

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

1. 2. 3. The October 13, 2020 Board meeting was called to order by Supervisor Kubar, at home, at 7:30 p.m. The Pledge of Allegiance was recited. Clerk Johansen, at home, called the roll with Supervisor Kubar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, present. Anthony Miceli, Speer Financial Vice President, at home, was also present.

4. New Business – Presentation and Discussion for Action:

a. Review and Act Upon Eagle Scout Final Presentation, Trenton Turner, Troop 80: Eagle Scout candidate Trenton Turner, at home, gave the final report of his Eagle Scout project stating he finished the Chimney Swift tower project. This home for the Chimney Swift bird is 12 feet high, and is made with Hardi cement board. It will not need maintenance. It took 37 volunteers 331 hours to complete, at a cost of \$997.42. J. Kubar, at home, asked what challenges did you overcome? Answer was to not break the Hardi board because it was made of cement. J. Miller, at home, asked how was the site selected? Answer was this is at Gray Willows. He walked around the site with Josh and saw Chimney Swift birds there. He added the tower is held up by cement block and rebar. He showed before and after pictures of the site. J. Miller, at home, moved the Board accept and approve the project with the thanks of the Township. T. Stutesman, at home, seconded the motion. In a voice vote Supervisor Kubar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

5. Reports:

Highway Commissioner – Sam Gallucci: Commissioner Gallucci, at home, stated brush pick-up north of Route 64 was done last week, south of Route 64 will be done this week, and Campton Hills brush pick-up in Plato Township will be done next week. The District removed excess soil on Lost View Lane, Timber Trail, and Arbor Creek Road to improve drainage. Culvert replacements were completed on Hawkeye Drive and Uncas Lane. Asphalt repairs were completed on Whirlaway Court, School Road, Uncas Lane, and Hawkeye Drive. We continued to seal cracks on Dillonfield, Elidie, Grand Monde, Bridle Creek, and Mulhern Drives, and Lantry Court, and Walt Whitman Road. Dura Patching continued on Loretta, Campton Woods (butt joints), Foxfield, Bridle Creek, Foxfield (by East Road), and Bowgren Drives, Beith and Happy Hills Roads, Carriage and Beith Courts, Limberi Lane and Deer Haven Trail. Excess stones from Dura Patching were swept up. The Road District contracted with the Village of Campton Hills to complete Dura Patching on Connors Road in Plato Township. The District continued ditch mowing and wing mowing throughout Campton Township and the Village of Campton Hills, continued to trim trees around street name signs throughout the Township and Village, applied shoulder gravel to all main intersections throughout the Township and Village, cleaned all grates and storm

drains of debris throughout the Township and Village, swept intersections throughout the Township and Village on a weekly basis, assessed roadways for drainage problems

and potholes, repaired potholes with cold patch throughout the Township and Village, checked all stop signs in the Township and Village on a weekly basis and replaced damaged or missing ones, and 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.

Assessor – Alan D. Rottmann: Assessor Rottmann, at home, stated tax assessment appeals are over, we are reviewing real estate sales now. He went to continuing education to keep his certification current.

Solid Waste District – Larry Gallagher, President: Solid Waste District President Gallagher, at home, stated Bob Brill was appointed to the District but then had to resign because of a change in family circumstances. The Village wants the grease trap dumpster removed from the Lodge which has closed.

Financial Report – Louise McKay, Finance Director: Finance Director McKay's report stated:

