

## **Remote**

**All participants in this meeting were at various remote locations participating via zoom due to the Covid 19 Pandemic**

**This meeting was held by video conference. Fifteen minutes prior to meeting start time, a link and log in information for Public Attendees was posted on the front page of the Campton Township website at:**

[www.camptontownship.com](http://www.camptontownship.com)

**1. 2. 3.** The December 14, 2021 Board meeting was called to order by Supervisor Kupa at 7:30 p.m. The Pledge of Allegiance was recited. Clerk Johansen called the roll with Supervisor Kupa and Trustees Varsho, Murphy, and Miller present.

J. Miller moved the Board move the Assessor's report up ahead of New Business. J. Varsho seconded the motion. In a voice vote Supervisor Kupa and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

*Assessor – Alan D. Rottmann:* Assessor Rottmann stated he has wrapped up appeals. We are waiting on the County for decisions. Regarding sales of real estate, we are seeing sales closing above asking price.

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

*a. Review and Act Upon Eagle Scout Project Final Presentation, Paul Beeson, Troop 13:* Eagle Scout candidate Paul Beeson stated his project was landscape restoration at Gray Willows. We restored the garden beds on the right side of the house. This involved leveling, shaping and grading the beds. We added a stone retaining wall and weed barrier. We put stone on the right side, center, and left side of the house. The back of the house was weeded. We removed bushes and weeds, added stones and patio, and mulched around the patio. We leveled the patio using good stones so that the refurbished patio is safe for the public. This completed the basic structure of the home's exterior. It took 10 work days with 306-man hours, by about 30 people. He provided before and after photos of each stage. J. Kupa said Wow, I'm very impressed. Who designed the project? Answer was Josh and I, and Wasco Nursery. John asked what was most challenging? Answer was leadership for the stonework part of the project. J. Varsho said good job, it was labor intensive, and you chose the most cost-effective options. J. Miller said I walked the site several times so I saw the impermeable, permeable sites. Good job. E. Murphy said it looks beautiful from Corron Road. J. Miller moved the Board approve and accept the Eagle Scout project of Paul Beeson. J. Varsho seconded the motion. In a voice vote Supervisor Kupa and Trustees Varsho, Murphy, and Miller voted aye. The motion passed. J. Kupa said drop off the paperwork and I'll sign it.

*b. Review and Act Upon Presentation by John Falduto regarding Investment Options for the Township:* E. Murphy introduced John Falduto to the Board.

He has been good to talk to. Can you offer the Township relief from low interest rates on investments? John Falduto stated the business manager is Tom Sawyer. They are focused on police and fire department pension funds. They work with 21 different park and fire districts and have 21 billion dollars under management. We have 100% client return – see our reference list and numbers. We have an eight person staff, each with 10 to 15 years' experience. Our compensation is from management services. We look at the low interest rate environment, to improve yield without increasing the risk. Zero years maturity up to 3 to 5 years maturity. Interest rates have started to go up a little. If you have money you are not going to need for awhile, we structure a portfolio. There is a .10% market fee. If it's a million dollars, the fee is \$1000.00. See the summary of cash flow from us, our market commentary. He will attend our meetings occasionally. This is the initiation of a relationship: investment policy. E. Murphy asked how do you handle the transfer from current management? – Transfer in kind? Answer – yes, typically we rearrange the furniture a little bit. J. Kuper stated we developed a model based on 4%. Our model is getting shocked pretty bad. We are open to see how you can recover this interest. Answer – no magic pill at the moment. Until the interest curve goes up a little bit it's difficult to get close to that 4%. E. Murphy said anything over 20 basis points is a home run. John asked what are the next steps? Answer – we can take the existing portfolio and see what we can do. 20 basis points to 40 basis points. John asks how easy is it to rebalance the model if interest rates start going up? Ladder it between 3 months. John asked what's next? Answer is do an evaluation of what we have. J. Miller moved the Board approve sending Sawyer Falduto Asset Management, LLC, Campton Township's portfolio, and then table further action. E. Murphy seconded the motion. In a voice vote Supervisor Kuper and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

