

Village President
Jennifer Konen

Village Administrator
Brent M. Eichelberger



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Village Trustees

Matthew Bonnie
Sean Herron
Heidi Lendi
Michael Schomas
Ryan Walter
James F. White

December 6, 2022
Regular Board Meeting
6:00 p.m.

1. Call to Order

President Konen called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

President Konen asked Trustee Bonnie to lead the Pledge of Allegiance.

3. Roll Call

The December 6, 2022 Village Board meeting was held in person in the Board Room at Village Hall.

Present: 7 President Jennifer Konen, Trustee Matthew Bonnie, Trustee Sean Herron, Trustee Heidi Lendi, Trustee Michael Schomas, Trustee Walter, Trustee James F. White

Absent: 0

Also Present:

Village Administrator Eichelberger, Attorney Julien, Police Chief Rollins, Finance Director Anastasia, Public Works Director Speciale, Deputy Public Works Director Merkel, Community Development Director Magdziarz, Economic Development Director Cassa and Deputy Village Clerk Wortham.

4. Public Hearing

a. Annexation Agreement Amendment Hannaford Farm Lot 90

Director Magdziarz explained that the Annexation Agreement amendment is necessary in order to capture costs for completion of certain public improvements in the incomplete Hannaford Farm subdivision. The owner has not yet paid the required fee-in-lieu-of-development (FILOD), however, the Public Hearing is being held at this time and the amendment will be approved when fees are paid.

President Konen opened the Public Hearing at 6:01 p.m. No comments were given.
President Konen closed the Public Hearing at 6:02 p.m.

5. Appointments and Presentation

a. Appointment: Police Commissioner

President Konen asked that the Board ratify her proposed appointment of Julio Calabrese to the Board of Police Commissioners, to fulfill the remainder of the vacant term ending May 1, 2023.

A motion was made by Trustee Herron, seconded by Trustee Bonnie, to ratify the appointment of Julio Calabrese to the Board of Police Commissioners, to fulfill the remainder of the vacant term ending May 1, 2023. The motion carried by the following vote:

AYES: 6 Herron, Bonnie, Schomas, Lendi, Walter, White

Nays: 0

Absent: 0

b. Presentation: Residential Development Concept Plan-Bliss and Denny, Silverthorne
Director Magdziarz presented a concept plan for a proposed residential development by Silverthorne Homes located at the northeast corner of Denny Road and Bliss Road that includes 62 detached single-family homes and 70 attached single-family dwellings. Carrie Hansen, the Director of Planning and Government Services with Silverthorne Homes introduced herself to the Board along with Jim Work, the Owner and President of Silverthorne Homes. Hansen wanted to present the Conceptual Development Tentative Plan to get feedback from the Board about what they would like to see in the potential residential development. The Board discussed the benefits of having two entries to the residential development, the kind of facing they would like to see on the front of the homes (siding, stone, brick, etc.), how many square feet the Town homes and Single-Family Homes will be, prices of the Town Homes and the Single-Family Homes, and a few other details.

6. Airport Report

None

7. Public Comments on Items Scheduled for Action

Perry Elliot, resident, questioned the Amendment for the Data Center Zoning District authorizing 65 feet maximum height when currently the height is 40 feet. Director Cassa explained that higher ceilings are needed so that equipment can safely go through.

8. Consent Agenda

A motion was made by Trustee White, seconded by Trustee Schomas, to approve the Consent Agenda with the exception of item g. The motion carried by the following vote:

