

MINUTES OF THE SPECIAL MEETING OF DORR TOWNSHIP
McHENRY COUNTY, ILLINOIS CALL FOR
JUNE 25, 2019 AT 7:00 P.M.
Dorr Township Office
1039 Lake Ave, Woodstock, IL 60098

Electors present: The electors present are evidenced by sign-in sheets made a part of these Minutes.

Dorr Township Clerk Brenda Stack welcomes those attending the meeting and advises all present to make sure they have registered with the Sign-In desk in order to determine eligibility to vote.

1. Pledge of Allegiance recited.
2. Meeting called to order by Clerk Brenda Stack. Introduction of Township Officials present: Sue Brokaw, Township Supervisor; Trustee Rick Hoyt, Trustee Jon Sheahan, Trustee Chris Cantwell, Highway Commissioner John Fuller, and Clerk Brenda Stack.

The Clerk stated the first order of business is the election of a Moderator to preside over the meeting. **Motion made by Jon Sheahan to nominate Robert Pierce as Moderator; motion seconded by Mark Andersen. Motion to close the nominations for Moderator made by John Kunzie; motion seconded by Ted Andersen.** Clerk asks if there are no further nominations, with no further nominations being made. **Vote called; by a show of raised hands by majority, Motion for Robert Pierce as Moderator passes.**

An audience member asks why has Robert Pierce been elected Moderator, what are his qualifications? Township Attorney Mark Saladin provides a brief explanation of the standard practice to elect a Moderator and making a motion at a public meeting. Mr. Saladin advises that electors at the meeting are required to be registered voters (registered more than 28 days before the present meeting) in Dorr Township in order to cast a vote, further explaining that only the Clerk has a role at a Special Meeting, performing her duties until a Moderator is elected, and then the Moderator runs the meeting; that is why you have someone who has the ability to be named the Moderator, further stating that Robert Pierce has experience to serve as moderator as the previous Supervisor of Dorr Township. Township Officials, other than the Clerk, have no role at a Special Meeting and serve as electors, as any other registered voter. Robert Pierce further states that he was Dorr Township for more than 20 years before retiring.

The Oath of Moderator was administered by the Clerk and signed by Robert Pierce.

3. Moderator Robert Pierce asks Clerk to read the call of the Special Town Meeting. (Call of the Meeting, Certificate of Publication and Affidavit of posting Notices.)

Robert Pierce assumed the office of Moderator and asked the Clerk to read the Call of the Annual Town Meeting, which was published in the Northwest Herald on June 4, 2019. Call of the Annual Town Meeting for June 25, 2019 read aloud. Certificate of Publication and Affidavit of Posting Notices read aloud.

4. Purpose of the meeting is the purchase of real estate on Davis Road, Woodstock, McHenry County, Illinois.

Moderator Robert Pierce states that the purpose of this meeting is to determine whether or not the electors vote to allow the Dorr Township Board to purchase a parcel of real estate located adjacent to the Dorr Township Highway Department on Davis Road in Woodstock.

Motion by John Kunzie to allow the Dorr Township Board to purchase a parcel of real estate located adjacent to the Dorr Township Highway Department on Davis Road, Woodstock, not to exceed \$95,000.00. Motion seconded by Mike Hallisey. Discussion. Dorr Township Attorney Mark Saladin advises that after discussion we will vote by ballot.

The Moderator asks if any Electors have any remarks.

Ernie Hagenow, 5907 Ironwood Drive steps to the podium and advises that he has performed research on the purchase of this property, made several telephone calls to different agencies about the use of the property, and asked about any restrictions. Mr. Hagenow uses several documents in his possession, as well as the large map provided by Dorr Township, to discuss this matter. Mr. Hagenow continues by advising this parcel is approximately 10.88 acres, further advising that he went onto the County website, using mapping software available. Mr. Hagenow advises that a significant portion of the property deemed highly functional quality wetland – almost 6 acres. Concerns and issues regarding contemplated purchase of this particular property. Restrictions and process of restoring wetlands. Mr. Hagenow advises he determined jurisdiction over property to be the City of Woodstock, and spoke with the City of Woodstock Planning and Zoning regarding setbacks, building lines; City Engineer was not specifically familiar with requirements for the wetlands. Mr. Hagenow advises he followed up what types of restrictions would be on the parcel. Current buffer pointed out on large map; 100 feet. Dorr Township map does not indicate wetlands. Uses Athena mapping through County of McHenry website to determine measurements. 139 feet, 181 feet and 122 feet mentioned as setbacks. Route 14 and Davis Road, 30 foot setback on both; 25 foot setback on each sideline of the property. Taking all these setbacks into consideration, Mr. Hagenow states that it is a very small portion of the

