

Dundee Township Board of Trustees – Regular Meeting  
January 16, 2019

Supervisor Glees called the Regular Meeting of the Board of Trustees to order at 7:05 PM at the Dundee Township Meeting Room, 611 East Main Street, Suite #201, East Dundee, IL.

**Present at roll call:** Supervisor Glees and Trustees Harney, Johnson, Ahrens and Schaffer were present at the roll call.

Highway Commissioner Scott Sinnett led the attendees in the Pledge of Allegiance.

**Agenda:**

Trustee Johnson made the motion to approve the agenda with the amendment to move the report of the Biking Committee after the approval of the Treasurer's Report. Trustee Ahrens seconded the motion. Supervisor Glees called the motion and all present voted "aye" - motion carried.

**Minutes/Treasurer's Report:**

Trustee Harney originally moved to dispense with the reading and approve the minutes of the December 19, 2018 Board of Trustees regular meeting. Trustee Johnson seconded the motion. Upon discussion, Trustee Johnson asked for a correction to the minutes in the section on the Highway Commissioner's Report. The minutes originally stated that the current owner can "quick claim" the road to the Township. Trustee Johnson noted the correct term should be "quit claim". Trustee Harney withdrew her original motion to approve the minutes and made a new motion to approve the minutes as amended. Trustee Johnson withdrew his original second and then seconded the new motion. Supervisor Glees called the motion to approve the minutes as amended and upon voice vote – all present voted "aye" – motion carried.

Trustee Ahrens moved to accept the December 31, 2018 Treasurer's Report and Financial Reports through January 16, 2019 as presented subject to audit – motion was seconded by Trustee Johnson. Upon voice vote, Supervisor Glees and Trustees Harney, Johnson, Ahrens and Schaffer voted "aye" – motion carried.

**Old Business:**

**Review/Approval of "No Biking Permitted Areas at the Raceway Woods Site:**

Supervisor Glees presented the report that had been prepared by the Biking Subcommittee. The report proposed to allow CAMBr to build three (3) new trails at the Dundee Township Raceway Woods site that would permit improved access to existing trails adjacent to the Huntley Road parking area. The report also proposes decommissioning the current trail that exists in Site Management area #5.

The public would be allowed to ride bicycles on the trails and on the remaining portions of the racetrack. The committee reviewed the area of the Raceway Woods site that may get further land & water protection. However, bikes would still be allowed to ride on the racetrack in that area.

Trustee Schaffer asked a question regarding the recent Kane County Forest Preserve (KCFP) purchase of land in the area. What impact will this acquisition have on access to the existing trails? Supervisor Glees replied that the KCFP area would not permit access to the easier trails only those created for the more advance riders. Trustee Johnson added that the KCFP parking area would allow access to the water tower area, but this parcel may not be paved until 2025.

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Trustee Harney stated that the plan to allow trails on the Township side at Raceway Woods will permit easier access from the Kimball Farms area.

Supervisor Glee outlined the plans for site management area #6. She noted that this area has a low floristic index and would not be submitted to restoration.

Trustee Schaffer asked how much the KCFP parking lot will cost to pave? Kane County Board Member Chris Kious replied that no cost estimate had been developed.

Trustee Schaffer questioned access to the Raceway site from Huntley Road with Huntley Road being expanded to 5-7 lanes by the entrance to Raceway – could we split the costs with the KCFP to get the new parking lot paved sooner? Supervisor Glee noted that the bike path will run on the Southern side of Huntley Road. Trustee Schaffer stated that there will be no intersection – no traffic lights – how will the biker's safety be maintained? Trustee Harney noted that the Raceway parking lot cost ~\$50,000 10-15 years ago. To pave the KCFP's new parking lot might cost upwards of \$200,000. She stated she believes something will be worked out for access to Harbor Drive.

Trustee Schaffer asked about notice to the neighbors – Supervisor Glee responded that if the Township Board approves the proposal, CAMBr must take the matter to Kane County. That approval process could take up to 4 months and if Kane County does not approve the proposal the deal is dead.

Trustee Schaffer asked about the Shaw property. Supervisor Glee said that Mr. Shaw is OK with the proposal as long as we work to keep bikes off their property. CAMBr will assist in this effort. Signage will also be important. CAMBr will be the best defense as they are on the site the most.

