

## June 10, 2008

The regular monthly meeting of the Seneca Township Board of Trustee was called to order at 7:00 P.M. by Supervisor Ersel Schuster at the Seneca Township Building located at 16506 Garden Valley Road, Woodstock, Illinois.

Trustee Michael O'Leary filled in as the Clerk tonight due to Clerk Seemann's absence.

### Pledge of Allegiance

**Township Officials in Attendance:** Supervisor Ersel Schuster, Trustees Rosemary Bartman, Susan Mathews, Thomas Dahlfors, and Michael O'Leary, and Road Commissioner Robert Helfers. Absent Officials: Assessor Donald Andrews & Clerk Dawn Seemann.

**Guests in Attendance:** Robert Pope, Scott Swanson, John Benoit, Vasilios (Bill) Talidis, Betty Talidis.

**Public Speaking:** None.

**Minutes:** Dahlfors motioned to approve the May 13, 2008 Regular Monthly Minutes as presented. Second by Mathews. Motion passed.

- Bartman motioned to approve the April 8, 2008 Budget Hearing Minutes. Second by Dahlfors. Motion passed.

### Audit of Current Bills:

**Road District** – Dahlfors motioned to approve the Road District bills for payment for the period of May 14, 2008 through June 10, 2008 in the amount of \$2,603.13. Second by Bartman. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

**Town Fund** - O'Leary motioned to approve the Town Fund bills for payment for the period of May 14, 2008 through June 10, 2008 in the amount of \$14,642.95. Second by Dahlfors. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

**Treasurer's Report:** May 1, 2008 through May 31, 2008, as listed below:

**Illinois Fund:** Mathews motioned to approve the Treasurer's Report for the Illinois Fund for the period of May 1, 2008 through May 31, 2008. Second by Bartman. Motion passed.

<b>Illinois Fund</b>	<b>Previous Balance</b>	<b>Trans to Prime</b>	<b>Expenses</b>	<b>Income</b>	<b>Ending Balance</b>
General Assistance	\$24,136.17	0	\$0	\$134.27	\$24,270.44
Town Fund	\$90,915.32	0	\$14,151.40	\$8,052.31	\$84,816.23
Road & Bridge	\$106,106.18	0	\$10,100.82	\$8,363.84	\$104,369.20
Permanent Hard Road	\$95,259.13	0	\$7,487.60	\$5,181.63	\$92,953.16
Building & Equipment	\$32,430.94	0	0	\$1,323.24	\$33,754.18

**Prime Fund** – Dahlfors motioned to approve the Treasurer's Report for the Prime Fund for the period of May 1, 2008 through May 31, 2008. Second by Mathews. Motion passed.

<b>Prime Fund</b>	<b>Previous Balance</b>	<b>Trans Between Funds</b>	<b>Expenses</b>	<b>Income</b>	<b>Ending Balance</b>
General Assistance	\$75,267.43	0	0	\$148.20	\$75,415.63
Town Fund	\$265,120.28	0	0	\$522.02	\$265,642.30

Road & Bridge      \$121,679.96      0      0      \$239.58      \$121,919.54

**GA Report:** Schuster has nothing to report this month.

**Clerk's Report:** Seemann is absent. No report.

**Road Commissioner's Report:** Helpers reported that they have been pretty busy due to the recent storms with water and trees all over the roads. There were twelve trees across the roads from the first storm. The next storm brought down four trees into the roads, followed by 1 each the following two nights.

- Since the detour started on Rt. 176 (a week ago yesterday), people that are living on Kunde Road between North Union and Millstream are very unhappy because people are not following the detour. As of tomorrow because of the flooding, Kunde Road will be closed. He added that the water has washed a lot of gravel off the road.
- The first mowing program started. It is slow going because of the water. Helpers said he has never seen so many thistles as he's seen this year.
- Schuster asked Helpers if there will be any concession to maintain or help repair the township roads due to the bypass? Helpers stated that he called the head engineer in the state of Illinois who has an office in Marengo requesting some more directional signs to prevent people from going down Kunde Road and the reply he received was that Helpers' signs "are placed according to the blueprint. End of discussion."

