

A quorum was declared present.

Also present were:

Hugh Stipan – Frankfort

Dennis & Gwen Carter – Frankfort

Chris & Dave Heal—Frankfort

Andrew Morron

Sgt. Duane Davis

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion was made by Smith to approve the Minutes from the December 28, 2009 meeting; seconded by George. Upon taking the vote, all members present voted aye. Nays, none. Motion carried.

ACKNOWLEDGEMENT OF ELECTED OFFICIALS

Marguerite McDermed – Clerk

Eric Swanson—Collector

Joe Kral—Assessor

Bill Carlson—Highway Commissioner

APPROVAL OF BILLS

Motion made by George and seconded by Griffin to approve the bills' list as presented. The following roll call was taken:

Griffin – aye

Smith -- aye

Ebert – aye
George--aye
Moustis - aye Motion carried.

PUBLIC COMMENTS. Sgt. Duane Davis reported that 2 persons are in jail charged with a series of residential burglaries in Will County, including some in Frankfort Township. Sgt. Davis emphasized the importance of being suspicious of strangers knocking on doors claiming a broken down vehicle. Assessor Kral asked Davis about finding a squatter in a foreclosed home and confirmed that the correct response is to call the police.

OLD BUSINESS. Autumn Valley rents.

Supervisor Moustis reported rent in Homer Township for their one bedroom senior housing unit is \$829.50 for a New Lenox one bedroom senior housing is \$681 and the lowest rent found for a private apartment in Frankfort Township is \$775. In contrast 22 Frankfort Township senior housing Autumn Valley units are renting for \$550 with 2 grandfathered in at \$500. The Homer units include a garage and garbage service. New Lenox includes gas and water but no garage. Autumn Valley units include garage, garbage, sewer and water but not electric. The Board discussed for some time whether to raise rents and, if so, how much. There is a waiting list of 106 persons. The rents have not been raised for 2 years. The goal of the units is that they be self sustaining and not a charge to tax payers. They are to be affordable senior housing not low income housing. Hugh Stipan reminded the Board that earlier Boards had pegged rents to be around \$100 below market rents. Dave Smith moved that units paying \$550 rent be raised \$25 on April 1, 2010; that the 2 units paying \$500 be raised to \$575 on July 1, 2010; that all units be raised to \$600 rent on January 1, 2011; and that rents increase by 3% each year beginning January 1, 2012 and each year thereafter. Second by George. The following roll call was taken:

Griffin – no
Smith -- aye
Ebert – aye
George--aye
Moustis - aye Motion carried.

NEW BUSINESS.

Clerk Margo McDermed swore Eric Swanson in as Collector of Frankfort Township. Clerk Margo McDermed swore Joseph Kral in as Assessor of Frankfort Township.

REPORTS: Assessor Kral commended Bill Carlson on his department's excellent work with snow removal. Kral also thanked Moustis for all his assistance with the Assessor's office transition. Assistance was necessary in the IT area. Kral will be meeting with his Homer Township counterpart about especially about Freedom of Information Act matters. Board of Review decisions came out and few taxpayers got relief. We expect them to appeal to PTAB.

Clerk Margo McDermed reported that Early Voting will start January 11 and run through January 28. This year for the first time we will offer early voting on Saturday.

ADJOURNMENT

George made a motion to adjourn. Ebert seconded the motion. Upon taking the vote, all members voted aye, nays, none. Motion carried. The meeting closed at 7:40 p.m.

These minutes respectfully submitted by:

Marguerite E. McDermed, Township Clerk