AYES: 6 **White, Schomas, Bonnie, Lendi, Herron, Walter**

Nays: 0

Absent: 0

- a. Approval: Minutes of the November 14, 2022 Special Village Board Meeting
- b. Approval: Minutes of the November 15, 2022 Village Board Meeting
- c. Approval: Vouchers
- d. Resolution: Closed Session Minutes Review
- e. Resolution: Approving an Agreement with Illinois Fraternal Order of Police (STAR)
- f. Resolution: Declaring a Surplus in Tax Increment Financing (TIF) District #1
- g. Ordinance: Amending the Village Code Title 11, Zoning Regulations (Data Center Zoning District, Regulations)
- h. Ordinance: Amending the Village Code Title 3, Business and License Regulations (Liquor Control)
- i. Resolution: Approving an Agreement for Emergency Notification Services (Everbridge/Nixle)
- j. Resolution: Authorizing an Intergovernmental Agreement between Sugar Grove Township, Sugar Grove Park District, Village of Sugar Grove, Sugar Grove Township Community Building, and Sugar Grove Fire Protection District for a Seasonal Outdoor Ice Skating Facility (STAR)

President Konen asked to remove item g - Amending the Village Code Title 11, Zoning Regulations (Data Center Zoning District, Regulations). Board Discussion ensued and Trustee Lendi agreed that there was a huge height difference in the 40 to 60 or 65 Feet and she felt uncomfortable with this. Director Cassa explained that when he took this job the purpose for Data Center Ordinances was to avoid variances and that the purpose was to streamline projects. Cassa noted the 65 feet in height is recommended by brokers that specialize in data centers.

A motion was made by Trustee Schomas, seconded by Trustee Herron, to approve item g- An Ordinance Amending the Village Code Title 11, Zoning Regulations (Data Center Zoning District, Regulations).

AYES: 6 **Schomas, Herron, Bonnie, Lendi, Walter, White**

Nays: 0

Absent: 0

9. General Business

- a. Resolution 20221206A: Authorizing a Professional Services Agreement Information Technology Consultant Services (DeKind Computer Consultants)

Administrator Eichelberger reported that following an RFQ/RFP process, staff is recommending the Village contract with DeKind Computer Consultants for IT Services. He reported that Dekind is the lowest cost per month based on the quotes The Village

received and he and other Village Directors agreed that they were the best pick for The Village of Sugar Grove. Jeremy Cummings introduced himself and reported that we will have an engineer on sight for eight hours a week so we can have more help for our Village Employees regarding our IT services.

A motion was made by Trustee White, seconded by Trustee Schomas, to approve Resolution 20221206A, authorizing execution of an agreement with DeKind Computer Consultants for Information Technology Services. The motion carried by the following vote:

AYES: 6 White, Schomas, Lendi, Walter, Herron, Bonnie
Nays: 0
Absent: 0

- b. Resolution 20221206TIF2: Declaring a Surplus in Tax Increment Financing (TIF) District #2

Director Anastasia reported that during the Fiscal Year 2022-2023 budget, it was approved to include a surplus of \$50,000 out of TIF District #2. If approved, this money would be distributed back to the taxing bodies within the TIF #2 District proportionate to their tax rate.

A motion was made by Trustee White, seconded by Trustee Bonnie, to approve Resolution 20221206TIF2, declaring a surplus of funds in the Special Tax Allocation fund for the Village's Tax Increment Financing Redevelopment Project Area (TIF District #2). The motion failed by the following vote:

AYES: 0
Nays: 6 White, Bonnie, Lendi, Herron, Schomas, Walter
Absent: 0

- c. Ordinance 20221206FDA: Tax Levy for the Fiscal Year May 1, 2023, to April 30, 2024

Director Anastasia described the Tax Year 2022 Levy Ordinance as presented allows the Village to file the ordinance with the County, the actual percentage levied will be brought back for Board determination.

A motion was made by Trustee White, seconded by Trustee Herron, to approve the Tax Year 2022 Levy Ordinance 20221206FDA as presented in the Board Report. The motion carried by the following vote:

AYES: 6 White, Herron, Lendi, Schomas, Walter, Bonnie
Nays: 0
Absent: 0

PLEASE NOTE: The motion for Ordinance 20221206FDA was reconsidered following discussion of Agenda Item 11a.