## **5. Reports:**

*Highway Commissioner – Sam Gallucci:* Commissioner Gallucci stated snowplows and salt spreaders were installed on all trucks for the 2021 – 2022 winter season. Snowplow markers were installed on all designated plow routes. Campton Township Highway crewmen attended Snow Plow Meeting, Chipper Safety, and Sexual Harassment Prevention Training on 11/18/2021. The Road District contracted with the Village of Campton Hills to pick up storm damage on Kendall Road and to-do cold patching on McDonald and Lenz Roads, and Wood Bridge Lane. Dura Patching was completed on Colonel Bennett, Hidden Springs, and Lost View Lanes; Deer Run Drive (inlet), Deer Run Drive and Ancient Lane (middle lane); Pouley Road and Dean Street (road edges); and Knollwood Drive. Tree trimming was completed on Happy Hills Road. Intersections in Campton Township and the Village of Campton Hills were swept on a weekly basis; all grates and storm drains in the Township and Village were cleaned of debris; roadways were assessed for drainage problems and potholes; potholes were repaired with cold patch throughout the Township and Village; all stop signs in the Township and Village were checked on a weekly basis and damaged or missing ones replaced; and we checked for the issuance of culvert permits throughout the Township and Village. Ongoing maintenance on Township vehicles and equipment was performed in-house by Highway District staff.

*Solid Waste District – Larry Gallagher, President:* Solid Waste District President Gallagher stated the Solid Waste Disposal District shall meet January through November 2022, at 7:30 p.m. on the third Wednesday of each of these months. During 2022, monthly meetings are hereby scheduled on January 19, February 16, March 16, April 20, May 18, June 15, July 20, August 17, September 21, October 19, and November 16<sup>th</sup>. No meeting is scheduled on December 21, 2022. Monthly meetings shall normally be conducted in person in the first-floor conference room in the offices of the Village of Lily Lake at 43W870 Empire Road, St Charles, IL. Attendance by members of the public is always welcome and a portion of each meeting shall allow for public comment. If it becomes necessary to conduct meetings remotely, that will be noted on the agenda that is posted. Members of the public shall be provided audio access to monitor remote meetings via telephone with dial-in instructions provided at the bottom of each remote meeting agenda. This public notice has been posted at the Offices of the Village of Lily Lake, 43W870 Empire Road, St. Charles 60175; the Campton Township Community Center, 5N082 Old LaFox Road,

St. Charles, IL 60175; on Facebook @camptontownshipsolidwastedisposaldistrict. Also, Solid Waste President Gallagher presented the Campton Township Solid Waste Disposal District Comparative Statement of Operations 2022 Budget which compared the 2022 budget with all previous budgets going back to 2014.

*Financial Report – Cheryl Stutesman, Finance Director:* Finance Director Cheryl Stutesman reported:

- The December Bond Payments to the Bank of New York Mellon, Zion, and Park Ridge Community Bank were made on December 9<sup>th</sup>.
- On November 17<sup>th</sup> we received the Final Settlement of Kane County Tax Distributions for the fiscal year

Road & Bridge      \$11,404.23

Town                      \$6,161.19

Open Space          \$39,224.62

\$56,790.04

- **Road and Bridge:**

We received \$47,659.62 from the Village of Campton Hills for the October Road and Bridge settlement.

Engineering – exceeds the year-to-date budget. This is a timing difference, \$35,000 is remaining in the budget.

- **Open Space:**

Interest income – Maintenance and Interest Income – A Series is well below the budgeted amount.

Miscellaneous Income – Includes \$505.00 in pumpkin sale revenue.

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

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

- **At Anderson Park** leaves were trak vaked, the parking lot regraded, broadleaf was sprayed, snow plow markers installed, and a police report was made regarding thrown garbage cans and a broken kiosk window.
- **At Whitney Park** heat was checked in the main house, and snow plow markers installed.
- **At the Community Center** leaves were trac vaked, and snow plow markers installed.
- **At Corron Farm** the Mason finished the stone work on the dairy barn, the extra stone and dirt is hauled away, the final grade is finished, the concrete ramp to the dairy barn is complete, Trillium Dell was called to finish their work, the barn door is repaired, and we assisted with Winter Fest.
- **At Gray Willows** we repaired the shop service door, repaired two furnaces at the main house, trak vaked and hauled leaves, installed snow plow markers, and cleaned the gutters.
- **At the Harley Woods: Torchy Property** snow plow markers were installed.
- **At Town Hall** the heat was checked and the gutters cleaned.
- **At Brown Road Meadows** the park was closed for the season.
- **At Lily Lake Blue Park** there is no report.
- **At the Headwaters Conservation Area** snow plow markers were installed, the Route 38 fence and garage service door were repaired, the gutters cleaned, Motz passed fire inspection, and a contract was let to take down the dead tree at Motz.
- **At Poynor Park** a police report was taken for turf damage, the boy scout rocket launch was assisted, broadleaf herbicide was applied, and the park was closed December 1.

