

**MINUTES FOR THE REGULAR MEETING  
OF THE CORPORATE AUTHORITIES OF THE  
VILLAGE OF CAMPTON HILLS  
JUNE 20, 2017  
7:00 P.M.**

CAMPTON TOWNSHIP COMMUNITY CENTER  
5N082 OLD LAFOX ROAD  
CAMPTON HILLS, ILLINOIS

1. CALL TO ORDER

President Blecker called the meeting to order at 7:00 p.m.

2. ROLL CALL

Clerk Quail called the Roll:

**Present**

President Blecker  
Trustee Andersen\*  
Trustee George  
Trustee Girka  
Trustee Millette  
Trustee O'Dwyer  
Trustee Tyrrell

**Also Present**

Administrator Searl  
Zoning Officer Ranieri  
Treasurer Fischer  
Police Chief Hoffman  
Clerk Quail

*\*via telephone conference beginning 7:02 p.m.*

3. PLEDGE OF ALLEGIANCE

President Blecker led all those present in the Pledge of Allegiance.

**MOTION TO ALLOW TRUSTEE ANDERSEN TO JOIN THE MEETING VIA TELEPHONE CONFERENCE**, made by Trustee Millette, and seconded by Trustee George.

Voice Vote: [AYES: 5] [NAYES: 0]

Motion CARRIED

4. PUBLIC COMMENTS

Bill Iwanski, of 40W365 Carl Sandburg Rd., and President of the Fox Mill Master Homeowners Association, presented his position on the Fox Mill Drainage Project, identified as Item Number 10 on the agenda. He explained that he would not be able to stay for the Board's discussion because the Fox Mill Board Meeting was to take place during the same time. He stated his belief that this matter is a four-party issue -- namely involving Kane County; Wasco Sanitary District; The Village of Campton Hills, and Fox Mill Master Homeowners Association (FMMHA). Noting FMMHA's willingness to work cooperatively with all parties, and its offer to contract the work directly to avoid prevailing wage restrictions, he expressed his hope for the Trustees' commitment to the project in order to most expediently commence work on the project.

Ed Fiala, of 4N088 Longfellow Pl., and President of the Commons of Fox Mill Homeowners Association, offered comments on the Fox Mill Drainage Project, stating expressly his opposition to the use of public funds to pay for privately held property. He explained that the PUD on the property states that the property should be held by the public for the public's interest. The original developer had an obligation to deed the property to Kane County Forest Preserve; but they failed to do so; and the developer quit-claimed the property to private ownership. He expressed his view that the people of Fox Mill were victimized by FMMHA's decision to take title to the land, and have already had to spend money to correct problems. He noted the invasive willows which caused the drainage failure are the result of the FMMHA's failure to do the required maintenance of the property and the eradication of the willows and other invasive species. He asked that the Trustees do not use public money to bail out private landowners, and urged instead the enforcement of the intent of the Fox Mill PUD, to see that the land gets transferred to public ownership and stewardship.

5. CONSENT AGENDA

- a. Motion to approve the minutes of the June 6, 2017, Regular Meeting
- b. Motion to approve payment of bills per Warrant List #17-28
- c. Motion to approve payment of bills per Warrant List #18-04
- d. Motion to approve the President's re-appointment of Dave Eshoo to the Economic Development Committee for a term to expire June 9, 2019, and as Chairman of the Economic Development Committee, for a term to expire June 9, 2018.
- e. Motion to approve the President's re-appointment of Ron D'Aversa to the Economic Development Committee for a term to expire June 9, 2019.
- f. Motion to approve the President's re-appointment of Marc Faulk to the Finance Committee for a term to expire June 16, 2019.
- g. Motion to approve the President's appointment of Timothy Pearce as chair of the Finance Committee for a term to expire February 16, 2018.
- h. Motion to approve the President's re-appointment of Tony Murphy to the Public Works Committee for a term to expire June 15, 2020.
- i. Motion to approve the President's re-appointment of Rich Schult to the Public Works Committee for a term to expire June 15, 2020.

Trustee George pulled item b.

Trustee Tyrrell pulled Items a, d, e, f and h.

Trustee O'Dwyer pulled item c.

**MOTION TO APPROVE ITEMS G and I, OF THE CONSENT AGENDA**, made by Trustee Tyrrell; and seconded by Trustee George.

Voice Vote: [AYES: 6] [NAYES: 0] Motion **CARRIED**

Item a: **MOTION TO APPROVE THE MINUTES OF THE JUNE 6, 2017, REGULAR MEETING, AS AMENDED**, made by Trustee Tyrrell; and seconded by Trustee O'Dwyer.