- The last significant tax distributions from Kane County were deposited on September 9th and there was an additional tax distribution on September 30th. Property tax distributions paid through September 30th compared to total annual budget are: Town Fund 97.6%; Road District 97.7%; and Open Space bond debt 98.5%. The final tax payment is scheduled for October 28, 2020.
- PMA investment revenue in the Statement of Revenue and Expenditures is stated net of the amortization of premiums and discount. In September, cash proceeds of \$1,218.75 from investment coupons were deposited in the PMA Maintenance account and \$3,521.88 was deposited in the 2005A account. In addition, in the 2005A account, Waterbury Connecticut municipal bond of \$245,000 matured in September. These funds will need to be reinvested.
- The Investment Report for September looks different due to the payroll transfer of September 25th that was not recorded until the beginning of October. This created an understatement of the payroll clearing fund and an overstatement of the money markets for Town, Road District, and Open Space.
- Wetland credit sales deposited in September at Gray Willows included \$35,068.75 for dispositions and \$7,013.75 for maintenance.
- Speer Financial has been working with Trustee Murphy and I for the bond refunding that is being approved at this Board meeting. Speer had an early bid of 1.22% under their model of 1.50% which will generate more of a tax savings for Township residents than the original model.
- Town Fund Administration revenue (miscellaneous income) reflect the \$5,601.62 reimbursement from Lake Shore Recycling for damages to Anderson Park parking lot that was repaired by staff and contributed to the Park Department being over budget. Town Fund combined total departments are within budget year to date and so is the Capital Improvements Fund.
- The Road District total budgeted expenditures for the current month of September and for year to date are within budget. Any line items that are over budget have an under budget line item to offset.
- Open Space for the month of September and the year to date are within budget.

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

Operations Manager – Tom Serewicz: Operations Manager Serewicz, at home, stated:

- **At Anderson Park** mowing and weed whacking was done, the parking lot was herbicided, and broadleaf control was applied to turf.
- **At Whitney Park** mowing and weed whacking was done, the camp ground Port-o-let was removed, old farm implements were moved, and the implement area re-seeded.

- **At the Community Center** mowing and weed whacking was done, and broadleaf control applied to turf.
- **At Corron Farm** mowing and weed whacking was done, trails were mowed, broadleaf control was applied to turf, and the gravel area herbicided.
- **At Gray Willows** mowing and weed whacking was done, broadleaf control was applied to turf, and the barn door headers and sills were repaired by an Eagle Scout project.
- **At Town Hall** mowing and weed whacking was done.
- **At Brown Road Meadows** mowing and weed whacking was done, and empty plots were mowed.
- **At Lily Lake Blue Park** mowing and weed whacking was done, and at Lily Lake Cemetery mowing and weed whacking was done.
- **At the Headwaters Conservation Area** mowing and weed whacking was done, trails were mowed, broadleaf control was applied to turf, and horse manure was removed from the limestone trail and parking lot.
- **At the Harley Woods Torchy property** mowing and weed whacking was done.
- **At Poynor Park** mowing and weed whacking was done, trails were mowed, the ball fields dragged, the ball fields and parking lot herbicided, and broadleaf control was applied to turf areas. (Ballfields & south turf 250 gal.)
- **General Notes:** Trucks and equipment sanitized, Port-o-lets were sanitized daily, enclosed trailer cables were repaired, Bobcat tires were repaired, office staff assisted, all playgrounds were inspected for bees, and the green truck repaired.

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

- We are concluding summer weed control.
- We had a good seed harvest this year.
- Eagle Scout projects are wrapped up including the Chimney Swift project and the Gray Willows Barn Door project.
- The Open Space Foundation got a grant to restore Harley woods. – Contractors are at Harley Woods.
- Burn season is starting.

Website Improvements Report – Trustee Stutesman: Trustee Stutesman, at home, stated he flew a drone over Gray Willows to see the weeds. He will use a drone to create a video of our bike trails.

Planning Commission Report – Jesse Varsho: Absent.

Supervisor Report – John Kubar: Supervisor Kubar, at home, stated:

- The General Obligation, Refunding Bonds, Series 2020 were awarded to Park Ridge Community Bank, Park Ridge, Illinois at a revised price of \$4,456,000, at a net interest rate of 0.89%. There were four bids with Park Ridge being the lowest. The others were JP Morgan Chase, Key Government Finance, and Capital One Public Funding, all at higher interest rates. **This sale will result in a savings of \$379,664.33 to the taxpayers of Campton Township.** Anthony Miceli, Speer Financial Vice President, at home, who conducted the sale, stated the timing was good. By placing the bonds with a bank, the administrative costs were reduced considerably.
- Supervisor Kubar, at home, continued stating V3 has interest in 5 wetland credits at Gray Willows at \$20,000 per credit, for a total of \$100,000.00.
- At the Whitney School house, we need to consider our options for a new foundation soon.
- We will consult with Mark Metzger about the Campton Township Maple Sugar Festival. There are people available to man it. We will figure the logistics in the next two weeks. We will need to keep social distance at the festival and obey all the safety protocols.