Trustee Schaffer asked about insurance – Supervisor Glee replied that CAMBr will make Township a co-insured on their policy and we will have TOIRMA review the documents before acceptance.

Trustee Harney made a motion to accept the report and the proposal presented by the Biking Subcommittee. Trustee Johnson seconded the motion. Upon roll call vote, Supervisor Glee and Trustees Harney, Ahrens, Schaffer and Johnson voted “aye” – motion carried.

**Reports:**

**Assessor:** Assessor Bielak reported that he had attended the Annual Instructional meeting with the Kane County Treasurer and the Supervisor of Assessments. The Department staff is getting ready for the start of field work and reviewing building permits. This year is the beginning of the 2019 – 2022 Quadrennial assessment cycle. The task for his department is to view and determine as near as practicable the value of each property listed for taxation as of January 1 of that year . . . and assess the property at 33½% of its fair cash value. The target date for the completion of this work is May 31<sup>st</sup>.

Trustee Johnson asked how home prices are doing – Assessor Bielak replied that the market has recovered over the past few years and is stabilizing. The Board asked for an explanation of the “Dark Store” theory on assessing commercial property as noted in a story in the NY Times. Assessor Bielak stated that this topic was also reviewed at his recent conferences in Minnesota and Chicago. The dark store theory is a tax strategy used by big box retail stores like Lowe's, Target, Walmart, and Menards to lower their property tax value. These retailers contend that their fully operational, often thriving businesses should be assessed the same as vacant buildings or “dark stores.” Trustee Schaffer asked if the Assessor's office had any word on the Sear's store at the Mall? It was noted that it

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has been reported that the Sear's store in West Dundee is up for auction.

**Highway Commissioner:** Highway Commissioner Sinnett's written report was presented by Supervisor Glees. The report highlighted the ongoing snow plowing and salting and cutting of branches in the right of way.

Trustee Johnson brought up the matter from last month's Board meeting regarding the issue of the Highway Department's rental of the heavy equipment used for the salt barn project from Sinnett Excavating. Supervisor Glees responded that counsel has advised that this procedure is legal as long as the Department is only renting the equipment and the transaction is properly invoiced.

Supervisor Glees also reported that while she and Highway Commissioner Sinnett were at a local coffee shop, Village of Sleepy Hollow Trustee, Joe Nemec stopped in and commented to them how impressed he is with the new salt barn and the fact that they had made the presentation to the Sleepy Hollow Board before starting the project. Also, to date, the Highway Department has not received any complaints from neighbors regarding the barn.

**Cemetery:** Cemetery Manager Mark Rakow presented his report which included an update on the burial statistics for the quarter. He also reviewed the planned projects for the upcoming year.

**Open Space:** Mr. Dowiat's written report was presented. Supervisor Glees commented on the removal of an old black willow tree from the bank of the creek channel at Dixie. She also told the story of the old 1950's era pickup that was found at the Salamander Springs location. The truck was cut up by the Open Space staff and the metal sold as scrap.

Trustee Ahrens thanked the Open Space staff for trimming the bushes at the entrance to Jelke.

**Supervisor:** Supervisor Glees presented her written report. She also reported on the House Bill introduced by Representative McSweeney which again seeks to make it easier to place a referendum on the ballot to dissolve township government in McHenry and Lake Counties. She stressed that Townships and their elected officials need to stay on top of this issue and to continue to speak with State Legislators regarding the importance of Township government. She also reviewed the recent trip to Springfield she and Trustee Harney made to meet with State Legislators to discuss issues relating to Townships.

Trustee Schaffer asked Chris Kious, a Kane County Board member who was in attendance, if Kane County was dealing with the matter of the elimination of Townships. Mr. Kious replied they were not. Mr. Kious did note the 708 mental health bill which allows local governments to levy funds to create a mental health services department. This type of unit would act as a safety net for those residents in need of mental health care. The bill would allow the local government unit to accumulate and redistribute funds to other mental health providers. Supervisor Glees noted that former mental health partners such as the Ecker Center have shut down their services to Dundee Township residents due to the State budget crisis. She will be working on a referendum perhaps this fall to create a 708 Mental Health unit in the Township.

