

**1. 2. 3.** The April 4, 2024 Board meeting was called to order by Supervisor Kubar at 7:00 p.m. at the Community Center. The Pledge of Allegiance was recited. Clerk Johansen called the roll with Supervisor Kubar and Trustees Varsho, Murphy, and Metzger present.

**4. New Business – Presentation and Discussion for Action:**

*a. Review and Act Upon Presentation for Eagle Scout Project at Headwaters, Wyatt Tiedt, Troop #13:* Life scout Wyatt Tiedt described his Eagle Scout project which is to provide trail information sign posts at the Headwaters Conservation Area. He proposed to place 14 trail signs at Headwaters using 8 foot long treated, stained posts five feet above ground and 40 inches in the dirt to place them below the frost line. The start date is soon and the end date is early to the middle of summer with a cost estimate of \$1,350.00. He estimates this will take three weekends, and he will do the fundraising, but donations will be appreciated. M. Metzger moved the Township approve the project. J. Varsho seconded the motion. Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed. Supervisor Kubar expressed the appreciation of the Township and signed approval for the project.

**5. Reports:**

*Highway Commissioner – Sam Gallucci:*

**The Highway District performed the following tasks in Campton Township and the Village of Campton Hills:**

- Repaired/replaced damaged mailboxes and posts due to snow removal.
- Turf clean-up and repair due to snow removal.
- Cleaned storm grates and drains.
- Cold patch/repair of potholes.
- Cut and chipped up downed trees and debris due to storm damage 3/4 and 3/11.
- Shoulder gravel was applied to area roadways.

**The Highway District performed the following tasks within the Intergovernmental Agreement with the Village of Campton Hills in Plato:**

- Shoulder gravel was applied to McDonald Road and Conners Road.
- Cold patch/repair of potholes on all area roadways
- Cut and chipped downed tree on Brierwood

**The Highway District also performed the following tasks:**

- Checked stop signs throughout Campton Township and the Village of Campton Hills on a weekly basis
- Assessed roadways for potential drainage and pothole issues
- Checked for damaged or missing signs weekly
- Checked for issuance of culvert permits throughout Campton Township and the Village of Campton Hills
- Performed ongoing maintenance in-house on Township vehicles and equipment
- Road crew attended Fire Prevention Training 3/14

*Assessor – Alan D. Rottmann:* Assessor Rottmann presented the Assessor's 2024 Annual Report that he will give at the Annual Town Meeting. Campton Township is bumping up close to the one billion mark in EAV. (Equalized Assessed Value)

*Solid Waste District – Steven Cartwright, President:* Absent.

*Financial Report – Rebekah Flakus, Finance Director:* Finance Director Flakus stated:

**Town Fund**

*Administration*

*Revenues:*

- Total revenues for the Town Fund are at 103.22% of the total revenues budgeted. Revenues have exceeded their budget due to the conservative amount budgeted for Property Tax revenue.

*Expenditures:*

- **Administration** – Total Administration Expenditures are at 91.68% of the total expenditures budgeted.
- **Assessor** – Total Assessor's Office Expenditures are at 91.40% of the total expenditures budgeted.
- **Parks** – Parks expenditures are at 89.29% of the total expenditures budgeted.

**Road District Fund**

*Revenues:*

- Total Revenues for the Road Fund are at 98.84% of the total revenues budgeted.

*Expenditures:*

- **Administration** – Computer Software Subscriptions - #5325 includes Microsoft 365 and Malware for computers that weren't budgeted. Total Administration Expenditures are at 108.69% of the total expenditures budgeted.
- **Maintenance** – Total Maintenance Expenditures are at 89.31% of the total expenditures budgeted.

## **Open Space Fund**

### *Administration*

*Revenues:*

- Total Revenues for Open Space Fund are at 155.96% of the total revenues budgeted. The revenues exceed the budgeted amount due to the grant proceeds received that were used to purchase the Goldenstein West property in September, 2023 and a portion of the Goldenstein East property in December, 2023.