6. Approval of Minutes:

a. Board Meeting September 8, 2020: E. Murphy, at home, moved the Board approve the minutes of the meeting of September 8, 2020. T. Stutesman, at home, seconded the motion. In a voice vote Supervisor Kupar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

b. Special Meeting September 30, 2020: E. Murphy, at home, amended the minutes with two corrections under New Business, paragraph a. In sentence six change “indefinite” to “near term”, and in the eighth sentence change “principle” to “principal”. The amendment was seconded by T. Stutesman, at home. E. Murphy, at home, moved the minutes of September 30, 2020 be approved, as amended. T. Stutesman, at home, seconded the motion. In a voice vote Supervisor Kupar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

c. Special Meeting October 1, 2020: T. Stutesman, at home, moved the minutes of October 1, 2020 be approved. S. Galloway, at home, seconded the motion. In a voice vote Supervisor Kupar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

7. Citizens’ Comments: None.

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

9. New Business Continued – Presentation and Discussion for Action:

b. Review and Act Upon Ordinance 20-2T providing for the issuance of approximately \$4,470,000 General Obligation Refunding Bonds, Series 2020, for the purpose of refunding certain outstanding bonds and interest on said bonds, authorizing and directing the execution of an escrow agreement in connection with the issue of said bonds and authorizing the sale of said bonds to the purchaser thereof:

Anthony F. Miceli, Senior Vice President, Speer Financial, Inc. communicated to the Board that “Bids were received today for the \$4,470,000 General Obligation Refunding Bonds, Series 2020. There were four bids received.”

	Net <u>Interest Rate</u>
Park Ridge Community Bank, Park Ridge, Illinois	0.89%
JP Morgan Chase Bank, Elk Grove Village, Illinois	0.97%
Key Government Finance, Inc.	1.22%
Capital One Public Funding, LLC, Melville, New York	1.57%

Upon examination, it is our opinion that the bid of Park Ridge Community Bank, Park Ridge, Illinois, is the best bid received, and it is further our opinion that the bid is favorable to the Township and should be accepted. The bonds are being issued to refund the Township’s outstanding General Obligation Bonds, Series 2011. After the sale, in order to accomplish the refunding, the par amount of the Bonds was adjusted to \$4,456,000. The sale will result in a savings of \$379,664.33, worth \$371,802.70 on a present value basis or 8.412% of refunded principal. We therefore recommend that the Bonds be awarded to Park Ridge Community Bank, Park Ridge, Illinois at a revised price of \$4,456,000 being at a net interest rate of 0.89%.

The Supervisor announced that a proposal had been received from Park Ridge Community Bank for the purchase of \$4,456,000 general obligation bonds to be issued by the Township for the purpose of refunding certain outstanding bonds of the Township, and that the Township Board would consider the adoption of an ordinance providing for the issue of said bonds and the levy of a direct annual tax sufficient to pay the principal and interest thereon. The Supervisor also summarized the pertinent terms of said proposal and said bonds, including the length of maturity, rates of interest, purchase price and tax levy for said bonds.

Whereupon, Anthony Miceli presented, and the Township Clerk made available to the Trustees and interested members of the public, complete copies of an ordinance entitled:

AN ORDINANCE providing for the issuance of \$4,456,000 General Obligation Refunding Bonds, Series 2020, of Campton Township, Kane County, Illinois, for the purpose of refunding certain outstanding bonds of said Township, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds and authorizing the sale of said bonds to Park Ridge Community Bank.

(the “Bond Ordinance”).