*Trustee George made minor technical corrections.*

Voice Vote: [AYES: 6] [NAYES: 0] Motion **CARRIED**

Item b: **MOTION TO APPROVE PAYMENT OF BILLS PER WARRANT LIST #17-28**, made by Trustee Millette; and seconded by Trustee George.

*Trustee George raised questions regarding the limits of expenditures relating to the fees for the Board's legislative counsel, Montana & Welch.*

Roll Call Vote: [AYES: 5] [NAYES: 1] Motion **CARRIED**  
Andersen George  
Girka  
Millette  
O'Dwyer  
Tyrrell

Item c: **MOTION TO APPROVE PAYMENT OF BILLS PER WARRANT LIST #18-04**, made by Trustee Millette; and seconded by Trustee George.

*Trustee Girka expressed concerns over the expenditures relating to Village Attorney fees.*

Roll Call Vote: [AYES: 5] [NAYES: 1] Motion **CARRIED**  
Andersen Girka  
George  
Millette  
O'Dwyer  
Tyrrell

Item d: **MOTION TO APPROVE THE PRESIDENT'S RE-APPOINTMENT OF DAVE ESHOO TO THE ECONOMIC DEVELOPMENT COMMITTEE FOR A TERM TO EXPIRE JUNE 9, 2019, AND AS CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMITTEE, FOR A TERM TO EXPIRE JUNE 9, 2018**, made by Trustee Millette; and seconded by Trustee George.

Trustee Tyrrell referenced the written opinion provided by Attorney Tappendorf regarding the expiration of terms of office for appointments, reiterating that the Village Code does not identify terms of office for certain positions, such as the EDC and Public Works. He referred back to Chapter 7 of the Village Code, particularly noting ambiguity in the language, where there is no category for "commissioners." Further noting that the Code states, "*Unless otherwise specified, all appointed officers, whether for one year or more shall serve for terms expiring June 30<sup>th</sup>,*" he recommended that in lieu of amending the code to include commissioners, that the renewal terms not specified by the code be established for one year.

Trustee Millette *AMENDED* the motion as follows:

**MOTION TO APPROVE THE PRESIDENT'S RE-APPOINTMENT OF DAVE ESHOO TO THE ECONOMIC DEVELOPMENT COMMITTEE FOR A TERM TO EXPIRE JUNE 9, 2018, AND AS CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMITTEE, FOR A TERM TO EXPIRE JUNE 9, 2018**

Trustee George accepted the amendment.

Voice Vote: [AYES: 6] [NAYES: 0] Motion **CARRIED**

Item e: **MOTION TO APPROVE THE PRESIDENT’S RE-APPOINTMENT OF RON D’AVERSA TO THE ECONOMIC DEVELOPMENT COMMITTEE FOR A TERM TO EXPIRE JUNE 9, 2018**, made by Trustee Tyrrell; and seconded by Trustee Millette

Voice Vote: [AYES: 6] [NAYES: 0] Motion **CARRIED**

Item f: **MOTION TO APPROVE THE PRESIDENT’S RE-APPOINTMENT OF MARC FAULK TO THE FINANCE COMMITTEE FOR A TERM TO EXPIRE JUNE 16, 2018**, made by Trustee George; and seconded by Trustee Millette  
*Trustee Tyrrell noted that Mr. Faulk has a history of absenteeism at meetings, and asked Administrator Searl to assist in further engaging Mr. Faulk.*

Voice Vote: [AYES: 6] [NAYES: 0] Motion **CARRIED**

Item h: **MOTION TO APPROVE THE PRESIDENT’S RE-APPOINTMENT OF TONY MURPHY TO THE PUBLIC WORKS COMMITTEE FOR A TERM TO EXPIRE JUNE 15, 2018**, made by Trustee Millette; and seconded by Trustee O’Dwyer  
*Trustee Tyrrell noted that Mr. Murphy has not attended the Public Works meetings in over a year.*

Voice Vote: [AYES: 3] [NAYES: 3] Motion **FAILED**

Discussion followed in which Trustees O’Dwyer and Tyrrell urged President Blecker and Administrator Searl to have conversations with re-appointees, prior to the expiration of the particular terms, to ascertain the level of commitment and desire to continue service on Village committees.

Trustee Millette noted an error in the Board’s omnibus vote, namely in Item i, which voted affirmatively on the re-appointment of Rich Schult to the Public Works Committee for a term to expire June 15, 2020; although it had been agreed subsequent to the omnibus vote, that renewal of terms not specified in the Village Code would be for one year. Trustees Millette and Tyrrell suggested the matter be discussed further, and resolved in the July 5, 2017, meeting when the Village Attorney is present.

