

1. 2. 3. The Aug 13, 2024 Board meeting was called to order by Supervisor Kupar at 7:00 p.m. at the Community Center. The Pledge of Allegiance was recited. Clerk Johansen called the roll with Supervisor Kupar and Trustees Varsho, Murphy, and Metzger present.

J. Varsho moved the Board move Agenda item 7. up to top of minutes. E. Murphy seconded the motion. In a voice vote Supervisor Kupar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

7. Citizens' Comments (comments to be kept to a maximum of 3 minutes.): T. Serewicz stated he is working on Gray Willows and Blackberry Creek a long investive partnership. The final revenue sharing check amount is \$400,734.00. J. Kupar stated we are still working together on Goldenstein.

4. New Business - Presentation and Discussion for Action:

a. Review and Act Upon Cemetery District Committee Discussion: Christine Brauer stated we have maintained what Vern Abrahamson had in place in 2010. Our big needs are lawn/weed maintenance, gravestone maintenance (perpetual care?), and abandoned cemeteries. Our funding from tax extension is not sufficient. Who do we approach for help? We will need help with an eventual referendum for future CTAC funding, to be able to plan ongoing maintenance and care. We met with Campton Hills Village President Wojnicki, presented info and pictures, and hope for a one-time \$5,000.00. We propose a one time \$5,000.00 from Campton Township. For Personnel issues we are using our personal phones, accounts for cemetery business (texts, emails, contact for burials, etc.). J.J. Hamer is stepping down as Cemetery District **President** after 14 years, so we will need a new President. Our **Treasurer** does cemetery business (levy in fall, budget ordinance in spring) on personal computer; Old Second account on personal list; P.O. box on personal credit card. The **Secretary** records our meetings, and does not know what to do with those records; historical records; book of Whitney burials; safe place to store physical records. The stipend for services remains set at \$500/year, but statutes mention \$1,000.00 per year. We have not been told this information in the past 14 years. Assessor Rottmann stated all you can go up to is the CPI which is 5%. Anything over that you go to referendum.

5. Reports:

Highway Commissioner - Sam Gallucci: Commissioner Gallucci stated:

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

- Painting of stop bars completed on 25 roadways.
- New culvert installed on Eagle Court and rip-rap placed on culvert ends.
- Shoulder gravel applied to Harley Road.
- Grates and storm drains cleared of debris throughout Campton Township and the Village of Campton Hills.
- Crosswalks painted on Fox Mill Blvd. for Bell Graham Elementary School in the upcoming school year.
- Crosswalks painted on Old LaFox, Settlement Drive, and School Road for Wasco Elementary School in the upcoming school year.
- Roadways cleared due to trees/limbs down from the 7/14 and 7/15 storms throughout Campton Township and the Village of Campton Hills.
- The storm damage pick-up began the week of 7/29/24.

The Highway District performed the following tasks within the Village of Campton Hills in Plato Township:

- Tree removal was completed on Brierwood and Ickenham Roads, and Lilly Street.
- Pick up and disposal of dead animal on McDonald Road.

The Highway District Performed the following tasks according to the intergovernmental Agreement with the Village of Lily Lake:

- Wing mowing completed on Hanson Road.
- Ditch mowing and garbage pick-up completed on Hanson and Read Roads, and IC Trail.
- Installation of Turtle Crossing signs completed on East Sunset Views Lane on 7/8/24.
- Storm Damage pick-up on 3 locations completed on 7/22/24.

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 pot-hole 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.

- All crewmen completed a Traffic Incident Management training course on safety & coordination with other agencies, work zone safety and flagging, and handling roadway incidents on 7/25/24.

Assessor - Alan D. Rottmann: Assessor Rottmann stated he had his Assessor's Continuing Education last week. He is up to date on all requirements. The County is done with all assessments that were turned in by August 27th. The filing period for homeowner tax appeals now starts on August 27th.