Trustee Joe Miller then moved and Trustee Tom Stutesman seconded the motion that the Bond Ordinance as presented be adopted.

After a full discussion thereof, the Supervisor directed that the roll be called for a vote upon the motion to adopt the Bond Ordinance.

Upon the roll being called, the following Trustees voted AYE: Steve Galloway, Joe Miller, Elizabeth Murphy, and Tom Stutesman _____

and the following Trustees voted NAY: None.

Whereupon the Supervisor declared the motion carried and the Bond Ordinance adopted, and henceforth did approve and sign the same in open meeting, and did direct the Township Clerk to record the same in full in the records of the Township Board of Campton Township, Kane County, Illinois.

c. Review and Act Upon Preparing a mailer with information regarding savings on Bond issues over years:

Supervisor Kupar, at home, stated over the last decade the Board has saved taxpayers millions of dollars in interest by refunding the high interest bonds with low interest bonds. We are one of the few units of government to accomplish this. Trustee Stutesman, at home, stated it’s more then the savings, it’s also the open space and open space enhancements created by the bonds. Trustee Murphy, at home, stated by retiring these bonds in 2026, three or four years before they are scheduled to retire will save taxpayer money. The Township will be debt free years earlier then projected. Supervisor Kupar, at home, added with the wetland mitigation program the Township actually made money for taxpayers.

Let’s send a mailer to the Township that states these accomplishments to the residents. J. Miller, at home, moved the Board approve preparation of a mailer to Township residents. T. Stutesman, at home, seconded the motion. In a voice vote Supervisor Kupar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

d. Review and Act Upon Update by V3 regarding Headwaters and Gray Willows mitigation banks: T. Stutesman, at home, moved the Board table this agenda item. S. Galloway, at home, seconded the motion. In a voice vote Supervisor Kupar, and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

e. Review and Act Upon Lease of the Bull Run Paddock area (19 acres): J. Kupa, at home, presented the lease of 19 acres of vacant land along Anderson road, that is owned by Campton township, to Bull Run Equestrian Center, that runs from October 12, 2020 to October 11, 2025. The rental is 19 acres times \$250.00 per acre equaling \$4,750.00 per year in annual payments beginning October 12 2020. The only permitted use for the 19 acres is for the purpose of pasture and turn out. Bull Run grants to Campton Township an easement for ingress and egress purposes over the

northerly ten feet of the 19 acres during the term of the lease. Bull run will maintain insurance during the lease in an amount of not less then \$1 Million per occurrence / \$3 Million aggregate of liability. Bull Run will provide Campton Township with an Endorsement and Certificate of Insurance naming Campton Township as an additional insured, and shall maintain this insurance during the term of the lease. E. Murphy, at home, moved the Board approve the lease of 19 acres along Anderson Road, that is owned by Campton Township, to Bull Run Equestrian Center. T. Stutesman, at home, seconded the motion. In a roll call vote Supervisor Kubar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

f. Review and Act Upon Troop 13 using Community Center as Meeting Location: J. Kubar stated the fire department figures the square footage, sees the bathrooms, the entrances, and determines the density. J. Nelson stated the Troop density is about 75 scouts, if all attend. He sent out the Commercial Lease for leasing the basement level of the Campton Township Community Center to Boy Scout Troop 13, of 415 N. 2nd. Street, St. Charles, IL 60175. The lease is for 4 years beginning October 1, 2020 and ending April 1st, 2025. The annual rent is \$250.00. The use is for the purpose of a Boy Scout meeting and event facility, and for no other purpose. Campton Township has the right to enter the premises during all reasonable hours for any reasonable purpose. Boy Scout Troop 13 will provide a general liability insurance policy naming Campton Township, as insured and themselves as additional insured, for injury to, or death in an amount of not less then \$5,000,000 per occurrence/\$10,000,000 annual aggregate; and for damage to property in an amount not less than \$1,000,000. The Boy Scout Troop shall maintain its own fire and hazard insurance insuring the building and its personal property. J. Miller, at home, moved the Board approve the Commercial Lease for Campton Township to lease the basement level of the Campton Township Community Center to Boy Scout Troop 13 of 415 N. 2nd. Street, St. Charles, IL. For 4 years beginning October 1, 2020 for an annual rent of \$250.00. T. Stutesman, at home, seconded the motion. In a roll call vote Supervisor Kubar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

