

**GRAFTON TOWNSHIP REGULAR BOARD MEETING**  
**MONDAY, APRIL 18, 2016 7:30 P.M.**  
**THIS MEETING WILL BE HELD IN THE MULTIPURPOSE ROOM AT THE HUNTLEY PARK DISTRICT**  
**REC CENTER 12015 MILL ST. HUNTLEY, IL**

**1. Supervisor Kearns called the meeting to order at 7:31 P.M.**

**2. Roll Call**

Present: Trustees Holtorf, Wagner, Ziller and Zirk; Supervisor Kearns; Assessor Zielinski; Clerk Hurley. Absent: Road Commissioner Poznanski

**3 Pledge of Allegiance** was said.

**4. Approval of Agenda as posted**

Motion by Trustee Zirk, second by Trustee Holtorf to approve the agenda as posted.

Ayes: Trustees Zirk, Holtorf, Wagner, Ziller; Supervisor Kearns

Nays: None. Motion Carries.

**5. Regular Business**

A. Approval of Minutes of March 21, 2016 Township Regular Meeting

Motion by Trustee Ziller, second by Trustee Holtorf to approve the minutes.

Ayes: Trustees Ziller, Holtorf, Wagner, Zirk; Supervisor Kearns

Nays: None. Motion Carries

B. Audit and payment of unpaid bills/Warrant check detail for Town Fund. (Exhibit I)

Trustee Ziller asked what the Cirone Computer Consulting bill of \$8,475.00 was for.

Assessor Zielinski clarified that it was for PAMS software.

Motion by Trustee Holtorf, second by Trustee Zirk to approve the bills for payment.

Ayes: Trustees Holtorf, Zirk, Wagner, Ziller; Supervisor Kearns

Nays: None. Motion Carries

C. Review Road and Bridge Warrant check detail. (Exhibit II)

Motion by Trustee Ziller, second by Trustee Holtorf to approve Road and Bridge bills.

Ayes: Trustees Ziller, Holtorf, Wagner, Zirk; Supervisor Kearns

Nays: None. Motion Carries

**5. Public Comment/Board Members Response to Public Comment (Exhibit III)**

Resident John Mueller requested to speak on behalf of the residents of Cheswick. He stated that The Public insists that Assessor Zielinski should not conduct any additional assessments for the remainder of his term. He said that if he re-assesses in a non-quadrennial year like he did in 2014, he will be in violation of the IL Property Tax Code and the Illinois Constitution. Mr Mueller then read a speech he prepared which cites a number of legal cases supporting his assertions. (Exhibit IV) His summary was that Mr Zielinski's re-assessment in a non-quadrennial year caused an unfair portion of the total McHenry County tax burden to be born by Grafton Township property owners. He indicated that if another non-quadrennial assessment were to be conducted by his office, Assessor Zielinski will answer to a judge.

Assessor Zielinski's response is that the tax multiplier is determined by the county and that his office does not raise taxes. The resident and others replied that his assessments directly impact the share of the tax burden for those properties assessed.

A discussion ensued about Mr Zielinski including pictures of the interior of properties that have appealed their assessments. The Trustees informed the residents that the Assessor has no business being in their homes and that they should not let the Assessors into their homes, or walk around their property.

**6. Executive Session**

Motion to convene an Executive Session to discuss pending legal actions pursuant to 5ILCS 120/2(c)(11).

None.

7. **Discussion and potential action of items as discussed during Executive Session**  
None.

8. **New Business**

A. Discussion of tentative 2016/17 budget for Township Town Fund

**Road Commissioner Poznanski entered the meeting at 8:03.**

The Trustees learned that there was a request from one of the Assessors that the budget be adjusted to allow for \$4,000 for Co-star, which they use in the field.

Supervisor Kearns pointed out that the Assessor's Office budgeted salaries are for the existing employees. He said that the employees should get a Cost of Living (COLA) increase, with the exception of one employee whose salary is already far more than the other employees.

Trustee Wagner referred to a letter that Assessor Zielinski wrote to Governor Bruce Rauner, Assistant State's Attorney Patrick Kenneally and Lou Bianchi in which he included detailed information citing legal cases and including interior photographs to support his opinion that the McHenry County Board of Review was wrong for not upholding his assessments. Trustee Wagner asked him how much time he spent on the Township's dime to compose the letter and packet. Assessor Zielinski said that it was composed over a long period but estimated that it was a few weeks.

A resident asked for Assessor Zielinski's office hours, since he is never at the office when the resident visits.

Supervisor Kearns returned to the raises for the employees of the Assessor's Office. He asked Assessor Zielinski if he would commit to giving the employees the COLA increase. Assessor Zielinski said that he would give raises based on training. Supervisor Kearns said that we gave a COLA increase last year but that Assessor Zielinski cut the salaries of two and gave the one that he hired a \$2,000 raise, plus he gets 6 weeks of vacation and he's only been here for two years. Supervisor Kearns said that if Assessor Zielinski doesn't commit to giving the other employees the COLA increase he has budgeted within 30 days, the money will come out of the budget.

B. Discussion of tentative 2016/17 budget for Road District

Road Commissioner Poznanski explained the draft budget and no comments were made.

C. Garage door quotes

Supervisor Kearns said the garage door quotes were old business and the next items would be discussed as a group.

Trustee Holtorf said that the Facilities Update Committee has been meeting monthly to discuss updates. He said the carpet is done, the insulation is done and that they are putting in new garage doors and exterior windows next with Metal Masters. He said they took a look at the well system, which is under the garage. He said that a pipe from the well head to the pressure valve is rusted through. He said that the water softener is hard to work on due to its location. They are also looking into a new furnace and air conditioning unit. They want to do a complete overhaul of the computer systems in the Assessor's Office, giving the IT responsibilities to the Township office so that everything will be backed up nightly on the server. They believe that outside storage of data is needed. Right now data is backed up onto a hard drive that usually remains in the office. The backup is supposed to be leaving the premises each night, but that doesn't happen consistently. Assessor Zielinski said that he believes that we cannot and should not back up to an outside server.

D. Peterson metal masters quotes

E. Water softener



- F. New pressure tank
- G. Assessor computer network upgrade

**9. Old Business**

**10. Committee and Officer Reports**

**Supervisor**

**Trustee**

**Facilities Update Committee**

**Assessor**

**Road District**

Road Commissioner Poznanski said that he opened up bids with The County for this year's road projects. They are looking at the Woodland subdivision in Crystal Lake. He said The County has chosen a vendor.

Supervisor Kearns asked when we would do the parking lot. Road Commissioner Poznanski said that he was getting an estimate and then it would go to bid.

**Clerk**

**11. Adjournment**

Motion by Trustee Ziller, second by Trustee Holtorf to adjourn the meeting at 8:38.

All Ayes.

No Nays.

Meeting adjourned at 8:38 pm

Submitted,  
Clerk Kathryn Hurley

This agenda was prepared by the Township Clerk in accordance with the direction of the Township Board Rules.