Solid Waste District - Bryan Kerwin, President: Bryan Kerwin, President of the Solid Waste District, stated the contract with waste hauler LRS for 2025-2030 is in legal review. We expect to be able to vote on it soon. We are currently negotiating with LRS on fuel surcharges. The new contract with LRS does not have fuel surcharges in it.

Financial Report - Rebekah Flakus, Finance Director: Finance Director Flakus's report stated:

Town Fund

Administration

Revenues:

- Total revenues for the Town Fund this month are \$435,738.08. The primary revenue source for the Town Fund is the Property Tax Revenue. The Township received the third Property Tax installment from Kane County in the amount of \$36,357.75 on July 17, 2024.

Expenditures:

- Equipment, GL #1-5470 on page 2 exceeded the budgeted amount due to the purchase of AED (Defibrillators) approved in last month's Board meeting.

Parks

Expenditures:

- Maintenance-Sites, GL #1-5610 on page 5 is over its budget due to the demolition of the garage at Whitney Park.

Road District Fund

Administration

Revenues:

- Total revenues for the Road Fund this month are \$838,114.38. The Road District received the third Property Tax installment from Kane County in the amount of \$67,239.41 on July 17, 2024.

Maintenance

Expenditures:

- The second and final payment was made this month of \$97,867.94 for the Road District's new Ford F-750 truck. With this final payment, the total expenditures are at 93.33% of the total budget. All budgeted equipment has been purchased.

Capital Improvements Fund

Maintenance

Expenditures:

- The final installment of \$20,000.00 was paid this month on the Township's promissory note for the purchase of Whitney Park.

Open Space Fund

Administration

Revenues:

- Total revenues for the Open Space Fund this month are \$2,141,393.98. Open Space received the third Property Tax installment from Kane County in the amount of \$171,588.56 on July 17, 2024.

Maintenance

Expenditures:

- Maintenance-Buildings, GL #8-5580 has exceeded budget this month due to Corron Farm improvements to the well, new roof installation and other improvements. Next month the roof costs of \$4,387.00 will be reclassified to its budgeted account, Building & Improvements, GL #8-5290.

Additional Updates

I am working on preparing the items and year end adjustments in preparation for fieldwork with the auditors when they will be on site for the 2024 Annual Audit.

Corron Farm Preservation Society update - Rhonda Acitelli, President: Absent.

Operations Manager - Tom Serewicz: Operations Manager Serewicz stated:

At Anderson Park mowing and weed whacking was done, the fence lines herbicided, a washed out trail regraded, storm damaged trees removed, and a tree service was contacted for the north fence line.

At Whitney Park mowing and weed whacking was done, storm damaged branches were hauled away, and garages torn down.

At the Community Center mowing and weed whacking was done, and the fence line herbicided.

At Gray Willows mowing and weed whacking was done, trails were mowed, weeds were herbicided, a parking lot light installed on the barn, and a tree service contacted for downed trees.

At Harley Woods mowing and weed whacking was done, and trails were mowed.

At Corron Farm mowing and weed whacking was done, trails were mowed, the goat house roof and well house roofs are complete, trees are mulched, the septic field for the big tool shed was approved by the Kane County Health Department and the big tool shed bathroom is almost complete, the construction of the septic field after Prairie Fest was done, and tables and chairs were purchased for the big tool shed.

At Goldenstein mowing and weed whacking was done.

At Town Hall mowing and weed whacking was done, a fence was repaired, and we assisted in mold testing.

At Brown Road mowing and weed whacking was done, and the empty plots were mowed and rototilled.

Lily Lake and the cemetery was mowed and weed whacked, and Blue Park was herbicided.

At the Headwaters Conservation Area mowing and weed whacking was done, trails were mowed, the observation deck roof repaired, weeds herbicided, and the west bridge planking repaired.

At Poynor Park mowing and weed whacking was done, weeds herbicided, and storm damaged trees cut down and hauled away.

In General tractor 5103 was repaired, a new truck received, Open Space Outreach, Nature Resources, and office staff were assisted, a contractor was scheduled to repair AC at Natural Resource office, the Corron Farm goat house was leveled up and rafters doubled up, from July 14 to August 8 over 15 trees were cleaned up from branches still falling off, and Fall Baseball starts.

