

MINUTES OF THE SPECIAL MEETING
OF THE CORPORATE AUTHORITIES
OF THE VILLAGE OF CAMPTON HILLS
JANUARY 22, 2008 6:30 P.M.
CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD
CAMPTON HILLS, ILLINOIS

The special meeting of the President and Board of Trustees of the Village of Campton Hills was called to order by President Smith on Monday, January 22, 2008 at 6:40pm at the Campton Township Community Center, 5N082 Old LaFox Road, Village of Campton Hills, Kane County, Illinois pursuant to notice given and presented as provided by law.

Clerk Lambe called the roll.

Present in person at the roll call:

Trustee Bernard Bertsche
Trustee Jim Kopec

Trustee Charles Cappell
Trustee Albert Lenkaitis, Jr.

Absent at roll call:

Trustee Mike Millette

Trustee Roy Pollack

Also Present: Village Attorney William Braithwaite, Deputy Village Clerk William Beith, Police Chief Greg Anderson, fifteen residents and two members of the press.

Pledge of Allegiance: President Smith led the recitation of the Pledge of Allegiance.

Public Comments: Resident Brian Kelly presented Village President, Patsy Smith with an original cartoon that he drew. He stated how he appreciates her call to protect and preserve our semi rural way of life in Campton Hills.

Consent Agenda: [By a single vote, called an omnibus vote, the Board may approve a number of unrelated items. There may be no discussion, but any Trustee may remove any one or more items from the Consent Agenda, whereupon that item goes on the agenda below].

- a) Approval of minutes from January 15, 2008 Committee of the Whole and Regular Board meeting.
- b) Approval of payment of bills per attached #08-16 Warrant List.
- c) Consideration of an Ordinance to amend and restate the Village Code.
- d) Consideration of Amendment of O-08-02 to set fines for violations in Campton Township Parks and Open Space parcels.

President Smith removed all items from the consent agenda.

- a) Minutes: A motion was made by Trustee Bertsche and seconded by Trustee Cappell to approve the Committee of the Whole and Regular meeting minutes with two minor changes correcting the spelling of Mongerson and Karlene Cappell. The voice vote was all ayes. The President declared the minutes approved as amended.
- b) Warrant List: President Smith noted a change to delete the payment to Ray O'Herron Co. as this invoice has been paid. With that correction the new total for the warrant list is \$43,792.79. Motion was made by Trustee Bertsche and seconded by Trustee Kopec to approve the warrant list as amended. Clerk Lambe called the roll, Trustee Bertsche, aye; Lenkaitis, aye; Cappell, aye; Pollack, absent; Millette, absent; Kopec, aye. President Smith declared the warrant list approved.
- c) Amend and Restate the Village Code: Removed from the agenda.
- d) Consideration of Amendment of Resolution to R-08-06 to set fines for violations in Campton Township Parks and Open Space parcels: A motion was made by Trustee Cappell and seconded by Trustee Bertsche to amend the R-08-06 to set fines for violations in Campton Township Parks and Open Space parcels to \$25.00 and if they are not paid within 14 days the fine will double. Clerk Lambe called the roll, Trustee Bertsche, aye; Lenkaitis, aye; Cappell, aye; Pollack, absent; Millette, absent; Kopec, aye. President Smith declared the resolution amended.

Consideration of Ordinance adopting Land/Cash Fees for School Districts:

Plan Commissioner Dave Phillips introduced the officials that were present from the three school districts.