### *Maintenance*

*Expenditures:*

- **Administration** – Legal Services - #5220 expenses are split between Town and Open Space Funds. Costs to update and revise the Township's Employee Handbook are included in this expense line item.
- **Administration** – Office Supplies - #5650 includes additional charges for Microsoft 365, replacement of an external hard drive, check stock and other various supplies that were unbudgeted or unforeseen.

*Corron Farm Preservation Society update – Laurel Garza, President: Absent.*

*Operations Manager – Tom Serewicz: Operations Manager Serewicz stated:*

**At Anderson Park** we took down the barricades, cut up and hauled away a dead parking lot tree, installed new swings and repaired steps, and added safety chips and sand.

**At Whitney Park** we checked for heat in the house (ok), and cut up and hauled away storm damaged branches.

**At the Community Center** we applied ice control to sidewalks, changed furnace filters, and snow plowed turf repairs.

At Gray Willows we checked for heat in the main house (ok), installed an authorized entry sign, cut up and hauled away storm damaged branches, and repaired snow plow damage.

At Corron Farm we installed two dedicated tree plaques, cut up and hauled away storm damaged branches, trimmed trees on the trails, installed a 200 amp service, directional bored electrical service, ordered new power from ComEd, cleaned the lower horse barn, cut down trees, got a quote on solar for the big tool shed, put ice control on sidewalks, snow plowed turf repairs, and added more antiques to the big tool shed wall.

At Town Hall we repaired a frozen lock.

Brown Road Meadows opened April 15<sup>th</sup>, a dumpster and port-o-let were installed for the season, and water tankers were cleaned and installed.

At Lily Lake storm damaged trees at the cemetery were cut up and hauled away, and ice control was applied to the office sidewalks.

At the Headwaters Conservation Area trees were pruned on the east fence line, turf repairs were snow plowed, and plows were stored at Motz.

Poyner Park was opened March 21<sup>st</sup>, the swing gate repaired, the well works fine, and dog owners are very happy.

In General all playground equipment was inspected, plow markers taken down, office staff, Open Space Outreach staff, and Open Space Natural Resources staff were assisted, rust control was applied to truck #57 dump bed, trucks were power washed, port-o-lets were installed for the season in all parks, we assisted in the purchase of the 2020 Ford Explorer, and we met with the Open Space Foundation.

*Open Space Ecologist – Carter Dell: Open Space Ecologist Dell stated:*

#### **Natural Resources**

- Completed burn season
  - Finished all priority units at Corron Farm, Headwaters Conservation Area, Poyner Park, Anderson Park
  - Also fired two units at Harley Woods and one at Gray Willows Farm
  - Mowed burn breaks
  - Identified new priority burn units for the fall
  - One of the best volunteer turnouts we have had at burns
    - Volunteer hour cost savings TBD
- Completed callery pear removal from Anderson Park
- Started trail maintenance project in back of Gray Willows Farm
  - Still have widowmaker removal and bridge installation to complete
- Monitored nest boxes for returning migratory songbirds

- Continued callery pear treatment at Corron Farm
  - Assisted by Operations Crew (Jack and Jason)
- Repaired and maintained most of our equipment during days not suited for fieldwork
  - Changed all chainsaw air, oil, and fuel filters
  - Trying new chainsaw bar and chains (Forester) to save costs
  - Trying to fix broken green pump with new filters
- Removed large fallen trees from natural areas and mowed turf areas due to storm damage
- Continued Open Space office garage insulation project
- Organized and cleaned Open Space office interior after the mess of burn season
- Cleaned and repaired volunteer burn clothing
- Met with volunteers on multiple occasions to discuss projects unique to their skill sets
- Planned herbicide purchase given priority herbicide plots and current stock
  - New provider: Solutions Pest and Lawn

#### **Miscellaneous**

- Coordinating Eagle Scout project with Wyatt Tiedt for trail posts and signs at Headwaters Conservation Area
- Cleaned out Gray Willows barn

*Outreach Program Manager – Cheryl Smith:* Outreach Program Manager Smith stated:

**Monthly Newsletter:** Went out on 4/01/24

**Outreach:** From 3/12 – 4/1 the Outreach Department has brought in over \$7,000 in revenue for programs and reservations.

