

January 7, 2020
Board Meeting
Held in the Board Room
10 S. Municipal Drive, Sugar Grove Illinois
5:30 PM

President Michels opened the meeting at 6:00 PM and asked that Trustee Konen lead the Pledge. The roll was then called.

Physically Present: President Michels, Trustee Lendi, Trustee Herron (5:55), Trustee Konen, Trustee Koch (5:45), Trustee Montalto

Quorum Established.

Remote Attendance: Trustee Walter

Also Present:

Administrator Eichelberger, Attorney Julien, Clerk Galbreath, Community Development Director Magdziarz, Public Works Deputy Director Merkel, Finance Director Anastasia, Management Analysts Murphy, Chief of Police Rollins

PUBLIC HEARINGS

Hannaford Farm Lot 69 Annexation Agreement Amendment

President Michels opened the Public Hearing for the Hannaford Farm Lot 69 Annexation Agreement Amendment and the called for comments. Hearing no comments President Michels closed the public hearing at 6:02pm.

Hannaford Farm Lot 106 Annexation Agreement Amendment

President Michels opened the Public Hearing for the Hannaford Farm Lot 106 Annexation Agreement Amendment and the called for comments. Hearing no comments President Michels closed the public hearing at 6:03 pm

Presentation of Amendments to Northeast Airport TIF #2 - TIF II Amendment

President Michels opened the Public Hearing for Amendments to Northeast Airport TIF #2 - TIF II and announced that Mr. Moran would give an overview of the proposed amendment to the Northeast Airport TIF #2. After the presentation comments would be taken.

Mr. Moran presented an overview of the amendment to the North East Airport TIF. He explained that the goal of the amendment was to foster economic development. Examples of the types of infrastructure etc that could be achieved.

The audience asked:

Why the conservation land in Prairie Glen was include

If the Prairie Glen HOA could benefits from the TIF

If there was to be a zoning change

Opposition to the expansion was vocalized and that development would come and developers should pay their own way
Development would add traffic
TIF are not useful tools
Request to not commit to any project before a feasibility study was given
Would the City of Aurora would benefit

Fire Chief Perkins read a statement opposing the TIF. He asked and President Michels gave permission for it to be included with the TIF amendment records.

It was explained that the board would always require a feasibility study. The city of Aurora would only benefits from sewer expansion being available to potential Airport developers, no zoning changes are being made, that due to costs of development for items such as Fox Metro annexation funding is needed, the HOA may be able to use funds for drainage.

Hearing no comments President Michels closed the public hearing at 6:30 p.m.

APPOINTMENTS AND PRESENTATIONS

None.

PUBLIC COMMENTS

President Michels read the agenda items and the called for comments on those items on the agenda. An audience member stated that he was in opposition to the fee changes for building permits. Hearing no further comments President Michels closed this portion of the agenda.

CONSENT AGENDA

- a. Approval: Minutes of the December 17, 2019 Meeting
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. Resolution: Authorizing Furnace Replacement
- e. Ordinance: Authorizing an Annexation Agreement Amendment for Hannaford Farm Lot 69
- f. Ordinance: Authorizing an Annexation Agreement Amendment for Hannaford Farm Lot 106

Trustee Herron **moved to Approve the Consent Agenda as presented.** Trustee Montalto seconded the motion. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	None	ABSENT:	None
	Herron				
	Lendi				
	Koch				
	Walter				
	Montalto				

Motion Carried.

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GENERAL BUSINESS

Resolution Authorizing Well #10 Rehabilitation Phase I

Trustee Montalto **moved to Adopt a Resolution Authorizing Well #10 Rehabilitation Phase I.** Trustee Herron seconded the motion. The Board discussed the rehabilitation. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	None	ABSENT:	None
	Herron				
	Lendi				
	Koch				
	Walter				
	Montalto				

Resolution Approving a Final Plat of Subdivision – 3S530 Finley Road (Unincorporated)

Trustee Montalto **moved to Adopts a Resolution Approving a Final Plat of Subdivision – 3S530 Finley Road (Unincorporated).** The Board expressed their approval of this request from the County. Trustee Herron seconded the motion. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	None	ABSENT:	None
	Herron				
	Lendi				
	Koch				
	Walter				
	Montalto				

DISCUSSION ITEMS

Finney Homes Permit Fees

The following information was presented to the Board for consideration.

Sugar Grove, like most communities in NE Illinois, has applied a number of capital project-related fees to new residential development since the 2000's. Capital fees are collected to fund the cost of constructing new capital projects necessitated by the new residential development. These capital fees, sometimes referred to as impact fees, are collected for acquisition and development of future park and school sites, fire stations, off-site road construction, and the like. These fees were agreed to by developers and builders as the residential demand was sufficient for the market to accept the fees.

The capital development fees were initiated to generate funds for future public improvements the Village identified as needed and necessary to accommodate new residential growth and

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development in the Village. The contributions were not haphazard or wild guesses. In every instance, a rational was established between the cost of the desired improvement and the development impact. All of these fees and contributions are passed on directly to the individual obtaining the building permit for the new construction.

Following the Great Recession, housing market dynamics changed and the market no longer supports the fees. In response communities across the region reduced or eliminated fees. In Sugar Grove the Village Board approved annexation agreement amendments for several subdivisions that temporarily reduced the capital fees collected per dwelling unit in order to stimulate development and completion of the subdivisions. Immediately, the reductions made finished lots in Sugar Grove competitive with those in nearby communities. It could be argued that but for the reduced capital fees the number of post-Recession building permits issued by the Village would be even fewer than it is.

