

**GRAFTON TOWNSHIP REGULAR BOARD MEETING
MONDAY, FEBRUARY 20, 2017 7:30 P.M.
GRAFTON TOWNSHIP OFFICES 10109 VINE STREET, HUNTLEY, IL 60142**

- 1. Supervisor Kearns called the meeting to order at 7:30 P.M.**
- 2. Roll Call**
Present: Trustees Holtorf, Wagner, Ziller and Zirk; Supervisor Kearns; Road Commissioner Poznanski; Assessor Zielinski; Clerk Hurley
Absent: None.
- 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 January 16, 2017 Township Regular Meeting
Trustee Ziller requested that the clerk change the last sentence of #9, Paragraph 2 to say "the Township has an attorney on staff for him to consult."
Motion by Trustee Zirk, second by Trustee Ziller to approve the minutes as amended.
Ayes: Trustees Zirk, Ziller, Holtorf, Wagner; Supervisor Kearns
Nays: None. Motion Carries.
 - B. Audit and payment of unpaid bills/Warrant check detail for Town Fund. **(Exhibit I)**
Motion by Trustee Zirk, second by Trustee Wagner to approve payment of the unpaid bills as presented.
Ayes: Trustees Zirk, Wagner, Holtorf, 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 the Road and Bridge Warrant list.
Ayes: Trustees Ziller, Holtorf, Wagner, Zirk; Supervisor Kearns
Nays: None. Motion Carries.
- 6. Public Comment/Board Members Response to Public Comment (Exhibit III)**
None
- 7. Executive Session**
Motion to convene an Executive Session to discuss pending legal actions pursuant to 5ILCS 120/2(c)(11).
Motion by Trustee Wagner, second by Trustee Ziller to adjourn for an executive session to review previous executive session minutes.
Ayes: Trustees Wagner, Ziller, Holtorf, Zirk; Supervisor Kearns
Nays: None. Motion Carries.

Regular Session Adjourned at 7:39

Supervisor Kearns returned regular session to order at 7:53

Roll Call

Present: Trustees Holtorf, Wagner, Ziller and Zirk; Supervisor Kearns; Road Commissioner Poznanski; Assessor Zielinski; Clerk Hurley
Absent: None.

8. Discussion and potential action of items as discussed during Executive Session

Motion by Trustee Wagner, second by Trustee Ziller to approve the release of the September 19, 2016 executive meeting minutes which had previously been approved for content but not for release.

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

Nays: None. Motion Carries.

Motion by Trustee Wagner, second by Trustee Zirk to approve and release the executive meeting minutes from November 21, 2016 and December 19, 2016.

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

Nays: None. Motion Carries.

9. New Business

A. Review and discussion of FY 2017/18 drafted Township budget.

There was discussion about training for the assessor's budget, particularly the reduction in salaries and the reduction in insurance. Supervisor Kearns said he feels the Township can run with \$800,000 and wants the Township to reduce the levy again next year. Assessor Zielinski said the budget he presented included 5 deputies and directed the board to the letter found in the board packet dated February 14, 2017 as well as the "*Grafton Township Assessor's Office Budget: A Historical and Inter-Township Perspective*". The trustees said they are only interested in Grafton Township, not the others. They reminded Assessor Zielinski that they feel the work can be done and has been getting done with 4 deputies plus Assessor Zielinski, making a total of 5. Trustee Holtorf asked Assessor Zielinski to have Marty put together a report on the need for Costar software. Assessor Zielinski said that without Costar they have no defense against any appeal.

Supervisor Kearns said that he would have the budget posted in the morning and that he will move money in the assessor's budget from training to travel since the trainings are offered free in Springfield.

B. Review and discussion of FY 2017/18 drafted Road District budget.

Trustee Ziller asked Road Commissioner Poznanski what road project is on the list for 2017. He is planning work on Foster road from Conley to just before the gravel pit. He said that the bottom is all clay and he will need to make it stable. Road Commissioner Poznanski agreed to post his draft budget as presented at the Township office.

10. Old Business

Discussion and possible action on shredding documents approved for disposal.

Clerk Hurley told the board that she has about 43 boxes of documents which have been approved for disposal by the state that are currently being stored in the back room at the Township. She directed the board's attention to the quote provided by Proshred in the board packet and said that she was able to get an even lower price of \$85 for the first 98 gallon container and \$40 for each additional container.

Motion by Supervisor Kearns, second by Trustee Zirk to dispose of designated records after March 20, 2017 at a cost not to exceed \$500.

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

Nays: None. Motion Carries.

11. Committee and Officer Reports

Supervisor

Supervisor Kearns said that he will attend the March 1, 2017 Grafton Township meeting to open it and then will turn it over to the board.

Trustee

The Trustees thanked Supervisor Kearns for his leadership and for sticking around the last couple of months even though he did not want to.

Facilities Update Committee**Assessor**

Assessor Zielinski distributed the board to the Assessment Ratios document (**Exhibit IV**). He said they are finishing the residential appeals now but he wants Grafton Township to know that Grafton Township has the most accurate assessments in the area.

**Road District
Clerk****12. Adjournment**

Motion by Trustee Wagner, second by Trustee Holtorf to adjourn at 9:14 pm.

All Ayes. No Nays.

Meeting adjourned at 9:14 pm

Submitted,
Clerk Kathryn Hurley

**GRAFTON TOWNSHIP TOWN FUND
WARRANT LIST FOR FEBRUARY 20, 2017 MEETING**

With my signature below, I hereby approve of the invoices listed on the following pages being submitted for payment.