**Summer Critter Camp** – The first week of camp starts on June 3<sup>rd</sup>.

Weeks 1,2 & 4 are FULL!

Week 3 we have 22 campers registered with only 3 spots left.

Week 5 we have 10 campers registered but I am confident we will fill that week also.

3/21 – I met with Chief Levand in regards to safety drills at Gray Willows & Corron Farm. Campton Hills Police Department is thrilled that we are bringing attention to the lack of preparedness in Open Space areas and he is reaching out to other police agencies to see if they have ideas as well. We will reconvene in a couple of weeks after he returns from training to form a plan and set a date for drills and protocols.

3/21 – Met with Joni to discuss Prairie Fest, we are supporting her in planning again this year with signage, flyers, social media support, children’s activities table and raffle items.

**Community Gardens:** We have currently 21 raised gardens and 26 of the 30x30 plots reserved.

**Programs/Events:**

3/19 – **Preschool Pals** – 5 registrations. All about seeds. We hiked to look for seeds and made seed bombs to throw into the prairie.

3/20 – **Nature and Wildlife Detectives Club** – 14 registrations. We learned about bird migration and nesting. We made our own nesting material holders to bring home to help the birds and see what birds use which nesting materials to start their families in. We talked about what we can do to help birds have an easier time migrating.

3/30 – Kaitlyn attended the **Whimsy Farm Easter Event** from 10 – noon with a Campton Township table to promote upcoming programs and events.

**Planning Ahead:**

4/3 – **Girl Scout Trail Adventure Workshop** – 19 registrations (\$6 per person).

4/5 – **Explore the night sky** – (\$5 per person) – Girl Scouts and public event.

4/8 – **Total Solar Eclipse Hike** – (\$5 per person) – 9 registrations as of 4/1

4/14 – Girl Scouts **Earth Day** event at Gray Willows

4/15 – **Garden Day** - Breakfast in the garden. Opening Day!!

4/16 – **Preschool Pals** – toads.

4/17 – **Nature and Wildlife Detectives Club** Snails.

4/18 – **Hike.**

4/20 – Girl Scouts **Senses Workshop.**

**Prairie Fest** – August 17<sup>th</sup>.

**All Wheel Show** – September 22<sup>nd</sup>.

*Planning Commission Report – Jesse Varsho, Chairman:* They meet with regard to work at Gray Willows main house.

*Supervisor Report – John Kubar:* Supervisor Kubar stated:

- I met with V3 Company and Mitigation Investment Holdings two weeks ago to discuss the potential of creating a wetlands mitigation bank at Goldenstein farms east and west. They are very interested in moving forward developing a proposal and presenting it to the Board for discussion. We should have a proposal next week. They are envisioning a wetlands bank of approximately 60 to 65 acres. There is a potential of getting a few more wetlands credits by extending into Corron Farm. V3 would design, permit, engineer and construct the wetlands. Mitigation Investment Holdings will finance and

market the credits, along with V3. I indicated the Township's position is to generate more revenue per credit and greater long term maintenance revenue.

- I asked V3 for a current summary of wetland credit sales from our mitigation banks for 2023 and 2024. They provided the following information with regards to sold and pending credits.

#### **Blackberry Creek Headwaters, Phase 2**

- Total Phase 2 Credits = 38.47
- Credits Available, January 1, 2023 = 8.168
- Credits Sold, 2023 = 8.168
- Credit Revenue = \$1,388,560.00
- Ave. Cost Per Credit = \$170,000.00
- All credits sold and mitigation bank closure, August 2023

#### **Gray Willows**

- Total Credits = 52.74
  - Credits Available, January 1, 2023 = 19.292
  - All credits became certified, November 2, 2023
  - Credits sold, 2023 = 2.4041
  - Credit Revenue = \$394,198.00
  - Ave. Cost per credit = \$164,000.00
  - Credits available January 1, 2024 = 16.8899
  - Credits sold since Jan 1<sup>st</sup> = 9.318
  - Credit revenue = \$1,657,200
  - Remaining credits under contract = 7.5719
  - Pending revenue = \$1,557,223
- Tomorrow I have a meeting with the Forest Preserve District of Kane County and the Conservation Foundation. We will be discussing potential referendums and the timing of the referendums. We will also be discussing the results of the surveys the Conservation Foundation conducted with respect to people's attitudes in funding open space purchases and maintenance.