Presently, the Village collects sums of money for the following purposes:

School land/cash Capital Improvement

School impact Road Impact

Park land/cash Traffic pre-emption

Park Capital Development Life safety

Fire District Emergency warning sirens

Library Debt to Village

Several of these temporary reductions have expired and the capital contributions have returned to pre-Recession levels. Unfortunately, the housing market has not rebounded to a point where the full fees can be supported. The desire to complete existing subdivisions in Sugar Grove remains. New homes on the vacant lots will eliminate the negative issues of vacant lots for existing residents and share the costs of HOA maintained improvements and increase the Village's assessed value. To support new residential construction staff believes a reduced fee should be established. While a one size fits all approach isn't fully possible as there are differences amongst the existing subdivisions and their respective annexation agreements, there can be some semblance of equity.

Finney Homes is one builder that has experienced the ramifications of the higher fee. In March 2019 Finney Homes pulled a permit for a new single family detached home on Snow Street in the Prairie Glen Subdivision. The total permit cost was \$33,089.65. There have been many parties interested in the home, but it has not sold. Conversations with Finney Homes representative Keith Almady have indicated that the home price is a factor. Based on current market conditions in Sugar Grove and surrounding communities, staff believes a more appropriate fee would have been around \$17,500 for this 2019 permit.

Finney Homes owns five additional lots in Prairie Glen. Staff has discussed with Mr. Almady the idea of setting a permit fee of about \$17,850 (2% above the 2019 suggested fee), for 2020 for his

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remaining lots. Staff also believes it would be appropriate for the Village to provide a credit of \$15,589.65 toward a 2020 permit based on the previously issued permit. Mr. Almady will be at the Board meeting to discuss this item.

If the Village Board supports the reduced fee concept, staff suggests that the details be worked out for Finney Homes and that reduced fees be implemented where applicable throughout the Village.

The Board discussed the staff's suggestion. They expressed that they also had concerns about under developed lots, empty lots and the lack of maintenance and curb appeal in unfinished subdivisions. They also acknowledged that adding roof tops would also help spur economic development. They acknowledged the audience members statement regarding fees. After much discussion the Board agreed with staff and directed them to draft change in fees and to return to the Board with suggestions. They were given approval to work with Finney Homes.

Meeting Minutes

The following information was presented to the Board for consideration.

The presentation of minutes has been discussed at several meetings. At the November 5, 2019 Board meeting, the Board directed that the written minutes contain a summary of what items were discussed and decisions made and that meetings be recorded and made available on the Village website. The decision was made to follow staff's suggestions and to discuss minutes presentation at the first meeting in January 2020. This direction has been followed and appears to be working well. Staff recommends that the Village Board:

1. Approve a policy to place a link to an audio recording of Village Board meetings on the Village website for a period of no less than 3 months (space dependent) and be available at Village Hall for a period of no less than 18 months.
2. Amend Village Code Chapter 8 Meeting; Rules of Order and Procedures, Section 1-8-14 as follows:

1-8-14: MINUTES AND RECORDINGS:

1. The Village Clerk shall keep minutes of all open and closed sessions of the Village Board. Closed session minutes shall remain confidential until the Village Board determines otherwise, according to law. Minutes shall include:
 - 1.1 The date, time and place of meeting;
 - 1.2 The members of the Village Board recorded as either present or absent;
 - 1.3 A short summary of discussion on all matters proposed, deliberated, or decided;
 - 1.4 A record of any votes taken; and
 - 1.5 The name of any Board member making and seconding a motion except for a motion to adjourn a meeting. A motion made, but not seconded, and a withdrawn motion shall not be recorded in the minutes of the meeting

The Board discussed the amendment and agreed with it. They asked that the audio recording be made a part of the code as well. Staff was directed to prepare an ordinance for adoption.

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REPORTS

Staff

President Michels asked Chief Rollins if the force had noticed any reduction in truck traffic since the opening of the Route 47 / 88 intersection. He further stated he had good feedback on the intersection. Chief Rollins answered that slower truck traffic was noticed however over the holidays it typically is so the department will have a better feel in a few weeks.

Trustee Montalto asked that the staff remove the blinking box from Route 47 at the left turn signs. Trustee Konen asked when the Camp Dean Road project would begin. It was explained that the grant funds received will not cover the cost of the project. Staff will be talking to the businesses in the area to see if they will help fund the project.

Trustee Koch stated he noticed on the voucher list payments to Yorkville Napa. He asked why staff didn't use the AutoZone in town. It was answered staff does use AutoZone for as many items as possible, however, they do not deal with items needed for the larger equipment.

Trustee

Trustee Montalto asked if a member of the staff and/or Board could attend a meeting on January 17th to hear a presentation and discuss the possibility of obtaining the Fox Valley Park Districts ShowMobile.

Presidents Report

President Michels stated he has been following up on the Route 47 widening project.

AIRPORT REPORT

No Report

PUBLIC COMMENTS

An audience member asked – where do we go now with Crown and asked if there was any news on them.

It was also asked about hosing and kids are needed in the schools.

The housing market and the school district were briefly discussed.

Another audience member thanked the Board for the Road crossing marking on Route 47.

Closed Session

A motion to adjourn to **Closed Session to Discussion Personnel as per the exception to the Open Meetings Act Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Personnel [5 ILCS 120/2(c)(1)] taking no action and adjourning therefrom** was made by Trustee Montalto and seconded by Trustee Herron at 7:25 p.m. A roll call vote was called and all members in attendance voted Aye.

ADJOURNMENT

Motion to adjourn made by Trustee Montalto and seconded by Trustee Herron.

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