

Dundee Township Trustees
Regular Meeting
Wednesday, August 18, 2021 – 7:00 p.m.

Call to Order & Roll Call

Meeting was called to order at 7:00 p.m.

Supervisor Thrower; Trustees Schaffer, Romano, Harney, and Ahrens were all in attendance. No absences.

The Pledge of Allegiance was led by Trustee Schaffer

Agenda

Motion was made by Trustee Schaffer to approve the August 18th, 2021 agenda; seconded by Trustee Romano.

Minutes & Treasurer's Report

Motion to dispense reading of Minutes from June 16th, 2021 meeting and approve was made by Trustee Romano and seconded by Trustee Schaffer. Motion passed with Trustee Harney abstaining.

Motion to dispense reading of Minutes from July 31, 2021 meeting and approve or amend was tabled until August meeting.

Motion to approve or amend Treasurer's Report through July 31st, 2021, Financial Statements through August 16, 2021, and review bank statements. Trustee Ahrens asked Office Manager Block to verify the Road & Bridge Account ending in 2802. The amount was confirmed. Motion to approve made by Trustee Ahrens; seconded by Trustee Harney.

Reports

Trustees – Trustee Schaffer mentioned and wanted to discuss the Grant Funds the Township received.

Highway Commissioner – Commissioner Schulz presented hard copy of report. His team had been busy removing and clearing fallen trees due to the recent storms. Paving is finished – waiting for final. Took possession of new mower – should be up and running soon; team had training on it. Training through TOI including 8 week training.

Assessor – The appeal deadline has passed. Assessor Bielak and his team are trying to take care of it at their level rather than sending to county. Received around a hundred requests from businesses (not as many as he anticipated) and residential. The County received 89 appeals from our Township with 10 of those being residential and the rest are commercial. Spring Hill Mall requested an appeal. Residential requests is fairly quiet even in the hot market we've been in and commercial is low as well. Next assessment is in 2023. Appeals are trailing down as they normally do during this time in the cycle.

Attorney – Attorney Asprooth discussed the police reform bill. Governing how they address whistleblower complaints. Has been working on response for the Township.

Cemetery – Have been busy with cleaning up debris after the storms and they appreciated the assistance provided by Highway Commissioner Schulz and his team. They lost a couple young trees & 5 year old trees. Mowing had ceased during drought which allowed them to replace/repair headstones – back to mowing now. Kubota is on order with late December delivery. 11,000th burial is coming up next month.

Open Spaces – Presented hard copy of report and reviewed some key items. The team has been busy remedying graffiti and cleaning up from storm damage. Trustee Harney mentioned that they have engaged kids in the past which helped lower incidents. Katie & Supervisor Thrower are working on program.

Supervisor – Supervisor Thrower discussed the grant for open spaces. Emergency assistance – apply once every 18 months. General Assistance – 6-9 cases/month, mandated by the State. Technology combining phone systems with Assessor's office to help save money for the Township. Looking to save money wherever we can.

Kane County Board – Chris Kious, District 23 Commissioner – Rental Assistance Program 1st Round: 1272 landlords, \$4M disbursed. 2nd Round: 524 by tenants, \$5M still waiting for disbursement. Available within Township but also the County. Application deadline has ended. By mid- August, 60% is supposed to be distributed.

Forest Preserves – President Chris Kious provided newly printed forest preserve maps of Kane County. \$23K Hosheit & Kenyon instrumental for getting referendums passed to get funds. Bridge washed out 10 years ago has been replaced. Raceway Woods 5K Rotary function was very successful. Scholarships for HS students and coats for Boys & Girls Club. In Transportation, just met regarding Impact Fee and has more upcoming meetings. Longmeadow – still working on it through at least early next year – still waiting on supplies but also need to mitigate lead in soil near Bolz Rd. Still trying to find money to stop the tolls. Public Health – Kane Vax is still available at the Batavia site Wed & Sat (appts only) or walk-ins. Gail Borden will have open vax period as well. These are the only vax sites that the County currently has open. Infection rates have increased significantly. Still working on redistricting - still will have 24 commissioners and all will be up for election – either 2 or 4 year terms. ARPA money – \$940M everything is wide open and make sure that we put in the application.

