



November 16, 2007

To: Vermilion County Mayors

Subject: October Meeting Minutes

BOARD OF DIRECTORS & SUSTAINING MEMBERS

Executive Directors

Gary Hackler Consultant	Chairperson
Vicki Haugen Vermilion Advantage, NFP	President/CEO
Doug Cunningham Teepak USA LLC	First Vice Chairperson
Tom Chamberlain Iroquois Federal Savings & Loan	Vice Chairperson
Jim Mulvaney First National Bank of Danville	Past Chairperson
Dick Read Read Pontiac Buick Chevrolet Inc.	Secretary
Wes Anderson Anderson Electric, Inc.	Treasurer
Jim Anderson Old National Bank	Director
Lee Leathers Alcoa, Inc. - Danville	Director
Louis Mervis Mervis Industries, Inc.	Director
James Miller, M.D. Christie Clinic	Director
Carol Nichols Commercial-News	Director

Directors

Jim Anderson	First Midwest Bank
David Bertauski	Provena United Samaritans Medical Cntr.
Tom Bruns	Aqua Illinois, Inc.
Maureen Bryan	KIK Custom Products.
Craig Campbell	First National Bank of Danville
Lanette Cannady	Insight Media
Dean Carlton	Heritage Development Services, Inc.
Cassy Carter	Cellular One of East Central Illinois
Michelle Chesnut	Blue Cross Blue Shield of Illinois
Dave Cocagne	Vermilion Development, Inc.
Danielle Dequimpaul	Allied Waste Industry, Inc.
Patrick DeSutter	NACCO Materials Handling Group, Inc.
Neal Ehrlich	Bud's Car Stereo & Cellular
Scott Eisenhauer	City of Danville
Judi Finkle	Coldwell Banker Devonshire Realty
Keven Forney	Oakwood C. U. District #76 Supt.
Lisa Fudge	Workforce Investment Board
Alan Gleghorn	Christie Clinic
Bill Gross	Bunge Milling, Inc.
Tom Hanrahan	Walgreens Danville Accounting Center
Chris Hanson	White Construction, Inc.
David Henwood	Cannon Cochran Management Services
Mike Hulvey	Neuhoff Family Broadcasting
Brad Irl	ThyssenKrupp Crankshaft Co.
Dr. Alice M. Jacobs	Danville Area Community College
Tom Kentner	Agriculture Representative
Gary Knight	Danville Automobile Dealers Association
Todd Lee	IDCEO East Central IL Region Office
Ted Leverenz	Leverenz Automotive
Dr. John Mason	Retired Physician
Jim McMahon	Vermilion County Board
Bob McMurray	Bob McMurray Real Estate
Nanette Mellen	Danville School District #118
Vickie Miller	Agriculture Representative
Phillip Morgan	Danville Sanitary District
Jeanne Mulvaney	United Way of Danville Area
Bill Nicholls	Community Bank of Hoopeston
Dan Nobbe	Fiberteq, LLC
Judge John O'Rourke	Retired Executive
Pat O'Shaughnessy	Vermilion County Title, Inc.
Jim Ohl	Agriculture Representative
Ted Osborn	Central States Distribution Services
P. B. Patel	Holiday Inn Express
Judd Peck	Danville Metal Stamping Co., Inc.
Rick Peers	AmerenIP
David Phillips	Mayor, Village of Tilton
Terry Prillaman	Vermilion County Mayors' Council
John Quinn	AT&T Illinois
Bob Rice	Schlarman High School
Jerry Rice	McLane Midwest Co., Inc.
Dr. George Richards	Danville Foundation for Industrial Growth
Don Ritter	Danville Bldg. & Constr. Trades Council
Rick Rotramel	Country Insurance & Financial Services
Mary Pat Shepherd	St. Paul's Grade School
James Snider	Carle Clinic Association
Kevin Stroud	NexLAN
Jeff Summers	Media One Visual Arts
James Walter, II	Walter Danville/ Henning Machine
Kerry Wienke	Vermilion County Farm Bureau
Rickey Williams, Jr.	Boys & Girls Club of Danville

Mayors' Council was held on October 24th at Vermilion Advantage. Mayors attending: Mayor Vallangeon (Belgium), Mayor Eisenhauer (Danville), Mayor Scrogam (Indianola), Mayor Cook (Oakwood) and Mayor Prillaman (Rossville). Other guests included Chairman Jim McMahon and Bill Donahue (Vermilion County Board), Harriet Melk (Belgium), Dave Wesner (Danville) Shannon Ruh (Hoopeston), Chris Pearson and Nancy Null (Rossville) and Roseann Viktora (Westville). Tracy Wahlfeldt from Vermilion Advantage attended as well.