- **In General**, all mowers and tractors are being winterized, we assisted staff, and a prescribed burn, a safety meeting and a sexual harassment education meeting was held, trucks were sanitized daily, the snow plow is serviced and ready, and we met with the Fast Pitch Softball League.

*Natural Resources Monthly Report – Josh Nelson, Restoration Ecologist:* Restoration Ecologist Nelson stated:

**Projects Completed/Ongoing:**

1. Began prescribed burn season. Completed significant number of burns focused on woodlands and savannas. This included some high value burns on areas that fallen behind on their return intervals as well as areas at Harley Woods that have likely not seen fire since European settlement.
2. Assisted operations staff as needed.
3. V3 continues work on the Gray Willows and Headwaters wetland restoration.
4. Coordinating with Open Space Foundation and Corron Farm Preservation Society regarding grant projects. Projects are nearing completion. Installing educational signs over next few weeks, as well as wrapping up final reports.
5. Continuing with processing of harvested seed.
6. Continuing winter brush clearing projects at Gray Willows Farm.
7. Multiple groups using facilities for events/programs/meetings.
8. Assisted with preparations for Christmas at Corron Farm.
9. Processing GIS data from growing season.
- 10.Completed pumpkin fundraiser. Raised just over \$500.00.

**Meetings/Trainings/Public Outreach:**

1. Attended Planning Commission meeting.
2. Attended Open Space Foundation meeting.
3. Led guided wagon rides for Ferson Creek Elementary School.
4. Assisted with Ferson Creek Elementary School Frosty Fest.
5. Led hike for Conservation Foundation members at Gray Willows Farm.

**Volunteer Service:**

1. Multiple Scout projects scheduled.
2. Met with multiple scouts regarding Eagle Scout projects.
3. Troop 38 held a brush clearing workday at Gray Willows Farm.
4. Multiple volunteers assisted with prescribed burns.

	Hours	IRS Value	Staff Value
<b>Total Volunteer Hours to Date</b>	1168.5	\$31,783.20	\$12,853.50
<b>Volunteer Steward Hours to Date</b>	133.5	\$3,631.20	\$1,468.50

*Planning Commission Report:* J. Kupa stated there is no Planning Commission Chairman now since Jesse Varsho has been appointed Trustee to fill a vacancy. There are issues coming up and we will need a Plan Commission Chairman soon.

*Supervisor Report – John Kupa:* Supervisor Kupa stated:

- The Illinois State Water Survey completed a study/evaluation of Multi-Aquifer wells in Campton Township in August of 2020. Campton Township participated financially in this study. Based on this study, Kane County has issued for comment, a draft Ordinance on well construction in Campton Township.

For wells constructed in Campton Township, the water well contractor is required to adhere to the following to minimize the impact of bypassing the Maquoketa Shale aquifer:

- Wells screened into the shallow sand and gravel aquifers are not to be screened any more then a few feet into the top of the Maquoketa Shale.

- Wells that will be open to the Maquoketa Shale and rely primarily on that unit for water are required to extend the casing into the unit sufficiently to prevent water from the overlying sand and gravel aquifers from entering into the well.
- Wells drilled into the Galena-Platteville and St. Peter units are not allowed to be open to the Maquoketa Shale. Casing for Galena-Platteville or St. Peter wells are required to extend all the way through the Maquoketa Shale formation when drilling a deep well.

While this is a good step moving forward, we still have several thousand existing wells that are not contained and are draining upper aquifers into lower aquifers, such as the St. Peters sandstone. The County has to develop a strategy for remediating these wells.

In addition, the County should provide greater detail/specifics in well construction. For example, a minimum screen length which would be drilled into the top of the Maquoketa Shale should be specified instead of, a “few feet”.