**Assessor's Report:** Assessor Andrews is absent tonight. No report.

**Planning Commission: - Information/review/action**

- A. **Commission Activity Report – Committee reviewed/action on pending petitions:** The planning commission met on June 3, 2008 and reviewed old and new petitions. A report was given to the board for review.
- B. **Township Land Use Plan – Questionnaire Recap:** Schuster asked the board if they would like to put out another newsletter regarding the recap or wait a little while? The board felt it could wait.
- C. **Petitions to be considered for action and/or review by the town board:**
  - a. **Petition #08-32 – Vasilios Talidis requests a zoning change on property at 3813 Franklinville Road from A1 to A2 on 5.624 acres:** Mr. Talidis spoke to the board informing them that he would like to take the 5.624 acres off of the 80 acres that he owns and give it to his son. Schuster stated that this petition has already been to the McHenry County Zoning Board of Appeals. It will go to the voting meeting on June 24th, which will not be voted on by the county board until possibly the middle or the end of July, it might even go into August, therefore, we don't have to take action on this until our next meeting. Schuster will put this back on the agenda for next month's meeting, then forward on the board's decision to the county board.
  - b. **Petition #08-31 – petitioners: 1940 LLC/contract purchaser A.P. Schuler Jr. – reclassification from A1 to E5:** This petition was passed by the ZBA with a vote of 4 – 3. The Seneca Township Planning Commission, Soil & Water Conservation District, and McHenry County Defenders all voted against this petition. It will possibly be on the county board's July agenda. Schuster cannot issue the letter for the ¾ vote until we know when the vote on this petition will come.
  - c. **Petition #08-13 – John & Kristine Benoit – A1 to A1C – Commercial Kennel:** Mr. Benoit requested time with the board. He spoke about what he felt was some confusion after the ZBA meeting as to what the petition actually included and what they were asking for. He hopes his explanation will encourage the board to reconsider our decision to deny his request. He explained that they breed and show dogs. He stated that he was told that since this would generate income he needed to file for a commercial CUP, although he was told he could stay private. He elaborated about the size & type of building he'd like to put up and what he planned on doing with it. In addition, he talked about his plans for

noise reduction. Upon conclusion of his presentation and discussion, Mathews motioned to stand with the board's original decision to deny his request. Second by Dahlfors. Voting yes to stand with original statement: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

- d. **Petition #08-21 – Shinichi Kawayoke – A2 to A2C – indoor/outdoor storage of commercial equipment and a wholesale/retail business (limited):** Schuster informed the board that this petition will be voted on by the ZBA on the 24th.
  - e. **Petition #80-01; #80-02; #80-03; #80-04 – Melvin & Donald Purdom petitions:** The ZBA approved these petitions with a 4-3 vote.
- D. **Update – Misc. zoning matters:**
- a. **Merryman Petition** – Schuster informed the board that the court date had been moved to July 2008.

#### **Old Business: Information/review/action**

- A. **Building Project** - Schuster and O'Leary had met with Mr. Rosemann, who had the low bid on the plan. They asked him, and he agreed, to go through and see if there were any other ways to "crunch" the costs on the building project. Schuster hasn't heard back from him as of tonight's meeting.
- Schuster received a letter from ALA (architects) that suggested that we take on the septic issue, and supervision ourselves.
  - After much discussion, Schuster stated that either we accept the fact that the low bid is not such a bad bid after all, or we take the septic line and supervision issue and change that in the specs and rebid it.
  - Schuster suggested talking with Mr. Rosemann to see how much taking the supervision off, but keeping the septic in would decrease the cost.
  - Dahlfors motioned to talk to the low bidder to get a response to deleting the on-site supervision only and the cost difference. Second by Bartman. Voting yes: Bartman, Mathews, Dahlfors, O'Leary. Voting no: None. Motion passed. (Refer to the letter from the architect.)

#### **New Business: Information/review/action**

- A. **Prevailing Wage Ordinance:**
- Town** – Bartman motioned to accept the Prevailing Wage Ordinance for the Town. Second by Dahlfors. Motion failed with a vote of 2 yes and 3 no. Prevailing Wage Ordinance for the Town did not pass.
- Road District** – Bartman motioned to accept the Prevailing Wage Ordinance for the Road District. Second by Dahlfors. Motion failed with a vote of 2 yes and 3 no. Prevailing Wage Ordinance for the Road District did not pass.
- Schuster will contact our lawyer regarding this issue.
- B. **Legislation – TOI Perspective:** Nothing to discuss this month.
- C. **Audit Committee** – Schuster informed the board that we need three people from the township to audit our books. If anyone knows of anybody let Seemann know as soon as possible.
- D. **Pandemic Flu / Emergency Services Committee – update** – Schuster emailed the chairperson of the committee, Marilyn Kelly. We are near the deadline for the final write-up of this plan. Dahlfors is also on the committee. Schuster asked him to check with Marilyn to see how things are coming along. The paperwork needs to be in by the 16th of June.

#### **Other:**

- Each year Schuster compiles a wage summary for the Township Supervisors. She gave copies of this information to the board for review.

**Motion to go into Executive Session:** At 8:55 p.m. Dahlfors motioned to go into executive session to discuss land acquisition. Second by Mathews. Voting yes: Bartman, Mathews, Dahlfors, O'Leary,

Schuster. Voting no: None. Motion passed.

**Motion to go back into Open Session:** At 9:15 p.m. Dahlfors motioned to go back into open session. Second by Bartman. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

- The land acquisition is still in negotiations.

**Motion to Adjourn:** At 9:18 p.m. Mathews motioned to adjourn tonight's regular monthly meeting. Second by Bartman. Motion passed.

Respectfully Submitted, (with the help of Mike O'Leary)

Dawn Seemann  
Township Clerk