## 6. DEPARTMENT REPORTS

- a. Police Report for May 2017 – Chief Hoffman presented the monthly report, noting two accidents for the month; and a decrease in citations year over year.
  - Trustee Millette commended the work of the Police Department and offered his gratitude for its service, noting that enforcement of speed limits is essential to decreasing likelihood of accidents.
  - Trustee George inquired about vacation checks, and Chief Hoffman reiterated the residents’ appreciation for the service, especially noting its value as public outreach.
  - Trustee Andersen raised questions about motorist speed and cyclist safety on Campton Hills Road; and Chief Hoffman explained that, although there have been no cyclist incidents in the past 8 years, there is a dedicated effort to place patrol with radar on that route. He noted that cyclists can also often stray off the shoulder, which can cause problems for motorists – particularly in the blind spots where the hills are higher. With that, the placement of cyclist

signs; outreach to local bike shops and notices in area publications, Chief Hoffman said that observing safety has overall been better.

- Chief Hoffman asked permission, and was so recognized, to speak briefly on his recent request to purchase a new camera system for the Village Hall/Police Department, which appears as Item #9 on the meeting agenda. He explained that upon further research with the vendor, he learned it would not be possible to limit the use of Bluetooth technology to only one of the four cameras. He noted that the Department does have use policies in place; but that it would not be ideal or advisable to proceed without the flexibility to designate which of the four cameras would be Bluetooth enabled. Therefore, he will not be proceeding with that vendor. Chief Hoffman noted that he has since been in discussion with Helping Hand to obtain a cost estimate on a camera system.
  - Trustee Girka asked for clarification on the handling of registered sex offender registrations; and Chief Hoffman explained that he believed there were three and that the registered sex offenders are required to come in periodically and register themselves.
- b. Treasurer's Report for May 2017 - Treasurer Fischer noted that her report covers the first month of the fiscal year, and that there was not a lot of activity.
- Trustee O'Dwyer inquired about the annual audit; and Treasurer Fischer indicated that it has recently begun, noting that the auditors would be coming in the week following the meeting.
  - Trustee George inquired about various line items where the "percent of budget" numbers seemed high.
  - Trustee Andersen noted police expenses under petty cash; and inquired whether or not those items are categorized by departments. Treasurer Fischer answered affirmatively that all petty cash is appropriately recorded by department.
- c. Building and Zoning Report for May 2017 -- Zoning Officer Ranieri had nothing to report.
- Trustee Tyrrell noted that he liked the new format of the Building and Zoning Permits Report; and Officer Ranieri credited Tracy Johnson for her work on it.
  - Trustee O'Dwyer inquired about a comparison between this year and last, as to how busy the Building & Zoning Department has been; and Officer Ranieri indicated that it appears to be about the same.

## 7. DISCUSSION OF THE PURCHASE OF FINANCIAL SOFTWARE

Treasurer Fischer provided a written report showing "pros and cons" between the current QuickBooks software and a governmental financial accounting system. She noted the importance of particular levels of access by department; the ability to conveniently produce reports; the security of safeguarding against human error, and the benefit of a paper trail when making/changing entries. She also noted the steep cost of new software.

- Discussion followed amongst Trustees Girka, O'Dwyer and Tyrrell regarding the negotiation of pricing for the software product, the possibility of scaling down the features to lower the price, and whether or not other municipalities have been polled to gain an understanding of what works best. President Blecker recommended polling MetroWest.
- Trustee Tyrrell suggested that Treasurer Fischer identify the three different platforms currently under consideration, with a comparison of capabilities – and particularly noting cost, scalability, and ease of use.

- Treasurer Fischer said that she would produce the polling as recommended, as well as a ranking of how well each of the three options would suit the needs of the Village.

8. **MOTION TO APPROVE THE CASH MANAGEMENT AND INVESTMENT POLICY**, made by Trustee George; and seconded by Trustee O’Dwyer.

Administrator Searl explained that the need for the policy arose from last year’s audit. The Finance Committee worked with staff to create the policy, which is aligned with GFOA. A copy was provided to the Trustees in the meeting packet.

Trustee Tyrrell asked Administrator Searl if the Village Attorney had reviewed the draft of the Cash Management and Investment Policy, or if a copy had been sent for review. Administrator Sear said that the Attorney has a copy through the Board packet; but he did not have a specific discussion with her about it.