- I received another disbursement from V3 Companies, Inc. from our wetlands mitigation program. The total was \$67,385.00. This represents:
  - \$35,418.73 wetlands credit disbursement from Gray Willows
  - \$24,882.00 wetlands credit disbursement from Blackberry Creek/Headwaters, and,
  - \$7,083.75 maintenance disbursement for Gray Willows.
- I have been working with V3 on evaluating the expansion of our wetland banks at Headwaters and potentially at Goldenstein west. They have provided two concept maps for expansion. Headwaters east can be developed for an additional 24 acres of wetlands. We will discuss the Goldenstein property tonight in Executive Session.
- We submitted a formal acceptance letter and agreement to the Clean Energy Foundation for the grant we recently received. We have one year to exercise the grant. We expect the LAWCON grant to be awarded in June of next year.
- I met with Michael Warick last Friday to discuss a path forward to allow equestrian usage at Corron Farm. We agreed that the Planning Commission, with the help of Mike and his team develop a comprehensive plan outlining expectations and performance metrics for equestrian use for an initial one year. We decided that completed plan will be presented to the Board for discussion and approval.
- I have had several conversations with the Conservation Foundation regarding the acquisition of another property utilizing the same strategy we recently used. We will be discussing this in Executive Session tonight.
- I wanted to note that Dolly Anderson passed away last Friday. She was a great supporter of Campton Township and the Corron Farm. She was a wealth of information on the history of Campton Township. She just recently completed a book on her life experiences in Campton. Dolly was 92.
- I want to wish all of you and your family’s happy holidays and a healthy and prosperous New Year.

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

*a. Board Meeting November 9, 2021:* J. Varsho moved the Board approve the minutes of the meeting of November 9, 2021. J. Miller seconded the motion. In voice vote Supervisor Kupar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

**7. Citizens’ Comments:** Trustee Miller expressed that he was nonplussed that the Equine representatives continue the same approach as previous and just asking the Board to approve their requests without going through the process that has been requested each time (that they work with the planning committee). His recollection was that there were issues with ingress/egress and parking, each of which need to be investigated and resolved before any consideration could occur. He further stated that it would seem selfish to allow only a few with direct (non-vehicular) access to use the property as an equestrian site and that he could not support anything other than equal use by everyone. He cited the example of the Boy Scouts that , when faced with

similar obstacles of use of a site, worked to understand the gaps and then close them, including financial and labour supplementation by them; he suggested that the equine group follow that positive example rather than its repetitive approach of continually asking for access while neither following the process nor addressing key concerns of the Board.

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

*a. Review and Act Upon Whitney School House Proposal:* J. Miller moved the Board table this agenda item. J. Varsho seconded the motion. In a voice vote Supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

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

*c. Review and Act Upon Proposed Dates for 2022 Board Meetings:* J. Miller moved the Board approve the proposed dates for 2022 Campton Township Board meetings. J. Varsho seconded the motion. In a voice vote Supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

*d. Review and Act Upon Extending 2<sup>nd</sup> Year of Sikich Audit Proposal:* E. Murphy moved the Board extend Sikich proposal for fiscal year through March 31, 2023. J. Miller seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

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

*a. Town Fund \$4,356.88:* J. Varsho moved the Board approve the claims and demands on the Town Fund in the amount of \$4,356.88. J. Miller seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

*b. Road & Bridge Fund \$114,709.93:* J. Miller moved the Board approve the claims and demands on the Road and Bridge Fund in the amount of \$114,709.93. J. Varsho seconded the motion. In a roll call vote supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

*c. Capital Improvement Fund: \$0*

*d. Open Space Fund \$33,037.03:* J. Varsho moved the Board approve the claims and demands on the Open Space Fund in the amount of \$33,037.03. E. Murphy seconded the motion. In a roll call vote Supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

**11. Executive Session – Review Executive Session Minutes of November 9, 2021; Land Acquisition; Personnel Issues; Legal Issues:** J. Miller moved the Board go into Executive Session for the purpose of reviewing the Executive Session minutes of November 9, 2021, land acquisition, and include Operations Manager Serewicz and Restoration Ecologist Nelson in Executive Session. J. Varsho seconded the motion. In a voice vote Supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed and Executive Session began at 9:05 p.m.

**12. New Business Continued:** Supervisor Kubar reconvened the public session at 9:20 p.m.

*aa. Review and Act Upon Whether to Approve Executive Session Minutes of November 9, 2021:* J. Miller moved the Board approve the Executive Session minutes of November 9, 2021. J. Varsho seconded the motion. In a voice vote Supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed.

**13. Adjournment:** J. Miller moved the Board adjourn the meeting. J. Varsho seconded the motion. In a voice vote Supervisor Kubar and Trustees Varsho, Murphy, and Miller voted aye. The motion passed and the meeting adjourned at 9:22 p.m.

Respectfully Submitted,

Richard Johansen

Clerk