Supervisor Thrower explained the sources for the money and who received money last time. County Board Member Jarrett Sanchez is the contact who knows about it. Working on hiring a consulting firm to help determine how the money is best distributed.

Sheriff – Sgt. Mike Wilgosiewicz attended on behalf of Deputy Chris Ruchaj (sp?) who wasn't able to attend. The County had been hit hard with car burglaries but all involved have been arrested. Recently arrested a crew out of Rockford by utilizing stop sticks outfitted by Sheriff Hain. Commended Highway Commissioner Schulz & his team for cleaning up the downed trees from the storms. The Milk Pail commercial property was a big issue in the past but there haven't been any issues for some time. There was one (1) noise complaint but they addressed it and they were compliant. He and a fellow Deputy are on Med Watch & Security at Batavia and are also doing mobile clinics. Reported that there is talk that the COVID vaccine will be available for 5 and up. A resident in attendance mentioned that they had noticed young kids smoking just inside Dixie Briggs boundaries on two (2) separate occasions. Trustee Harney was in Jelke where three (3) teenaged girls walked on other side of pond & brought out bong.

Sgt. Wilgosiewicz stated that, aside from the girls potentially being underaged, smoking cannot be in public view. If any members of the public see anybody smoking in the Preserve, call 9-1-1 to report it. The Forest Preserve police would cover their district, KCSO would cover, or local law enforcement agencies will respond, if they have the IGA.

Public Comment

Mark Avelar, Algonquin, IL (Dundee Twp) – Open space. 708 Board – earliest ruling scheduled for November 8th. Discussed losing people in Dundee Township. The County's estimate is much higher than actual for redistricting. Algonquin lost several people as well per the census – more in Kane than McHenry. Mayor of Algonquin working to help provide assistance to those with mental health needs in the area. Needs options for Dundee Township. Supervisor Thrower stated that the Township would need to go to the County to request money for mental health assistance. Also, working with villages for a solution. Meeting with Village President Algonquin next week.

Jim Cudney (tenant at Binnie Rd/Salamander Springs house) – would like to work with us to stay there. No graffiti at Salamander Springs – likely due to having an individual on the property on a daily basis. Supervisor Thrower recognized and appreciated the care he is taking with the Township property.

Old Business

Illinois Grant Funds – Trustee Schaffer spoke with State Representative Anna Moeller about reapplying to try to get more funds. We will need to find additional projects to submit in an attempt to acquire more funds. Projects were approved in June and are disbursing funds now. There is an approximate three to six (3-6) month turnaround. Need approval through State Rep. Moeller's office. Not discretionary funds.

Elgin Math & Science Academy received money for repairs. Other organization have requested and received money. Need to get in on that. Member initiative money Dept of Commerce & _____. Get creative solutions on how to finance it. Schaffer – need viable projects to serve public and meet their needs. Have discussed needs at cemetery. Per Supervisor Thrower, State Rep. Moeller said she will get more money.

Trustee Harney, we spend the money, do the work, and get reimbursed. This was confirmed by Supervisor Thrower: Need to go out to bid, submit to State Rep. Moeller, receive bid back, and, hopefully, it will be approved.

Supervisor Thrower presented slideshow for East & West cemetery projects. Fence for safety and dignity. Paving and road repairs for East Cemetery – reached life expectancy. 3 options: \$268K for fence & brick pillars; \$398K estimates from fence company for East & West; \$463K for fencing all the way around both cemeteries. Did not include gate in quotes. Guaranteed 20 years not to rust as well as made in USA and local vendors preferred. Trustee Ahrens inquired about availability of replacements should someone damage it with a vehicle. Trustee Harney inquired about the 6-foot fence – whether it is necessary or required. Mark said the 6-foot height is recommended. Trustee Ahrens mentioned deer getting stuck in 5-foot fences. Trustee Harney said deer do jump 6 foot fences as they have near Elgin Cemetery and they've gotten stuck. Supervisor Thrower reiterated that it is not an end-all-be-all for security but more as a matter of safety. Trustee Harney didn't like chain link option for the rear boundary (east side of cemetery and asked if it was required. Mark said it will be noticeable at first as

they need to clear the growth for installation purposes but natural growth will eventually fill it in. Wants to go to bid for fence then paving as paving is booked up until Spring of 2022. Trustee Ahrens inquired if more staffing or hours would be required for cutting along the fence. Supervisor Thrower said they don't need to involve DOT as long as we keep it on our property. East Dundee likes the idea but hasn't spoken with West Dundee as of the meeting.