Trustee Andersen raised questions about the Policy Considerations/Adoption & Amendment section on page 9 of the draft, particularly inquiring about the requirement for a 2/3 majority vote of the Board members currently holding office.

Administrator Searl indicated that this section had been discussed extensively at the Finance Committee meeting, and the requirements were set deliberately so that changes to the policy could not be made easily, especially since the policy is aligned with best practices.

Trustee O’Dwyer noted the importance of having the Village Attorney first review the draft and also to have it financially reviewed before the Board acts.

Trustees George withdrew the Motion. Trustee O’Dwyer withdrew his second.

**MOTION TO TABLE THE CASH MANAGEMENT AND INVESTMENT POLICY TO GET A RESPONSE IN THE AFFIRMATIVE (APPROVAL) FROM THE VILLAGE ATTORNEY AND THAT IT BE FINANCIALLY REVIEWED BY THE AUDITOR TO ENSURE THE PROPOSAL IS COMPLIANT**, made by Trustee O’Dwyer; and seconded by Trustee Tyrrell.

Voice Vote: [AYES: 6] [NAYES: 0] Motion **TABLED**

9. **MOTION TO TABLE A RESOLUTION TO AUTHORIZE THE PURCHASE OF A CAMERA SYSTEM FOR THE VILLAGE HALL/POLICE DEPARTMENT**, made by Trustee George; and seconded by Trustee O’Dwyer.

Voice Vote: [AYES: 6] [NAYES: 0] Motion **TABLED**

President Blecker ordered a five-minute recess at 8:20 p.m.

President Blecker re-convened the meeting at 8:44 p.m.

*(The recess extended well over the anticipated five minutes because the fire alarm sounded and the meeting space was evacuated until the firemen authorized re-entry.)*

## 10. DISCUSSION AND CONSIDERATION OF THE FOX MILL DRAINAGE PROJECT

President Blecker invited Mr. Tom Huddleston of Huddleston/McBride Land Drainage Partners to present and explain the technical matters relating to the Fox Mill drainage problems.

Kane County has a program where they evaluate and sometimes cost share on mutual failures or drainage systems that benefit the lands of many. He identified a unique drainage system which lies within Fox Mill, Campton Pines and Arbor Creek. He explained that the land was an agricultural system, with agricultural drain tile, before it was developed. It was replaced with a polyethylene perforated pipe which is now overgrown with roots and has grossly failed. He estimated the damage has been ongoing over the past 8-10 years. He noted work he has done repair work in conjunction with Wasco Sanitary District over the past 5-7 years. He explained that, over the course of development across Fox Mill, Campton Pines and Arbor Creek, various repairs and drain systems were made along certain segments, as the needs arose. Because of the way the developers built the drainage in Fox Mill, wetland conditions were created – which were conducive to the proliferation of invasive wild willows. The type of pipe used would not be able to sustain the cleaning and cutting away of the willow roots. Therefore the best option would be to replace it and build it correctly with watertight pipe that roots cannot get into, or create a management plan to keep the vegetation off and then place drains which would be suitable for maintaining a more park-like setting.

The county is participating in the discussion because Arbor Creek is in the county, and they add water to the system which is starting to back up. This is a mutual drain which also affects Wasco Sanitary District, Campton Pines and Fox Mill. The county will often organize an initiative to cost share to solve problems with mutual drains to maintain the flow for the benefit of all. He emphasized that this is strictly voluntary, and that the county is not mandating any action.

- Trustees Tyrrell and O'Dwyer raised considerations about ownership of the land.
- Trustee George inquired about the possibilities to use drain pipe which would be conducive to maintaining the wetland. She expressed a preference for the land to stay as close to a natural state as possible, while solving the drainage problem. Mr. Huddleston reiterated that this land was historically farmland; but that the farmers had a maintenance plan, so the earth was stable. This water is not necessary native. The hydrology of the area is being caused by higher elevation water that's rushing down the system and causing artificial irrigation which does not currently have any benefit. It only fosters the growth of the invasive willows.
- Trustee O'Dwyer inquired about the cost of the project which Mr. Huddleston said would be \$100,000. Mr. Huddleston reiterated that he is not, nor is the county, asking for the Village's participation. If the parties do not want to participate, the county will not intervene.
- Trustee Girka inquired about the additional expense to create a more environmentally friendly solution to the problem; and Mr. Huddleston estimated an additional \$35,000 over the \$100,000.
- Trustee Tyrrell noted that Mr. Iwanski (in the public comments) remarked that the Fox Mill Master Homeowners Association offered to contract the work to avoid prevailing wage; but that Trustee Tyrrell expressed doubt that such a plan would be feasible.