property that would be usable, with significant cost regarding the wetlands and restoration. Mr. Hagenow advises he contacted Highway Commissioner John Fuller and asked what the property will be used for. Several audience members ask who John Fuller is; John Fuller, Dorr Township Highway Commissioner, steps to the front. Fuller advised that the uses contemplated are yard storage (dirt, culverts, downed tree material and other items that are difficult to store currently), recycling possibility, ability to use property as drop off for used tires. Mr. Hagenow states that covered storage is required for tire storage. Mr. Hagenow states that the township would incur costs to dispose of the tires - \$5.00 to \$10.00 per tire. Highway Commissioner Fuller further advises that residents could drop off brush which could be turned into mulch for residents' use; currently do not have equipment to mulch, but could rent that equipment. Mr. Hagenow asked about the possibility of partnering with other townships, and Highway Commissioner Fuller advises they already do so. Mr. Hagenow further advises that he contacted The Land Conservancy and spoke with the Executive Director; she was unaware of other use(s) for the property other than restoring wetlands, leaving about one (1) acre for other use. Mr. Hagenow states that his estimation shows nowhere near one (1) acre left on the property for use by Dorr Township; usable approximately in the center 181 foot less 130 foot setback, maybe a 50 foot piece of property. Audience questions commence.

Several audience members state they thought the purpose of the purchase was the wetlands and restoration thereof. Township Attorney Mark Saladin advises it is important to understand Dorr Township is asking to enter into a contract to purchase, which would then give the Township the right to explore all these items. The Township needs the contract in order to explore to find out from the City and other agencies as to what we can do on the property; conduct due diligence. Karen Trannel, 6020 Ironwood Drive, asks if anything has been done to research the property? Highway Commissioner Fuller indicates report that has been conducted. Township Attorney Mark Saladin advises a Phase I Environmental Study has been completed, which is a preliminary report for assessment of the area and taking of soil borings, looking at historical records, and it was determined that the purchase would be feasible. Jerry Hopkins, 1262 Gerry Street, asks how much money has been spent, how much did this study cost? Highway Commissioner advises that the Phase I Study cost was \$2,000.00. Audience member asks who now owns the property? Sue Brokaw (Dorr Township Supervisor) advises that the property is in a Home State Bank Trust by the O'Leary family. Sue Brokaw further advises that the intended purchase of the property is extra storage, recycling, and The Land Conservancy will help to restore the wetlands on the property. Explanation of Land Conservancy role; Township Attorney Mark Saladin advises that this is typically done through easements to allow The Land Conservancy to access the property. Melissa Grycan, Restoration Ecologist with The Land Conservancy of McHenry County, steps to the front and advises we have offered our services to get rid of invasive species on the property. Brief explanation of their services; they do restoration, help agencies or private landowners; budget-friendly alternative. An audience member asks about cost and time frame., Melissa Grycan