- a) Mr. Brad Cauffman, Assistant Superintendent for Business Services/CFO, School District 303. He shared the School Board's appreciation for the Village being proactive and submitted a letter from District 303 on their behalf to the Board.
- b) Dr. Bradley Hawk, Superintendent of Schools, Central Community School District 301. He greatly appreciates the Village being proactive in gathering the three school districts and working together. Their district has been largely impacted by the City of Elgin and their growth. From that experience they have learned that transition fees in addition to land/cash contributions are critical. Transition fees are what allows them to put the teachers in the classroom prior to the time that tax revenues are received from new homes. It is always nice to have the building, but the children of the district need teachers too and transition fees allow for them.
- c) Mr. Tom Runty, Assistant Superintendent of Business, Kaneland School District 302. Mr. Runty introduced Ms. Lisa Wiet, President of the Board of Education for District 302. They have anticipated student numbers, numbers comprising the three levels of education and the acreage that would comprise a campus for each segment. The current Kane County Ordinance calls for 80 acres for a high school campus. As a result of a recent study their architect did, they found that a high school campus actually requires 108 acres. Kane County will be adjusting their acreage for a high school in the next few months. He would ask that the Village do the same. The School District already has and Intergovernmental agreement with the 7 villages within their District regarding future land annexed into the Village and would ask that the Village of Campton Hills also participate in one.

He continued addressing the Board, stating that the Plan Commission has worked with the school districts addressing the capital contribution of the land/cash and adding some flexibility to use the cash donation on operating expenses as well as capital on a case by case basis. Mr. Phillips discussed the dollar amounts to school districts per improved acre at several different levels. The Plan Commission looked at \$185,000, \$225,000 and \$195,000 and eventually settled on \$195,000 as it is defensible and takes into effect a three year average of the value of an improved acre within the Village. He also reminded the board that this is only one component before them tonight as this ordinance has nothing in it regarding transition fees and they are critical.

President Smith circulated a revised page 4 to the ordinance which increases the acres for a high school to 108 acres. She recommended to the Board that we make that change prior to approving the ordinance. All three representatives from the school districts agreed that 108 acres would be sufficient and concurred with President Smith's recommendation.

President Smith shared with the Board an analysis that Don Pechan did on the average sale prices for an acre of land in the Village of Campton Hills. Based on sales records, the three year average value of an acre of land in the Village of Campton is \$394,348; the portion within the Wasco Sanitary District was \$472,546; the portion within Plato Township on well and septic was \$170,264; and Campton Township vacant land without public sanitary facilities was \$165,072. She also shared the land/cash values that our neighboring municipalities use. Currently the Village of Geneva uses a land/cash value of \$185,000 within its borders and outside its borders; the City of St. Charles uses \$185,000 inside its borders and \$100,000 outside its borders; and the Village of Bartlett uses \$250,000 both in and outside of its borders. Our ordinance will be written with an amount that will be consistent both in and outside of our borders. Page 6 of this ordinance also allows for an automatic CPI adjustment.

Trustee Bertsche asked if this would impact subdivision or planned unit developments? Mr. Phillips indicated that it would apply to all residential subdivisions and not to commercial development. He further asked about senior housing, would this apply to them? Mr. Phillips indicated that it would apply to all residential development. It would depend on the intent of the document as stated on the plat of survey.

Trustee Lenkaitis expressed concern about using 108 acres for a high school. What if Kane County doesn't react as quickly as they have indicated they will? That may put the Village of Campton Hills at a disadvantage for attracting new developments and at an imbalance with the surrounding Villages.

Trustee Cappell stated that he wants the Village to have a closer relationship with the school districts that are within the Village since they are an integral part of the community. We need to be doing everything we can to make sure the children in the Village are getting a quality education.

President Smith advised the Board that this ordinance, if approved, will impact all development within our borders or 1.5 mile planning area that have not gotten to the final plat approval stage. Developers have two options for paying land/cash fees. They can pay everything up front or on a per lot basis as they apply for building permits.

Mr. Phillips provided an example for the Board. If a given development consisted of 200 total homes with 100 of them are 3 bedrooms and 100 of them are 4 bedrooms. Under the current Kane County land/cash ordinance the developer would have to pay \$498,000 in land/cash fees. Under the proposed land/cash ordinance before the Board tonight, the developer would have to pay \$1,200,000 to the schools. In this example it amounts to about \$6,000 per home. With an operating cost of \$10,000 per student in District 303, this fee is very minimal. Existing residents and tax payers would be saved from covering that expense. There is not a large amount of undeveloped land with the Villager borders, however around the edges there is quite a bit. Mr. Phillips reported that there were 2,029 acres of undeveloped land within the Village of Campton Hills.