Open Space Ecologist – Carter Dell:

Natural Resources

- Wrapped up sweet clover removal at all parks.
 - Removed all/most sweet clover plants at Headwaters, Harley, and several other parks.
 - Season went well. Fewer sweet clover plants than previous years.
- Identified all points of interest for ragweed management

- Started ragweed management with brushsaws in isolated spots and flail mower in large patches.
 - Generally small patches spread throughout most of the parks.
 - One very large patch at Corron Farm.
- Removed patch behind Operations Crew shed.
- Touched up Corron demonstration garden with assistance from our volunteer Beth.
- Hosted first volunteer seed collection event 8/8/24 with several volunteers attending.
 - Harvested pale purple coneflower and yellow coneflower.
- Attended multiple Kane County FP seed team events.
- Herbicide @ Headwaters for crown vetch, thistle, etc.
- Removed many downed trees from storm damage at Gray Willows and Harley Woods.
- Significant trail maintenance on Harley Woods.
 - Mowed all trails, trimmed overhanging plants and shrubs.
 - Ready z track for mowing to increase efficiency
- Stump and other brush removal in the back Gray Willows trail. Fully obstacle free and ready for z track mowing.

Professional Development

- Taught Sarah continued use of tractor, flail mower, and other large equipment.
- Updated volunteer contact lists and set dates/times for volunteer seed harvests.
- Attended Kane County Advisory Council.
 - Promoted Corron Prairie Fest and Poynor All Wheels Show as well as upcoming volunteer opportunities.

Joined campaign committee for Kane County F P Referendum

- Discussing best ways to endorse and encourage support for addition of new open space.

Miscellaneous

- Completed Wyatt's Eagle Scout Service Project (trail signs at Headwaters)
- Cleaned and organized entire office and garage.
 - Made space for Outreach Department to utilize an office while Town Hall underwent renovations.
 - Utilized unused space in Gray Willows barn for storage.
- Purchased AED's , installed them in various locations, and delivered to other departments as planned.
- AC unit died. Attempted to fix by cleaning mesh filters. Did not work.
- Filled community water tanks.

- Blew leaves from around Open Space office.

Outreach Program Manager - Cheryl Smith: Outreach Program Manager Smith stated:

Monthly Newsletter: Went out on 7/31/24

Outreach: Finished cleaning up after Critter Camps.

Prairie Fest:

Updated flyer for the event. Acquired raffle items for Prairie Fest. Ordered date change stickers for yard signs, banners and updated all. Yard signs placed. Hung banners at Town Hall, Corron Farm and Gray Willows for Prairie Fest. Working with Boy Scouts to secure volunteers for the event. Reaching out to my contacts to table the event. Put out remaining yard signs and flyers in kiosks. Put up flyers around Township and neighboring towns. Ongoing social posts to promote. Plan kids' zone with activities and partnering organizations to table.

All Wheel Show:

Set up meeting with Bryon and Michelle for RC Track. Order Dash Plaques for car show. Plan social media campaign for All Wheel Show. Ongoing planning of kids' zone and overall event.

Nature and Wildlife Detectives: 7/17/24

10 registrations. Introduction to lichen. Lichen is a symbiotic relationship between a fungus and algae. We spent our time learning about what lichen is and why it is important. We then went on a scavenger hunt to find as many different kinds as we could. I am happy to report that we found all three of the main types of lichen on our Gray Willows property. (Crustose, Foliose, Fruticose) Fruticose is tough to find. The detectives were very interested in this subject and did an amazing job sleuthing and working together.

- **Ecosystem Services:** lichens are a keystone species in many ecosystems, providing food and shelter for animals, binding and building soil, and fixing atmospheric nitrogen. For example, lichen is a major winter food for deer during harsh conditions when there is a lack of other food sources.
- **Air quality:** lichens absorb carbon dioxide and air pollutants through photosynthesis, which helps clean up pollution and convert carbon dioxide into oxygen. Lichens can also act as bio-indicators of pollution by absorbing heavy metals, carbon, sulfur, and other pollutants into their thallus.