Betty Zirk - Grafton Township Trustee


Joe Holtorf - Grafton Township Trustee


Dan Ziller Jr. - Grafton Township Trustee


Bob Wagner - Grafton Township Trustee


Kathryn Hurley - Grafton Township Clerk

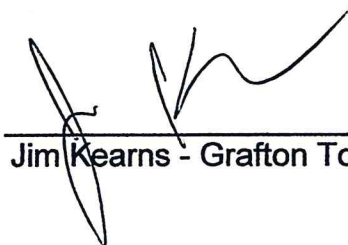



Jim Kearns - Grafton Township Supervisor

Exhibit II

GRAFTON TOWNSHIP ROAD DISTRICT
VOUCHER LIST FOR FEBRUARY 20, 2017 MEETING

With my signature below, I hereby approve of the invoices listed on the following pages being submitted for payment.


Betty Zirk - Grafton Township Trustee


Joe Holtof - Grafton Township Trustee


Dan Ziller Jr. - Grafton Township Trustee


Bob Wagner - Grafton Township Trustee


Kathryn Hurley - Grafton Township Clerk


Jim Kearns - Grafton Township Supervisor


Tom Poznanski
Grafton Township Highway Commissioner

Exhibit III

**GRAFTON TOWNSHIP
PUBLIC REQUEST TO ADDRESS BOARD**

Date: February 20, 2017

NAME

ADDRESS

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Assessment Ratios 2014

Geographic Area	Adjusted Median	Median	Coefficient of Dispersion (COD)		Number of Sales	Quartiles		Ratio Range	Price-related Differential (PRD)		95% Confidence Interval	Coefficient of Concentration (COC)
			Lower Better			1st	3rd		Closest to 1 Better	Higher Better		
Henry County	Urban	-	31.37	18.10	3036	27.88	35.68	119.95	1.07	31.14 - 31.58	42.75	
Ill County	Urban	-	31.37	18.10	3036	27.88	35.68	119.95	1.07	31.14 - 31.58	42.75	
Winships	Urban	30.04	31.36	16.21	1035	27.98	35.20	62.39	1.07	30.80 - 31.72	46.18	
Albion	Urban	31.00	32.15	20.57	45	27.08	36.86	58.48	1.07	28.00 - 34.96	31.11	
Albion	Urban	34.33	35.39	31.13	54	29.12	43.43	109.25	1.16	32.33 - 39.26	29.63	
Albion	Urban	28.50	29.56	25.81	25	23.38	33.11	61.01	1.10	24.11 - 31.79	44.00	
Albion	Urban	30.76	32.80	20.81	183	27.56	38.25	78.69	1.11	31.52 - 33.90	37.16	
Albion	Urban	30.20	31.32	26.02	27	26.24	35.68	51.39	1.08	27.08 - 35.47	25.93	
Albion	Urban	30.69	31.16	10.98	538	28.72	33.96	43.75	1.02	30.73 - 31.52	57.99	
Albion	Urban	31.05	32.50	20.52	131	27.69	38.47	56.43	1.05	30.56 - 33.79	31.30	
Albion	Urban	30.39	32.00	20.95	60	27.90	36.96	67.69	1.07	30.16 - 34.36	41.67	
Albion	Urban	30.02	31.06	21.50	446	27.06	36.43	65.89	1.06	30.38 - 31.85	37.22	
Albion	Urban	30.24	31.19	21.31	355	27.47	37.15	81.87	1.08	30.39 - 31.86	38.87	
Albion	Urban	29.73	30.53	18.26	56	26.66	35.47	56.51	1.06	27.87 - 32.08	42.86	
Albion	Urban	30.48	31.61	20.36	29	26.18	37.53	38.60	1.07	27.28 - 36.11	20.69	
Albion	Urban	30.12	31.28	23.34	52	28.42	37.37	77.62	1.11	29.47 - 32.98	44.23	

Source: <http://tax.illinois.gov/AboutIDOT/TaxStats/>

Source: <http://tax.illinois.gov/AboutUs/TaxStats/>

Assessment Ratios 2015

Geographic Area	Adjusted Median	Median	Coefficient of Dispersion (COD)	Number of Sales	Quartiles		Ratio Range	Price-related Differential (PRD)	95% Confidence Interval		Coefficient of Concentration (COC)
					1st	3rd					
Al County	Urban	-	28.76	17.27	3,497	25.69	32.53	94.16	1.04	28.51 - 28.96	44.04
Winships	Urban	29.44	28.61	15.15	1,110	25.75	31.95	50.75	1.03	28.26 - 29.01	47.21
Albion	Urban	30.24	28.11	19.11	49	24.36	31.40	45.69	1.07	26.68 - 29.42	46.94
Albion	Urban	29.76	29.76	29.86	56	25.42	36.44	59.79	1.12	27.06 - 31.76	33.93
Albion	Urban	30.47	29.91	18.11	215	25.97	34.75	71.89	1.05	29.00 - 30.76	40.00
Albion	Urban	29.78	29.06	11.51	663	26.73	31.72	39.36	1.00	28.68 - 29.46	56.26
Albion	Urban	29.01	29.02	25.86	154	24.89	35.57	94.16	1.08	27.76 - 30.78	29.22
Albion	Urban	30.77	29.28	21.82	68	25.44	34.47	52.12	1.09	27.43 - 31.42	38.24
Albion	Urban	28.42	27.72	20.19	539	24.58	32.48	63.69	1.04	27.21 - 28.36	41.00
Albion	Urban	29.79	29.30	18.64	453	25.72	33.40	65.47	1.04	28.54 - 29.97	39.74
Albion	Urban	28.49	28.31	19.91	67	25.36	33.23	52.34	1.08	25.98 - 30.34	40.30
Albion	Urban	28.97	28.07	25.28	123	24.72	33.74	69.90	1.08	26.41 - 29.97	39.02