g. Review and Act Upon IGA Between Plato Township and Campton Township for park maintenance: E. Murphy, at home, moved the Board remove this item from the agenda. T. Stutesman, at home, seconded the motion. In a voice vote Supervisor Kubar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

h. Review and Act Upon Permit for Wedding, Deanna Gage, at Gray Willows on October 24, 2020: J. Kubar, at home, presented Deanna Gage's permit for a wedding stating the wedding ceremony and reception will take place in and around the main barn at Gray Willows on October 24th, 2020 from 10:00 a.m. to 12:00 a.m. All state and CDC regulations regarding COVID-19 must be followed including no gatherings over 50 people, maintaining social distancing, and masks worn as required. The permittee shall pay the Township \$500 for the use of the property and shall deposit \$500 with the Township to assure the use of the property shall be as authorized. Alcohol may be served contingent on proof of liquor liability insurance and may only be served to participants. Alcohol is limited to beer and wine. Permittee will carry insurance covering its property while on the property of Campton Township, and permittee will carry \$1,000,000 insurance coverage for general aggregate/water/other related activities or the highest amount commercially available, and will name Campton township as an additional insured. J. Miller, at home, moved the Board approve Deanna Gage's permit for a wedding at Gray Willows on October 24, 2020 subject to getting the required insurance. S. Galloway, at home, seconded the motion. In a roll call vote Supervisor Kubar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed. J. Kubar, at home, stated as the wedding is so close in time, we need to be sure we have the Certificate of Insurance.

10. Claims and Demands Authorized for Payment:

a. Town Fund \$3,371.12: S. Galloway, at home, moved the Board approve the claims and demands on the Town Fund in the amount of \$3,371.12. T. Stutesman, at home, seconded the motion. In a roll call vote Supervisor Kubar and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

b. Road & Bridge Fund \$33,573.26: T. Stutesman, at home, moved the Board approve the claims and demands on the Road and Bridge Fund in the amount of \$33,573.26. J. Miller, at home, seconded the motion. In a roll call vote Supervisor Kuper and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

c. Capital Improvement Fund \$(834.00): E. Murphy, at home, moved the Board remove this item from the agenda. S. Galloway, at home, seconded the motion. In a roll call vote Supervisor Kuper and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

d. Open Space Fund \$12,299.05: T. Stutesman, at home, moved the Board approve the Open Space Fund in the amount of \$12,299.05. S. Galloway, at home, seconded the motion. In a roll call vote Supervisor Kuper and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

11. Executive Session – Review Executive Session minutes of August 11, 2020;

Land Acquisition; Personnel Issues; Legal Issues: J. Miller, at home, moved the Board go into Executive Session for the purpose of reviewing the Executive Session minutes of August 11, 2020. S. Galloway, at home, seconded the motion. In a voice vote Supervisor Kuper and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed. Moderator Rake, at home, closed the meeting to the public stating for someone to wave to the camera when Executive Session closes and it is time to open the meeting back up to the public. Executive Session began.

12. New Business Continued: Supervisor Kuper resumed the regular session.

aa. Review and Act Upon Whether to Approve Executive Session minutes of August 11, 2020: T. Stutesman, at home, moved the Board approve the Executive Session minutes of August 11, 2020. S. Galloway, at home, seconded the motion. In a voice vote Supervisor Kuper and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed.

13. Adjournment: S. Galloway, at home, moved the Board adjourn the meeting. J. Miller, at home, seconded the motion. In a voice vote Supervisor Kuper and Trustees Stutesman, Galloway, Murphy, and Miller, all at home, voted aye. The motion passed and the meeting adjourned.

Respectfully Submitted,

Richard Johansen

Clerk