advises there is no management plan in place yet – three (3) years at the very least, \$5-\$10,000.00 per acre over entire three (3) years, approximately \$25-\$50,000.00. What we are talking about restoring, and was previously discussed regarding setbacks, is not buildable. Larry Hansen, 801 Duvall, advises he is a former realtor recently retired, advises of the process of writing a contract to do the due diligence, and if it is not right, you can walk away; need a contract and option to purchase. Mark Andersen, 1242 Gerry Street, advises easements and setbacks relate to buildings. Township Attorney Mark Saladin advises Dorr Township does not intend to build anything on the property. John Kunzie advises his experience in real estate has always indicate the highest and best use of a piece of property. \$95,000.00 would be \$9,500.00 per acre, has there been an appraisal? Sue Brokaw advises that Frank Harrison, Harrison & Associates land appraisers, has done an appraisal and it was appraised, as she recalls, at \$110,000.00 - \$114,000.00. An audience member asks if wetlands are protected? Township Attorney Mark Saladin advises there are different types of criteria, storm water management practices, typically Army Corps of Engineers. Don Range, 3407 Chukar Place, asks what is the difference between natural wetlands and man-made wetlands? His family farm was located on the property, he lived there from 1938 to 1950; history of property. Alan Williams 1241 Tara, advises of familiarity with property, behind his house, underground water percolation, all wetlands there. Mary Hill, 1018 Harrow Gate, advises she thought the purpose was for recycling – now also to park township vehicles? Highway Commissioner Fuller advises it is more for holding gravel and dirt and material storage, cut trees, and tires, recycle asphalt. Mary Hill asks what am I voting on? Highway Commissioner Fuller continues that it will be for storage, recycling (not right away). Some residents are concerned about use and purpose of purchase, and whether it is cost effective. Ken Arendt, 1541 Ginny Lane, advises we are trying to understand use, seems like very little land to do anything. Question is asked can you or someone else dispute some of these things raised by the first speaker, from the Township standpoint? Highway Commissioner John Fuller advises we will not be building anything on the property, no setbacks for building. Concrete blocks to divide asphalt, gravel, mulch, etc. There is enough land to do what we are talking about, referring to large map indicating usable land. Sue Brokaw advises there is enough usable land for our purposes. Dan Pierce, 405 Vine Street, asks what is the plan of action? Highway Commissioner John Fuller advises we will need to research about recycling uses and tires. Dan Pierce asks what is suggested scope of use with timeline? Larry Hansen advises they are only trying to use 1-2 acres; does not seem that unreasonable. Taking care of an eyesore and The Land Conservancy will be helping to preserve wetlands. I'm proud that someone wants to take care of it. Jason Trannel, 6020 Ironwood Dr., asks if there will be another meeting after this one to vote or is this it? Township Attorney Mark Saladin advises that no, there is no more vote after this meeting. This vote will give the Township the power to negotiate a contract and if everything lines up because due diligence has been made, then the Township can consummate the deal and close the transaction. An audience member states that it was her understanding that this was all concerning wetlands and that is the most

important thing, to preserve wetlands. Attorney Saladin advises that part of the goal is to restore wetlands. Ernie Hagenow stands and starts to make a motion, advised by Clerk Brenda Stack that there is a motion on the floor being discussed. Audience member continues, stating she does not think it is well enough established, not enough information to determine on moving forward. Alan Williams states that he does not trust anybody anymore, but here we have some say if we purchase to say what happens to it; if it is left to private hands, they can do whatever they want. Here we can choose; we can make a difference. Brenda Stack (Dorr Township Clerk) states that although it is nice to see all the people here tonight, generally no one but the Township officials attend monthly Dorr Township meetings, but this item has been on the Agenda for more than a year, being discussed and determined on whether to proceed, and no one comes to the meetings; attendance at meetings would have given everyone or anyone more information on this matter. Lorna Wolff, 1012 Harrow Gate, asks if we already have the money to purchase? Sue Brokaw advises that yes, we do. Dave Fifer asks if the property is now generating tax dollars? Moderator Pierce advises it is. Mr. Fifer then states that if the Township purchases the property, it will not generate taxes, and Moderator Pierce advises yes, all government pays no taxes on property.

Jerry Smith asks about requirement to call the vote and end debate – 2/3 or majority? Majority vote. Call the question – vote on the floor: **Motion by John Kunzie to allow the Dorr Township Board to purchase a parcel of real estate located adjacent to the Dorr Township Highway Department on Davis Road, Woodstock, not to exceed \$95,000.00. Motion seconded by Mike Hallisey. By show of raised hands by majority, motion carries.**

Motion by Mike Hallisey to vote by ballot; motion seconded by Suzanne Hoban. By show of raised hands by majority, motion carries.

Ballots dispersed to electors for voting. Ballots collected and counted by Clerk Brenda Stack, Moderator Robert Pierce, Elector Linda Aavang, 320 Fremont Street, Woodstock, and Elector Caryl Lemanski, 1248 Muriel Street, Woodstock.

Votes tabulated. Moderator Robert Pierce announces that the tabulated votes are as follows: **67 votes Yes to purchase; 24 votes No, for a total of 91 cast votes.**

Motion by Mary Hill to adjourn; motion seconded by Mike Hallisey. By show of raised hands by majority, motion carries. Meeting adjourned at 8:20 p.m.

Prepared by Brenda Stack, Dorr Township Clerk