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Trustees Harney & Johnson reported that they will be attending a solar conference. Mr. Kious noted that Kane County just approved a new 20-acre solar field in Blackberry Township but did not approve one in Plano Township due to resident push back. He also stated that the County just modified their solar permitting process. Trustee Harney commented that the State of Illinois has approved new energy laws which make solar & wind energy more practical.

**Public Comments:**

No members of the public desired to speak and the public comment period was closed.

**Old Business:**

**Update on Elgin land donation:** Supervisor Glees reported that our counsel has advised her that the parties are nearing the point where the owner can convey the property to the Township. The issue is now with road access to the site.

**New Business:**

**Review/Approval of Tighe, Kress & Orr as the Auditor for FY 2018-19 –**

Supervisor Glees presented the proposal from Tighe, Kress & Orr to conduct the FY 2018-19 financial audit. The Board discussed the matter including the desire to continue to present the audit using the accrual basis of accounting. Trustee Harney made the motion to accept the proposal from Tighe, Kress & Orr to conduct the FY 2018-19 financial audit as presented with a second by Trustee Johnson. Upon roll call vote, Supervisor Glees and Trustees Harney, Ahrens, Schaffer and Johnson voted “aye” – motion carried.

**Review/Approval of “Draft: FY 2019-20 Budget and Estimate of Revenues”**

Supervisor Glees presented the draft of the Fiscal Year 2019-20 Budget and Estimate of Revenues to the Board. The Board had numerous questions on the dollar amounts requested for the upcoming fiscal year. The Board discussed the capital plans that were included in the budget proposal. Many alternative proposals were put forward including:

- a) The need to start with a zero-sum budget idea and use this to build the new budget.
- b) The managers should provide a line by line justification for every budget line item.
- c) The Budget needs to better reflect the Township’s actual costs.

After lengthy discussions, it was concluded that the Board could not come to an agreement on the FY 2019-20 Budget proposal. The Board asked that managers review their budgets and come back with updated proposals. Also, the Trustees will review the budget proposal and make their own proposals. These proposals will be discussed at the February 2019 Board meeting.

**Discussion of Raceway Woods Sledding Hill**

This item was tabled.

**Discussion of Annual Town Meeting Agenda**

The Board reviewed the general requirement for the setting of the Agenda for the Annual Town Meeting. They also discussed the difference between an advisory referendum and a binding referendum and the methodology by which the electors can bring a referendum question to the Annual Town Meeting.

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**Audit/Approve Bills and Payrolls:**

Audit Bills – Pending Town Fund Bills \$43,679.44; Pre-Paid Town Bills \$1,365.87; Payrolls \$27,622.48 & \$33,916.45; Prior Month's General Assistance Costs \$8,616.54; General Assistance Payrolls - \$346.89 & \$490.08; Pending Cemetery Fund Bills \$6,914.51; Pre-Paid Cemetery Bills \$360.43; Payrolls \$7,827.38 & \$7,555.41; Pending Road & Bridge Fund Bills \$152,321.35; Pre-Paid Road & Bridge Bills \$428.29; Payrolls \$12,608.61 & \$14,592.35; Road IMRF/FICA Payrolls of \$2,206.50 & \$2,094.92; Pending Road & Bridge Equipment/Building Bills \$97,116.22.

Trustee Harney made the motion to approve the bills as audited with a second by Trustee Ahrens. Upon roll call vote, Supervisor Glee and Trustees Ahrens, Johnson, Schaffer and Harney voted "aye" – Motion Carried.

**Budget Transfers:** Budget Transfers #12 – 16 were presented. After a brief discussion, Trustee Harney made the motion to approve Budget Transfers # 12 - 16 as presented with a second by Trustee Johnson. Upon roll call vote, Supervisor Glee and Trustees Ahrens, Johnson, Schaffer and Harney voted "aye" – Motion Carried.

**Executive Session:**

No Executive Session was called at this meeting.

Trustee Harney made the motion to adjourn with a second by Trustee Johnson. Upon voice vote, all present voted "aye" – motion carried, and the meeting was adjourned at 10:00 PM.



Robert Block  
Dundee Township Deputy Clerk