

1. 2. 3. The November 10, 2015 Board meeting was called to order by Supervisor Kupa at 7:30 p.m. at the Community Center. The Pledge of Allegiance was recited. Clerk Johansen called the roll with Supervisor Kupa and Trustees Stutesman, Vandiver, and Miller present. Trustee Murphy was absent.

Trustee Miller moved the Board move Citizens' Comments and Agenda item 8.c. up to follow roll call. V. Vandiver seconded the motion. In a voice vote Supervisor Kupa and Trustees Stutesman, Vandiver, and Miller voted aye. Trustee Murphy was absent but arrived during Citizens' Comments. The motion passed.

6. Citizens' Comments: **Shawn Clark**, a member of the Campton Township Plan Commission, stated that in support of the proposed Special Use for the proposed alcohol and drug rehab facility, Maxxam offered a letter by John H. Curtiss, President of a nonprofit residential alcoholism and substance abuse treatment facility that stated walk offs are rare for high end substance abuse facilities. However, Mr. Curtiss' has no experience with high end facilities, but only with non-profits, and according to the Justice Research and Statistics Association found on the luxury.rehabs.com site, 42% receiving treatment were convicted of a crime, 57% were rearrested within 12 months, and 30% received new jail sentences within 12 months. The conclusion is there is risk here. Because of this risk the proposal contradicts the Objectives and Goals of the Campton Township Comprehensive Land Use Plan. **Abe Angieski** spoke next thanking the Campton Township Board and its predecessors for its Comprehensive Land Use Plan. He stated addiction is a terrible thing. The question is whether it is appropriate to site a large residential alcohol and drug rehab facility on Ag. land without a zoning ordinance in the middle of rural countryside. You need such a facility near a major medical center. According to a 2014 published scholarly paper in the Journal of Sustainable Real Estate, studies show property values decline 17% in an area with a neighboring treatment center that treats opiate addiction. **Harry Blecker**, President of the Village of Campton Hills, urged the Campton Township Board to pass the proposed **Resolution Opposing Maxxam Partners, LLC Petition to Kane County for Special Use Permit** because it echoes the Resolution the Village passed in that the County has not followed its own Ordinances. This sets a bad precedent for the future when other issues come up. Also the issue is safety. Our Fox River and Countryside Fire and Rescue department is in a precarious position. They will be the first responders when problems arise at this proposed facility. For police protection the Village has two officers per shift and we have 18 miles to cover. The Village police department will be the first responders when problems arise there. They are 20 minutes away and residents at the proposed facility that need emergency services will wait 20 minutes. **John Kupa**, Campton Township Supervisor, stated Maxxam cites Lemont, Illinois and Rockford as examples of where an alcohol and drug rehab facility does not adversely affect property values. Lemont is an industrial area of refineries and Rockford is an urban city that is not at all comparable to Campton Township. The comparison is invalid. It's not apples to apples. It's apples to kumquats.

8. New Business – Presentation and Discussion for Action:

c. Review and Act Upon Planning Commission Recommendations Glenwood School (Maxxam Partners, LLC) Special Use for Private-Pay Alcoholism and Substance Abuse Treatment Facility: J. Miller moved the Board accept the decision of the Campton Township Planning Commission to discourage support of Maxxam's request for approval of special use for their proposed residential substance abuse treatment facility located at 41W400 Silver Glen Road in unincorporated Kane County, including "Exhibit A" Addendum to Campton Township Planning Commission meeting minutes of 11/05/2015. The motion was seconded by T. Stutesman. In a voice vote Supervisor Kupa and Trustees Stutesman, Vandiver,

Murphy, and Miller voted aye. The motion passed. J. Miller next moved the Board approve Resolution No. 2015-1 by the Township of Campton: **A Resolution Opposing Maxxam Partners, LLC Petition to Kane County for Special Use Permit**. The motion was seconded by T. Stutesman. In a roll call vote Supervisor Kuper and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The Resolution passed.

4. Reports:

Highway Commissioner – Sam Gallucci: Highway Commissioner Gallucci stated we are finished with brush pick up. There was more to pick up this year because of the early summer rains. We have a huge reservoir of salt to prepare for the winter. However, the predictions are for a warm winter. There is ongoing resurfacing of patched areas on Ridge Line and Kings Wood Roads, Fairview and Hawk Drives, Winchester Way, and Hunter Court. Ditch, soil, and seed landscape work was completed on Prairie Valley, Whirlaway, Castle, and Arbor Creek Drives, and Wyngate Road. Dura Patching projects were completed on Sylvan and Hidden Springs Drives, Jens Jensen and Nancy Lanes, and Meadowlark and Retreat Courts. Excess stones were swept up and roadways cleaned from the Dura Patching projects in Campton Township and the Village of Campton Hills. Brush pick-up was completed on the north and south sides of Route 64 throughout Campton Township, Campton Hills, and Campton Hills in Plato Township. Garbage was picked up along numerous roadways throughout Campton Township and the Village of Campton Hills. All intersections were swept in the Township and Village; roadways were assessed for drainage problems and pot holes; pot holes 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. All trucks passed annual inspection for certification, and ongoing maintenance on Township vehicles and equipment was performed in-house by Highway District staff.