**MOTION TO EXTEND THE MEETING PAST 9:30 P.M.**, made by Trustee Millette; and seconded by Trustee Tyrrell.

Voice Vote: [AYES: 6] [NAYES: 0] Motion **CARRIED**

- Trustee Andersen noted that the Village has made a policy that, unless there was an acute threat to public safety or health, the Village does not spend public funds on private land. Trustee Millette concurred.
- President Blecker and the Trustees thanked Mr. Huddleston for coming.
- Trustee O'Dwyer asked Tom Bihun of Wasco Sanitary District for his opinion. Mr. Bihun said that the pipes were not trenched deeply enough. The District replaced some of the piping because of the wells. He stated concerns about who will maintain the land, because the problems will recur if the land is not maintained. Mr. Bihun indicated that Mr. Huddleston presented the same material to Wasco Sanitary District; and that the matter will be on their next meeting's agenda.

## 11. ADDITIONAL ITEMS

### a. New Items

Administrator Searl suggested, for the sake of brevity of future agendas, he will plan to have drafts ready on follow-up items (Training Report Policy Development; Committee/Commission Members Handbook/Orientation; and the Village Administrator Code) for the second meeting in July.

### b. Updates

- i. CMAP Local Assistance Program Application (water resources management planning) – Administrator Searl explained that the Village's topic for their prospective application did not meet CMAP's current focus, which is on land use and transportation. IDNR may be an option for the future. He also noted that the steering committee meeting with the consultant was held on the zoning/subdivision code, and that CMAP would work with the consultant to ensure that the draft zoning/subdivision code does address issues related to water resources.
- ii. Economic Development Facebook Page is under review by the Village Attorney.
- iii. The special workshop the Village is hosting, "ON TO 2050" will be on July 6<sup>th</sup> at 6:30 p.m. at the Campton Township Community Center. Surrounding municipalities have been invited.

Administrator Searl announced the need a special meeting on Monday to discuss the renewal of the electric aggregation program, which would begin on August 1<sup>st</sup>. The Board agreed to have the meeting at 7:30 a.m. on June 26<sup>th</sup>.

## 12. **MOTION TO GO INTO CLOSED SESSION**, made by Trustee Millette; and seconded by Trustee George, as permitted by the Open Meetings Act to discuss one or more of the following matters:

- a. Litigation that is filed and pending, or is probable or imminent 2(c)(11)
- b. Appointment, employment, compensation, discipline, performance, or dismissal of specific employees or officials, including legal counsel 2(c)(1) & (3)



Roll Call Vote: [AYES: 5] [NAYES: 1] Motion **CARRIED**  
Andersen Girka  
George  
Millette  
O'Dwyer  
Tyrrell

**THE REGULAR SESSION RESUMED** at 10:04 p.m. Clerk Quail called the Roll:

**Present**

President Blecker  
Trustee Andersen  
Trustee George  
Trustee Girka

Trustee Girka  
Trustee Millette  
Trustee O'Dwyer  
Trustee Tyrrell

**Also Present**


Administrator Searl  
Clerk Quail

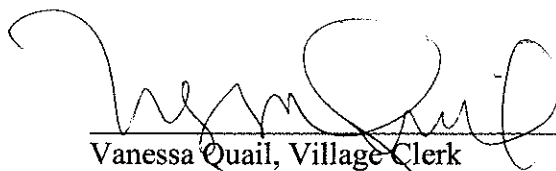
- Trustees George and Andersen provided a brief status report on their findings relating to the Board's ongoing discussion and consideration of an Ordinance Amending Section 1-7-10 of Chapter 7 of Title 1 of the Village Code. They noted communications with Illinois State Representatives Pritchard and Andersson, who said that the matter of changing home rule population criteria did not make progress beyond committee in Springfield; and that such a bill would therefore not be introduced in the remainder of the legislative session.
  - Trustee George also contacted IML and Metro West, who had recommended consultation with the Village's attorney.
  - Trustee Andersen noted a case in DeKalb which could have some relevance to the current discussion; and reiterated her position that the consideration on this matter is about balancing the power between the Executive and Board authorities.

**MOTION TO ADJOURN THE MEETING** at 10:08 p.m. made by Trustee Tyrrell; and seconded by Trustee O'Dwyer.

Voice Vote: [AYES: 6] [NAYES: 0] Motion **CARRIED**

Approved this 18<sup>th</sup> day of July, 2017

  
\_\_\_\_\_  
Harry Blecker, Village President

  
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Vanessa Quail, Village Clerk