A motion was made by Trustee Kopec and seconded by Trustee Lenkaitis to adopt the ordinance as amended, changing the acreage for a high school to 108 acres and correcting the spelling of acres on page 4. Clerk Lambe called the roll, Trustee Bertsche, aye; Lenkaitis, aye; Cappell, aye; Pollack, absent; Millette, absent; Kopec, aye. President Smith declared the ordinance adopted as amended. For the record it was reported that Trustee Millette was a strong supporter of this ordinance and regrets his absence.

Discussion of AT&T State Franchise Agreement as it relates to Campton Hills and their new AT&T U-Verse Internet Protocol: President Smith shared that AT&T is in the area with project lightspeed. The Village received a letter stating that AT&T will begin offering their services in our area in the next 30 days. She will be asking a representative to attend a future Board meeting to discuss their services.

Chicago Metropolitan Agency for Planning (CMAP) Technical Assistance Survey: President Smith stated that there is a copy of their survey in the Board's packets and she would appreciate it if everyone would complete the survey and return it to Village hall.

Appointment of a County Emergency Management Program Liaison: President Smith announced that she would like to appoint Ms. Laura Anderson as the Villages' liaison to the Kane County Emergency Management Program. Ms. Anderson worked for the Kane County Health Department and has experience as the first coordinator of the medical reserve core for homeland security. She coordinated TOP OFF II which was a simulated disaster, simultaneously happening in Seattle and Chicago. No Board members expressed any reservations and President Smith appointed Laura Anderson as the liaison to the Kane County Emergency Management Program

Special Census Update: Trustee Cappell provided an update to the preliminary housing unit count. Thanks to Vince Schuster and a few others they were able to complete that step in the process. He asked the public to encourage their friends and neighbors to apply to be an enumerator. The Village needs to get a pool of applicants before the Census Bureau will schedule a training session. The Bureau has had a rash of requests for special census' since the cutoff prior to the 2010 census is quickly approaching. Enumerators will be in the field 4 to 6 weeks.

Affordable Housing: President Smith asked the Board to refer to a copy of an email they should have in their Board packets from Alan Quick at the Illinois Housing Development Authority. Per his email dated Tuesday, January 22, 2008 the Village of Campton Hills is not affected by the Affordable Housing Planning and Appeals Act (AHPAA). This is based of the 2000 census and will be re-evaluated after the 2010 census.

Action on any item from the Agenda of the Committee of the Whole Meeting immediately preceding the Regular Board Meeting: None.

Additional Items from Village President, Trustees, Staff, or Citizens: None.

Closed Session: A motion was made by Trustee Cappell and seconded by Trustee Kopec that a portion of the meeting be closed to the public, effective immediately as permitted by 5 ILCS 120/2 (c)(11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal or which is probable or imminent; and, pursuant to 5 ILCS 120/2 (c)(1) to consider information regarding the appointment, employment, and compensation of specific employees of the Village and review of Executive Session Minutes. . Clerk Lambe called the roll, Trustee Bertsche, aye; Lenkaitis, aye; Cappell, aye; Pollack, absent; Millette, absent; Kopec, aye. President Smith declared the meeting moved to closed session at 8:23pm.

Return from Closed Session: On order of President Smith the meeting was returned to order at 10:02pm. Clerk Lambe called the roll, Trustees Cappell, aye; Kopec, aye; Lenkaitis, absent; Bertsche, aye; Millette, absent, Pollack, absent.

Adjournment: A motion was made by Trustee Cappell and seconded by Trustee Bertsche to adjourn the meeting at 10:03pm. A voice vote was unanimous. The President declared the motion passed and the meeting adjourned.

Rebecca R. Lambe, Village Clerk

Approved by the Corporate Authorities on February____, 2008.