Trustee Harney said it is \$600K budget (2/3 of budget) but would like to see the money spread out more over open space and other projects. Trustees Ahrens & Schaffer like the idea of the fence but Trustee Schaffer but not entirely keen on the chain-link fence. Likes a privacy fence but wonders if that would cost more and be cost-prohibitive. Mentioned possibly talking with Palumbo to see if he would be open to splitting the cost for the fence. Trustee Harney said she prefers posts, a simple fence, and vegetation to fill in – just to mark the boundary.

Mark stated that there is a difference of \$50/foot (more) for steel versus chain link.

Trustee Romano stated that she likes the idea of having fencing all the way around even though kids may try to cross it. However, she agrees that the Board may need to look into spreading the money across other projects.

Supervisor Thrower reiterated that going out to bid doesn't require that they move forward. Bid packet by September 15th and write it up by October 20th. The next question would be how to finance it.

Office Manager Block has made calls to the banks. They are still studying it and will get back to him next week.

Summit Square – Trustee Harney has requested price for purchasing 4 rooms. Supervisor Thrower said no more than \$10K per room due to the work which will be required. The Village of East Dundee appears to be giving mixed signals in that they want to be out of the 611 building but, at the same time, want to keep controlling interest. Any purchase of property must be approved by the electors by calling a special town meeting. Have not had annual meeting for 2 years – can the Board still call a town meeting this year?

Trustee Harney stated that Steve Whitecotton (member of Foundation & professional contractor) is estimating it will cost approximately \$22K to bring each room up to good, usable quality. Trustee Harney added that the Board should lay all the projects out and review

Trustee Ahrens agrees that, if they are needed, to move forward and plan budget accordingly. Trustee Romano agrees if the cost to purchase the rooms isn't too much. Trustee Schaffer agreed.

Supervisor Thrower discussed needing ADA accessibility for shared door. Needs to get approval for it. Trustee Ahrens said he believed that the former supervisor obtained bids for the project. Office Manager Block stated that it was only priced out and no formal bids were obtained. Trustee Schaffer asked if it would be possible to use HOA fees to apply towards ADA accessibility. Supervisor Thrower & Trustee Harney stated that there aren't enough money as we are short HOA funds due to Landy not paying/being behind – especially with having to pay other regular operating expenses including insurance, garbage, elevator, and the like.

Supervisor Thrower stated that the Township is struggling to maintain the open spaces that we have now. When she toured the spaces with Katie, she discovered that there is only one (1) person helping

him. Can the Board try to request grants for trails, green spaces? There are no grant opportunities for the cemeteries. If we have extra money left after projects, can we add them?

Trustee Harney stated that not maintaining trails is hurting the Township. Stated that we need a landscape architect and someone to help. More parking areas – east side of Dixie on Lundstrom Lane. Need fencing repairs and replaced on all facilities. Need to look at all structures. We should not be looking to purchasing more space and focus on maintaining what we have. Look at our parking lot on Huntley Rd for Raceway Woods but we can't use money for that. Pave drive to rental house.

Trustee Ahrens recommended a pull behind for grading behind Kubota but Trustee Harney stated that the cloth is exposed so the Kubota won't work now and will need to lay gravel first before grading. Reiterated hiring a landscape architect. Bridge over Shell Creek on Sleepy Hollow Rd.

Supervisor Thrower said that we should look at Jelke first.

Salamander Springs – Supervisor Thrower stated that everybody who's had interest and toured the property wants to buy it but we can't sell it. Electrical issues need to be addressed. Costs for demolishing is around \$19K which doesn't include suspected asbestos siding on barn. Concern about bats living in the barn and if they are a protected species. If so, the Township would have to explore options.

Rutland, Carpentersville, and Dundee Fire Departments are open to using it for training exercises. Don't want to lose the tenant (Mr. Cudney) but the Township is bleeding money.

Mr. Cudney mentioned that he works for Red Buffalo Nursery 4-5 days a week doing what Kirby does. Mr. Cudney performs work at the property and leads volunteer work there. He understands the position we are in with electric and taxes and knows there are challenges with the property as well.