Assessor – Alan D. Rottmann: Assessor Rottmann stated we are done with the Board of Review appeal hearings. We had 50 appeals and all but 3 were successfully defended. We are starting the 2016 assessed values, going neighborhood by neighborhood.

Solid Waste District – President Jack Berry: Absent.

Financial Report – Louise McKay: Finance Director McKay stated:

- The cash proceeds from coupon interest deposited in the Maintenance Money Market was \$2,475.41 and the total amount in the various A Series Money Market accounts \$3,777.51. On October 13th several A Series investments matured in the total amount of \$496,000. \$212,000 of those maturities will be used to fund the operational needs of this fiscal year and the rest will be invested.
- Town Fund, Capital Improvements, and Open Space Fund expenditures in total are within budget for the month of October, and for the year to date. All over budget line items have offsetting under budget line items. In Open Space fund 8, \$1000 of parking lot bumpers were added to the parking lot at Poynor Park. A check in the amount of \$1,089.56 was recorded as a donation to assist with the cost of the Eagle Scout dog park project at Poynor Park.
- Road & Bridge year to date is currently under budget in total. The large check in this month's claims and demands of \$238,560.28 is for this summer's road resurfacing, along with \$90,000 of MFT (Motor Fuel Tax) funds held by the County in Campton's account. It is still possible the Road's budget for the year to incur approximately a \$50,000 deficit if the State of Illinois continues to withhold payment of our Motor Fuel Tax funds.
- Tuesday, November 17th at 7:00 p.m. is a Special Board Meeting to approve the sale of the 2015 Refunding Bond issue that will take place earlier that same day. The preparation for the S&P (Standard and Poor) ratings review and all requested documentation by S&P was quite time consuming this month. It was all worth the effort because we retained the Township's AA rating by S&P.

Corron Farm Preservation Society Update – Vice Chair Judi Arman: Laural Garza spoke on behalf of Vice Chair Judi Arman stating the Corron Farm Preservation Society is having its fall fundraiser to help close the gap in fundraising to repair the Corron Farm barn. It will be this Saturday, November 14th, from noon to 4:00 p.m. at the Lodge. The chicken dinner is \$15.00 and a good time will be had by all in a good cause.

Village of Campton Hills – See statement by Village President Harry Blecker regarding Maxxam Partners' request for Special Use zoning in Citizens' Comments above.

Operations Manager – Tom Serewicz: Operations Manager Serewicz stated:

- At **Anderson Park** the common area was fertilized, mowing and weed whacking done, the parking lot regraded, the water shut off and winterized, and a meeting held at the tennis court with the facilities manager of D303.
- At **Burlington Park** the yard waste dumpster was removed, the garage heater serviced, and the area mowed and weed whacked.
- At the **Community Center** old plant growth was cut and removed, a new flag installed, and the ground mowed and weed whacked.
- At **Corron Farm** the common area was fertilized, small oak trees marked, burn breaks finished, mowing and weed whacking done, a meeting was held with the Christmas in the Country group, and parking set up for the event.
- At **Gray Willows** mowing and weed whacking was done, and he assisted with quotes on repair of the main house.
- At the **Headwaters Conservation Area** mowing and weed whacking was done, water was shut off for the winter, trails regraded, he met with V3 about the new wetlands, and cut new fire breaks with V3 assistance.
- At the **Harley Woods: Torchy Property** mowing and weed whacking was done, a fallen tree was cut up and hauled away, fire breaks were cut, trees pruned, and a Com-Ed grant sign installed.
- At **Poynor Park** mowing and weed whacking was done, the parking lot regraded, parking stops were installed, old growth plants were cut away from the road, the grass was fertilized, and the Eagle Scout dog park project was completed.
- At **Town Hall** mowing and weed whacking was done, old plant growth was cut and hauled away, and the furnace serviced.
- **In general:** a safety meeting was held, the Elburn fire permit secured, port o lets are beginning to be removed for the winter, burn equipment inspection was started, police were called on Anderson Park vandals – got plate numbers, they are banned from the park, a Christmas show will be held at Corron Farm, the bike rally at Anderson Park had 700 participants, and Trustee Murphy donated office furniture.
- No report on Mongerson Park.