#### **6. Approval of Minutes:**

*a. Board Meeting March 12, 2024:* M. Metzger moved the Board approve the minutes of the meeting of March 12, 2024. E. Murphy seconded the motion. In a voice vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

#### **7. Citizens Comments (comments to be kept to a maximum of 3 minutes):** None.

#### **8. Old Business – Presentation and Discussion for Action:**

*a. Review and Act Upon Wasco Boys Baseball Batting Cage Project for Anderson Park:* J. Varsho moved to table this agenda item. E. Murphy seconded the motion. In a voice vote

Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

*b. Review and Act Upon Funding for Work at Gray Willows Main House:* E. Murphy moved the Board remove this item from the agenda and refer the issue to Plan Commission. J. Varsho seconded the motion. In a voice vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

**9. New Business continued – Presentation and Discussion for Action:**

*a. Review and Act Upon Campton Township General Town Fund Budget and Appropriation Ordinance #24-1T:* J. Varsho moved agenda item 9. a. be amended to be #24-2T. E. Murphy seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed. J. Varsho moved the Board approve agenda item 9. a. as amended. E. Murphy seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The Ordinance passed.

*b. Review and Act Upon Campton Township Road and Bridge Fund Budget and Appropriation Ordinance #24-1R:* J. Varsho moved agenda item 9. b. be amended to be #24-2R. M. Metzger seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed. M. Metzger moved the Board approve agenda item 9. b. as amended. J. Varsho seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The Ordinance passed.

*c. Review and Act Upon Assessor Disposal of Electronic Equipment:* J. Varsho moved the Board approve the Assessor Disposal of Electronic Equipment as described on the “Assessor Surplus for Disposal List”: M. Metzger seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

*d. Review and Act Upon Purchase of 1,000 Gallon Water Tank from ABI:* J. Varsho moved the Board approve the purchase from ABI of the 1000 gallon water tank and trailer for a price not to exceed \$16,500.00. M. Metzger seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

*e. Review and Act Upon Approval of Year End Fiscal Report March 31, 2024 for Annual Meeting:* J. Varsho moved the Board approve the Campton Township Annual Fiscal Report for April 1, 2023 to March 31, 2024. M. Metzger seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

**10. Claims and Demands Authorized for Payment:**

*a. Town Fund \$6483.72:* M. Metzger moved the Board approve the claims and demands on the Town Fund in the amount of \$6483.72. J. Varsho seconded the motion. In a roll



call vote Supervisor Kuper and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

*b. Road & Bridge Fund \$29,829.47:* M. Metzger moved the board approve the claims and demands on the Road and Bridge Fund in the amount of \$29,829.47. J. Varsho seconded the motion. In a roll call vote Supervisor Kuper and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

*c. Capital Improvement Fund \$0.*

*d. Open Space Fund \$51,672.03:* J. Varsho moved the Board approve the claims and demands on the Open Space Fund in the amount of \$51,672.03. M. Metzger seconded the motion. In a roll call vote Supervisor Kuper and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

**11. Executive Session – Review Executive Session Minutes of March 12, 2024; Land**

**Acquisition; Personnel Issues, Legal Issues:** E. Murphy moved the Board go into Executive Session for the purpose of reviewing Executive Session minutes of March 12, 2024, land acquisition, personnel issues and legal issues. J. Varsho seconded the motion. In a roll call vote Supervisor Kuper and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed and Executive Session began at 8:30 p.m.

**12. New Business Continued:** Supervisor Kuper resumed the regular session at 8:53 p.m.

*aa. Review and Act Upon Whether to Approve Executive Session Minutes of March 12, 2024:* J. Varsho moved the Board approve the Executive Session minutes of March 12, 2024. M. Metzger seconded the motion. In a roll call vote Supervisor Kuper and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

**13. Adjournment:** E. Murphy moved the Board adjourn the meeting. J. Varsho seconded the motion. In a voice vote Supervisor Kuper and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed and the meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Richard Johansen  
Clerk