Office Manager Block is working to parcel out the property and get a quote to re-stake it and submit drawings to the County for separation. Assessor Bielak said that Lenny at the County is willing to stake it out as well.

Trustee Harney inquired if there are "off the grid" and solar options. Mr. Cudney said that he has looked into it but it's costly. Supervisor Thrower asked Trustee Harney if she could research some options.

Summit Square – Supervisor Thrower recommended updating the IGA as the Foundation is not out of the rooms yet. Trustee Romano said The Village of East Dundee is open-minded but are at odds, internally, as to how to handle it. They don't want to lose their 57% ownership of HOA but they could also put the property up for sale. Office Manager Block stated that Landy wants to take over the gym, the Foundation wants the first floor classrooms, and the Township on 2nd floor. Supervisor Thrower stated that she wasn't sure anyone would buy the property if it was put on the market. Trustee Harney stated that numerous people walk through since it was up for sale in 2013. Biggest issue for buyers is having to pay the HOA fees. Office Manager Block stated that if we took it over, our HOA would double. Supervisor Thrower stated that the Township staff maintains the grass and lots at the building.

Breakdown of Expenses – Office Manager Block provided handouts for the breakdown of expenses through this week.

New Business

Bartels Property – Regarding providing driveway access for deliveries, Supervisor Thrower stated that she has no issues with them using it but needs an agreement. Highway Commissioner Schulz stated that the road is in good shape right now but is concerned about types of trucks and frequency of use. Supervisor Thrower stated that she would like agreement drawn up that, if the road is damaged, a pre-determined company would be responsible for completing the repairs. The Park District is agreeable to letting the new buyer use it but has concerns. The buyer has stated that he just needs access during the time they will be building the horse barn they have planned for the property.

Trustee Harney recommended that the buyer talks with the current owner to discuss the drain tiles which lead into the pond that, if damaged, can cause issues with flooding into the septic field and golf course. She added that she knows the County does not mark the agricultural drain tile as they don't know it's there. She will have a separate conversation with Supervisor Thrower to discuss what she knows about the drain tiles which were placed years ago.

Review/Approval of Resolution 2021-004: IMRF retirement fund; Office Manager Block stated that since 2019 they require that the Supervisor be certified 1000 hours/year. Applies to Assessor Bielak, Supervisor Thrower, and Highway Commissioner Schulz. In the future, it may require other board members to submit time logs but not at the present time. Trustee Harney made a motion to approve; seconded by Trustee Schaffer. Motion passed unanimously with Supervisor Thrower abstaining.

Review/Approval of Renewal of Electrical Aggregation Program: Supervisor Thrower explained that it benefits 900 who are participating of the 1600 household who qualify. Trustee Harney said that Dynergy is a 3 year commitment. Trustee Schaffer had some concerns that residents may argue that they may be forced to pay a higher rate in exchange for the Township to get \$20K contribution. Trustee Harney explained that the difference comes down to the difference of one-tenths of a penny. Supervisor Thrower thought that it may be worth it to try it for 12 months then opt out as did Trustee Harney. Trustee Schaffer still has concerns. Trustee Harney stated that there are more solar and wind options coming online with the government pushing for renewable energy - coal is most expensive energy source. Motion was made by Supervisor Thrower to approve the agreement with MC2 for Com Ed match which includes \$20K contribution, minimum of 12 months beginning November 9, 2021 and ending November 8, 2022; Trustee Harney seconded the motion. Motion passed with "ayes" from Supervisor Thrower and Trustees Harney, Ahrens, & Romano. Trustee Schaffer voted "no". Office Manager Block & Supervisor Thrower will coordinate with the MC2 representative and will post the information on the Township's website.

Review/Approval of Yearly IT Support Contract with NJS for the Supervisor's Office: Motion made by Supervisor Thrower; seconded by Trustee Ahrens. Motion passed unanimously.

Audit/Approve Bills:

Office Manager Block presented bills to the Board for review.

Motion to approve Bills as audited made by Trustee Harney; seconded by Trustee Ahrens. Motion passed unanimously with roll call vote.

Motion to approve Budget Transfer – N/A

Executive Session

Tabled until next month

Motion to Adjourn:

Trustee Ahrens made the motion to adjourn; seconded by Trustee Harney at 9:07 p.m.