Dave Wesner was invited to speak about liens. Communities can place liens against a property for ordinance violations, demolition of property, non-payment of fines, etc. State statutes provide communities with this ability but don't always specify a process. Many liens are to recover the cost for mowing, property clean up, trimming shrubs, etc. The lien will cover the costs that have been incurred to take care of the property and can include administrative costs such as recording the lien. Liens to recover the cost of demolition are treated just like a mortgage on a property and you can foreclose on them. There is a very detailed process to follow and if you miss a step you have go back to the beginning. It can be very costly. Danville turns these over to an attorney that is experienced in the foreclosure process. Liens take place over everything except taxes. Timing is a big issue. If a lis pendens (notice to file suit) has been filed on that property, you cannot file another lien on that property. The only recourse would be to pursue that owner independently. To record a lien, you prepare a notice with the costs incurred and the specific property (parcel) listed and then you record it at the Recorder's office. Liens should stay with the property even through bankruptcy. To recover past due utility payments, you can get a judgment against the person in small claims court. You then record a memorandum of judgment and it will go against all the properties that person has, even if one is sold. Pursuing out-of-area and out-of-state property owners is very difficult because many times it requires filing paperwork in courts where they are located, hiring an attorney that is licensed for that state, etc. Many times it is an entity that owns the property and that is even more difficult. It can be very costly and time consuming. If a property slated for demolition is to be auctioned at a tax auction, you can notify the tax trustee that the property is on the demolition list and that whoever purchases the property will either have to bring it up to code or pay for the demolition. If a Village is interested in purchasing a piece of property from the tax trustee, you should notify them ahead of schedule. You should be able to purchase it for the minimum amount (\$600). If a property has been up for auction 2 years in a row without selling, the tax trustee can sell it without the auction.

There is a provision in the Municipal code that allows for costs associated with certain code violations to be collected as a special assessment on the property and they would be listed on the property tax bill. If a property owner chose not to pay those fines which are now part of the property tax, they would be considered delinquent on their taxes and the property could eventually be auctioned off. At this time, there is no process within the County for applying these to the tax bills. All parties at the meeting felt that this was worth exploring as way to collect delinquent fees. We will invite Sue Stine and Lynn Foster to the next Mayors' Council to discuss. A copy of the Municipal Code is attached.

We reviewed the grant writing course that DACC is offering in April. Every community present said they would be interested in attending. They just did not want to wait until April. Tracy will check with DACC to see if it is possible to have a session earlier in the year.

Bill Donahue and Jim McMahon briefly reviewed the Community Prosecution and Neighborhood Liaison program. The program focuses on areas of concerns at the community level especially those that involve neighborhood safety, property devaluation and crime. A special prosecutor would be hired to work with community leaders and local law enforcement to identify problems and work on getting a resolution. That prosecutor would report back to the communities on their progress. They are looking for support/interest in this program from the communities. They would welcome the opportunity to come speak to your boards/aldermen/trustees. Call Bill Donahue at 474-6403 to schedule.

Jim McMahon told the group about a prescription drug discount program that is available to all Vermilion County residents for free. It isn't an insurance plan. It would benefit those without prescription insurance or where a particular drug is not covered under a prescription plan. It can be used at most pharmacies in the area including Walgreens, CVS, Kmart, Wal-Mart, Carle Pharmacy, Polyclinic and the Apothecary. Go to www.caremark.com/naco for more information. If you are interested in getting a stack of cards for your community, contact Jim McMahon at 554-6002.

Mayors' Council minutes will be posted on Vermilion Advantage's webpage. The link for the webpage is <http://www.vermilionadvantage.com/MayorCouncil/>.

The next Mayors' Council is scheduled for January 24th. You are always welcome to bring guests to the Mayors' Council meeting or send your village officials in your place if you are unable to attend. Please plan to attend.

Tracy Wahlfeldt

(65 ILCS 5/9-2-4.5)

Sec. 9-2-4.5. Special assessment for payment of costs associated with certain ordinance violations.

(a) For purposes of this Section, "Code" means any municipal ordinance that requires, after notice, the cutting of grass and weeds, the removal of garbage and debris, the removal of inoperable motor vehicles, and rodent and vermin abatement.

(b) In addition to any other method authorized by law, if (i) a property owner is cited with a Code violation, (ii) non-compliance is found upon re-inspection of the property after the due date for compliance with an order to correct the Code violation or with an order for abatement, (iii) costs for services rendered by the municipality to correct the Code violation remain unpaid at the point in time that they would become a debt due and owing the municipality, as provided in Division 31.1 of Article 11 of the Illinois Municipal Code, and (iv) a lien has been filed of record by the municipality in the office of the recorder in the county in which the property is located, then those costs may be collected as a special assessment on the property under this Division. Upon payment of the costs by the owner of record or persons interested in the property, the lien shall be released by the municipality and the release shall be filed of record in the same manner as the filing of notice of the lien.

(Source: P.A. 93-993, eff. 1-1-05.)