Educational Opportunities at Campton Properties – Trustee Vandiver: No Report.

Gray Willows Planning Committee – Trustee Miller: Trustee Miller stated we are looking forward to our new Manager of Natural Resources coming on board. Josh Nelson did a good job with the dog park.

Supervisor Report – John Kupa: Supervisor Kupa stated:

- **WLS-CBS Wetlands Conservation Easement update** – Ann Zwick, who is the attorney representing WLS-CBS, provided an update on the wetlands conservation easement. They are working on defining the boundaries and legal description of the easement area. This area is approximately 22 acres. Once that is finalized, Ann will be forwarding the draft conservation easement to Disney for review and approval.
- **Wetlands Group Tour of Gray Willows** – On November 9th, 2015 the Interagency Wetlands Group toured Gray Willows for the purposes of reviewing those areas that are proposed to be restored to wetlands. The group consisted of representatives of the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency - Region 5, V3 Corporation, and Campton Township. The representatives of USEPA and USACOE were very impressed with the property.
- **Manager – Natural Resources Management Position** – The Township advertised this position on the Chicago Wilderness website and Monster.com. We received 12 resumes. We interviewed four of these candidates. The Board will be discussing our evaluation results and making a decision tonight.
- **Resolution in Opposition to Petition #4364 Glenwood Academy/Maxxam Partners** – Campton Township Planning Commission and the Township Board have evaluated the Petition of Glenwood Academy/Maxxam Partners to build a drug rehabilitation facility within the Township. Both the Planning Commission and the Township Board are united in their decision to oppose the construction and operation of such a facility within the Township. The formal Resolution which will be submitted to Kane County will be discussed tonight.
- **Campton Township Bond Rating** – Campton Township was interviewed by Standard and Poor in order to obtain a rating for issuance of new bonds. We are retiring older bonds with higher interest rates and issuing new bonds with lower interest rates. This investment strategy will

save Campton Township taxpayers approximately \$1,000,000.00. Standard and Poor's Summary of the credit worthiness of Campton Township is provided below.

Summary

Standard & Poor's Ratings Services has assigned its 'AA' long-term rating and stable outlook to Campton Township, Ill.'s Series 2015 General Obligation (GO) Refunding Bonds. At the same time, Standard & Poor's affirmed its 'AA' long-term and underlying ratings on the Township's GO debt outstanding. The outlook is stable.

Campton Township's unlimited-tax GO pledge secures the Series 2015 Bonds. The Township plans to use the bond proceeds to refund all of its Series 2001, 2005B, 2006B, and 2007B GO Bonds outstanding.

This rating reflects our assessment of the following factors for the Township:

- Very strong economy, with access to a broad and diverse metropolitan statistical area (MSA);
- Strong management, with "good" financial policies and practices under our financial management assessment (FMA) methodology;
- Strong budgetary performance, with a slight operating surplus in the general fund but a slight operating deficit at the total governmental fund level;
- Very strong budgetary flexibility, with an available fund balance in fiscal 2015 of 56% of operating expenditures but that is low on a nominal basis at \$353,000;
- Very strong liquidity, with total government available cash of 139.5% of total governmental fund expenditures and 2.8x governmental debt service, and access to external liquidity we consider strong;
- Weak debt and contingent liability position, with debt service carrying charges of 50.5% of expenditures and net direct debt that is 724.1% of total governmental fund revenue, but rapid amortization with 93.8% of debt scheduled to be retired in 10 years; and
- Strong institutional framework score.

Outlook

The stable outlook reflects our view of Campton Township's very strong economy and budgetary flexibility, which is supported by strong management conditions. We do not expect to change the rating in the next two years because we believe the Township will continue to benefit from its participation in the Chicago MSA and maintain its reserves.

5. Approval of Minutes:

a. Board Meeting October 13, 2015: T. Stutesman moved the Board approve the minutes of the meeting of October 13, 2015. V. Vandiver seconded the motion. In a voice vote Supervisor Kuper and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

b. Special Board Meeting October 26, 2015: E. Murphy moved the Board approve the minutes of the meeting of October 26, 2015. V. Vandiver seconded the motion. In a voice vote Supervisor Kuper and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

c. Special Board Meeting October 28, 2015: J. Miller moved the Board approve the minutes of the meeting of October 28, 2015. V. Vandiver seconded the motion. In a voice vote Supervisor Kuper and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

7. Old Business – Presentation and Discussion for Action: None.

8. New Business – Presentation and Discussion for Action:

a. Discuss and Act Upon Concerns of Ball Leagues Using Campton Township Fields: No action.