CTOSF Barn Bingo: 7/24/24 – 36 players in attendance. Skippy's Gyros sponsored the prizes. Revenue was \$270.00 Fun had by all.

Met with Krista – graduation party for Aug 3rd at Corron Tool Shed: 8/1/24 To go over last minute details for her event. Set out parking markers and parking arrow signage at Corron Farm for graduation party parking overflow.

National Night Out Campton Hills: 8/6/24 – Outreach tabled. Highway District also in attendance. We had a great turnout despite the drizzly weather. We handed out many flyers and talked with community members about programs, parks, and land protection. Quite a few came to the table to say they could not get into summer camp and were disappointed but will surely register early next time.

Possible wedding ceremony and reception at Gray Willows Farm: Met with Felicia. She filled out the special event application. She is looking to book in the next two weeks.

8/8/24 Site check at Corron Farm to clean before Corron/Muirhead family gathering on 8/11/24

Upcoming:

View the night sky event – 8/14/24 From 8 to 10 p.m. at Gray Willows Farm partnered with Fox Valley Astronomical Society. We will view the moon, Milky Way, and Saturn, scheduled night hikes and snacks that are out of this galaxy will be served.

Prairie Fest – 8/17/24 – Kids area is planned with activities and support from KARE and Forest Side Animal Rescue.

Preschool Pals – 8/19/24- All about Bugs! Gray Willows barn.

Nature and Wildlife Detectives – 8/21/24 – Will be held at Gray Willows barn. Fireflies will be our topic.

All Wheel Show: - 9/22/24-Working on details.

Fall/Winter Critter Camps: Tentative pricing and dates - \$175 Resident; \$185 Non Resident Fall November 25 – 27; Winter (2 weeks) December 23, 26 & 27

December 30, January 2 & 3

Planning Commission Report – Jesse Varsho, Chairman: Chairman Varsho stated there are no updates this month.

Supervisor Report – John Kubar: Supervisor Kubar stated:

- Over the last month I have had several conversations with Mitigation Investment Holdings, Inc. (MIH) regarding the proposed contract for the mitigation bank at Goldenstein Farms East and West. The Board had three issues with the draft contract. Term of payment, percentage of proceeds/ sales to Campton Township, and long term maintenance costs. Based on our discussions, MIH suggested the following changes to the contract: Per our last discussion, you had three requested changes to the proposed Option Agreement. Here is a status update:
 - Increase frequency of revenue share payments from annually to quarterly: **Done.**
 - Increase revenue share payment from 10% to 15%: **Done.**

- Quantify the minimum long term endowment amount in the option agreement: V3's estimate of long-term management needs exceeds what our nation wide experience and staff believes is necessary in both amount and scope. They are estimating \$40k/ year for long term maintenance, which includes 28 herbicide applications a year and prescribed burning every two years. Proposed solutions:
 - Increase revenue share to 17.5% and leave the allocation of funds up to Campton's discretion since we will be the land owner and the long term manager.
 - At an average credit price over the life of the bank of \$200K, this would equate to nearly \$2.3M that would accrue to Campton. This is the maximum that MIH can offer to cover these two "buckets".
 - MIH will be meeting with V3 on Monday, August 19th to discuss the approach to long-term management.
 - Could the "intensive" management be on an every-other-year schedule to reduce costs?
 - Could Campton provide labor and equipment to reduce costs?
- The IDNR (Illinois Department of Natural Resources) has submitted a payment request to the State of Illinois in the amount of \$750K for payment for the Goldenstein Farm West. This is the LAWCON grant that we submitted three years ago. Payment will be included in the 2025 pay out.
- The IDNR has entered the LAWCON grant for the Goldenstein Farm East, into the National Park Service system for approval and payment. The total amount of the grant is \$915K. Hopefully, we will receive this before the end of the year.
- The Phase I Archeological Survey of the Goldenstein East property was completed last week. It was completed by Archeology and Geomorphology Services (Cynthia Balek). Three new archeological sites were identified during the investigation. One of these sites is a prehistoric isolated find and the other two are historic artifact scatters. Site 11K1509 represents a short term Frontier Occupation (two or three houses) with each house possibly being occupied by a family of tenant farm hands. This site is recommended for a Phase II investigation. It occupies less then 1/2 acre at the southern portion of the farm along Silver Glen Road (See Report).