b. Review and Act Upon Wasco Baseball Dugout Project at the LaFox Fields: Rob Rosengarten presented on behalf of Wasco Baseball requesting the Board's approval to place a permanent brick and concrete dugout at the LaFox 2 field initially, and later placing a dugout at field 1. He said Campton Township owns fields 1 and 2, and the Forest Preserve owns fields 3 and 4. He will request Forest Preserve permission next. They want to get a contractor and permits to start. He passed out drawings of the proposal to the Board. T. Stutesman moved the Board approve Wasco Baseballs request for fields 1 and 2. V. Vandiver seconded the motion. In a voice vote Supervisor Kuper and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

d. Discuss and Act Upon Bee Keepers at Corron Farm and Gray Willows: J. Miller moved the Board table this agenda item. E. Murphy seconded the motion. In a voice vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

e. Review and Act Upon Ag License Agreement Addendum: J. Miller moved the Board approve the Campton Township License Agreement for Farming Use of Land Addendum which modifies the License Agreement dated November 7, 2013 to change the acres subject to the Agreement from 30 acres to 20 acres, which 20 acres shall be specified by the Township. E. Murphy seconded the motion. In a voice vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

9. Claims and Demands Authorized for Payment:

a. Town Fund \$5,430.92: J. Miller moved the Board approve the claims and demands on the Town Fund in the amount of \$5,430.92. V. Vandiver seconded the motion. In a roll call vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

b. Open Space Fund \$18,343.89: T. Stutesman moved the Board approve the claims and demands on the Open Space Fund in the amount of \$18,343.89. V. Vandiver seconded the motion. In a roll call vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

c. Capital Improvement Fund \$388.00: E. Murphy moved the Board approve the claims and demands on the Capital Improvement Fund in the amount of \$388.00. J. Miller seconded the motion. In a roll call vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

d. Road & Bridge Fund \$248,797.84: E. Murphy moved the Board approve the Claims and demands on the Road and Bridge Fund in the amount of \$248,797.84. J. Miller seconded the motion. In a roll call vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

10. Executive Session – Personnel; Review Executive Session Minutes of May 18, 2015; August 11, 2015; September 15, 2015; October 13, 2015; October 26, 2015; and October 28, 2015; Review Whether to Open Executive Session Minutes of 2001; Review Whether to Destroy Approved Executive Session Audio Tape Minutes Older than 18 Months. V. Vandiver moved the Board go into Executive Session for the purpose of discussing personnel; reviewing Executive Session minutes of May 18, 2015; August 11, 2015; September 15, 2015; October 13, 2015; October 26, 2015; and October 28, 2015; reviewing whether to open Executive Session minutes of 2001; and reviewing whether to destroy approved Executive Session audio tape minutes older than 18 months. E. Murphy seconded the motion. In a voice vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed and Executive Session began at 8:50 p.m.

11. New Business Continued – Supervisor Kupa reconvened the regular session at 9:21 p.m.

f. Review and Act Upon Personnel: V. Vandiver moved the Board approve hiring Benjamin H. Haberthur as Manager of Natural Resources of Campton Township at the salary of \$52,000 per year, with 3 weeks vacation, and Township benefits. E. Murphy seconded the motion. In a roll call vote Supervisor Kupa and Trustees Vandiver, Murphy, and Miller voted aye. Trustee Stutesman abstained. The motion passed.

g. Discuss and Act Upon Approve Executive Session Minutes of May 18, 2015; August 11, 2015; September 15, 2015; October 13, 2015; October 26, 2015; and October 28, 2015. T. Stutesman moved the Board approve the Executive Session minutes of May 18, 2015; August 11, 2015; September 15, 2015; October 13, 2015; October 26, 2015; and October 28, 2015. J. Miller seconded the motion. In a voice vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

h. Discuss and Act Upon Whether Need for Confidentiality Still Exists for Executive Session Minutes of 2001: T. Stutesman moved the Board approve opening all Executive Session minutes of open space properties purchased in 2001, but that the need for confidentiality still exists for all other Executive Session minutes not yet opened, including those properties not yet purchased, all personnel, and all litigation. J. Miller seconded the motion. In a roll call vote Supervisor Kupa and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

i. Discuss and Act Upon Whether to Destroy Approved Audio Tape Executive Session Minutes Older than 18 Months: T. Stutesman moved the Board approve destroying all approved Executive Session audio tape minutes older than 18 months. V. Vandiver seconded the motion. In a roll call vote Supervisor Kuper and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed.

12. Adjournment: E. Murphy moved the Board adjourn the meeting. V. Vandiver seconded the motion. In a voice vote Supervisor Kuper and Trustees Stutesman, Vandiver, Murphy, and Miller voted aye. The motion passed and the meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Richard Johansen

Clerk