6. Approval of Minutes:

a. Board Meeting July 11, 2024: J. Varsho moved the Board approve the minutes of the July 11th Board meeting. E. Murphy seconded the motion with a correction on page 7, fourth paragraph, replacing "conservation" with "conversation". In a voice vote Supervisor Kupar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

b. Special Meeting July 19, 2024: E. Murphy moved the Board approve the minutes of the Special Board Meeting of July 19, 2024. M. Metzger seconded the motion. In a voice

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

8. Old Business – Presentation and Discussion for Action:

a. Discussion and Approval of Wetlands Mitigation Proposal for Goldenstein East and West Farms by V3 Companies and Mitigation Investment Holdings: J. Varsho moved the Board table this Agenda item. M. Metzger 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. Discussion re: Township phones: Township Administrator, Ruth Rottmann, stated there have been complaints about Township phones. She reached out to different phone companies. We want phones in the office that can be transferred to the Highway District or Open Space workers in the field. Phone issues are dropped calls, etc. She spoke with three phone companies: Crexendo, Comcast Business, and First Comm. Comcast and First Comm are no thank you. Crexendo sounds like the best. She is concerned about the office phone. She likes having a cell phone in the office instead of a land line. J. Kubar stated the ones you are looking at are all applications. Try Novo Communications if you want to keep cell phones for work. There is no answer yet. Keep on looking.

10. Claims and Demands Authorized for Payment:

a. Town Fund \$11,953.88: M. Metzger moved the Board approve the claims and demands on the Town Fund in the amount of \$11,953.88. J. Varsho seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

b. Road & Bridge Fund \$149,807.56: J. Varsho moved the Board approve the claims and demands on the Road and Bridge Fund in the amount of \$149,807.56. M. Metzger seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

c. Capital Improvement Fund \$20,000.00: M. Metzger moved the Board approve the claims and demands on the Capital Improvement Fund in the amount of \$20,000.00. E. Murphy seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

d. Open Space Fund \$152,162.23: J. Varsho moved the Board approve the claims and demands on the Open Space fund in the amount of \$152,162.23. M. Metzger seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

11. Executive Session – Review Executive Session Minutes of May 22, 2024; June 11, 2024; July 11, 2024; and July 19, 2024; Land Acquisition; Personnel Issues; Legal Issues:

M. Metzger moved the Board go into Executive Session for the purpose of reviewing

Executive Session minutes of May 22, 2024; June 11, 2024; July 11, 2024; July 19, 2024; personnel issues and include Tom Serewicz in Executive Session. J. Varsho seconded the motion. In a roll call vote Supervisor Kupa and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed and Executive Session began at 8:45 p.m.

12. New Business Continued: Supervisor Kupa reconvened the regular session at 9:25 p.m.

aa. Review and Act Upon Whether to Approve Executive Session Minutes of May 22, 2024; June 11, 2024; July 11, 2024 and July 19, 2024: J. Varsho moved the Board approve the Executive Session minutes of May 22, 2024; June 11, 2024; July 11, 2024 and July 19, 2024. M. Metzger seconded the motion. In a roll call vote Supervisor Kupa and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed.

13. Adjournment: J. Varsho moved the Board adjourn the meeting. M. Metzger seconded the motion. In a voice vote Supervisor Kupa and Trustees Varsho, Murphy, and Metzger voted aye. The motion passed and the meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Richard Johansen

Clerk