- d. Resolution 20221206MPROA: Declaring Notice of Installment, Accrual of Interest and Adoption of Special Assessment Supplemental Bond and Procedures Act for Mallard Point

Director Anastasia reported that the Village of Sugar Grove passed an ordinance authorizing improvements to the Mallard Point and Rolling Oaks Subdivisions, which was approved in 2012. The Village now needs to levy for the special assessment against said property owners. The levy amount will remain unchanged at \$394.10 per unit for Mallard Point units and \$120.29 for units in Rolling Oaks. The Assessment is for 20 years, beginning in Tax Year 2012, collected in 2013, and will expire with Tax Year 2031, collected in 2032. This resolution allows the Village to begin collecting the special assessment. The following ordinance is the levy itself.

A motion was made by Trustee White, seconded by Trustee Herron, to approve Resolution 20221206MPROA Declaring Notice of Eleventh Installment, Accrual of Interest and Adoption of Special Assessment Supplemental Bond and Procedures Act. The motion carried by the following vote:

AYES: 6 White, Herron, Lendi, Walter, Bonnie, Schomas

Nays: 0

Absent: 0

- e. Ordinance 20221206MPRO: Fiscal Year 2023-2024 Mallard Point Special Assessment Tax Levy

A motion was made by Trustee White, seconded by Trustee Bonnie, to approve Ordinance 20221206MPRO, for Tax Levy of the Mallard Point Special Assessment for the Fiscal Year May 1, 2023, to April 30, 2024. The motion carried by the following vote:

AYES: 6 White, Bonnie, Schomas, Walter, Herron, Lendi

Nays: 0

Absent: 0

- f. Ordinance: Abating 2022 Taxes Related to Debt Service 2013A Bonds

Director Anastasia reported that the designated revenue sources for the 2013A and 2017 bonds, pursuant to Bond Ordinances, are net water and sewer revenues, capital improvement funds, and non-home rule sales tax. There is sufficient revenue from these sources, other than property taxes, to make the debt service payments. Should the Board not pass the proposed ordinances, the Board opens the Village up to legal action

by tax objectors and limits its ability to issue new debt under the alternate bond scenario.

A motion was made by Trustee Herron, seconded by Trustee Bonnie, to approve Ordinance 20221206FDF abating the tax heretofore levied for the year 2022 to pay debt service on \$5,460,000 General Obligation Bonds (Alternate Revenue Source), Series 2013A. The motion carried by the following vote:

AYES: 6 Herron, Bonnie, White, Walter, Schomas, Lendi
Nays: 0
Absent: 0

- g. Ordinance: Abating 2022 Taxes Related to Debt Service 2017 Bonds

A motion was made by Trustee Herron, seconded by Trustee Lendi, to approve Ordinance 20221206FDG abating the tax heretofore levied for the year 2022 to pay debt service on \$3,100,000 General Obligation Bonds (Alternate Revenue Source), Series 2017. The motion carried by the following vote:

AYES: 6 Herron, Lendi, Bonnie, Schomas, Walter, White
Nays: 0
Absent: 0

10. Public Comment

Sean Michels, resident, noted several concerns with the Silverthorne as currently proposed.

Kim Gidgeon, resident, expressed concerns regarding school traffic near Snow and Grove Street.

Perry Elliot, resident, suggested making a template regarding the Tax Increment Financing (TIF) Policy.

11. Discussion Items

- a. Electronic Message Center Grant Proposal

Administrator Eichelberger stated that the Board has charged him with applying for two new grants this year. The T-Mobile Hometown Grant Program focuses on revitalizing community spaces in towns with 50,000 people or less and issues up to 100 towns a year with project funding, up to \$50,000 each. Eichelberger proposed applying for a grant to build a new electronic community sign at Village Hall at the corner of Municipal and US 30. Eichelberger asked the Board for direction on applying for the grant. Board discussion ensued. The Board reached consensus to not move forward with a new sign at Municipal and 30. Eichelberger will forward information on past projects the received the T-Mobile grants.

Agenda Item 9C Reconsideration:

A motion was made by Trustee White, seconded by Trustee Herron, to reconsider item 9c Ordinance 20221206FDA, Tax Levy for the Fiscal Year May 1, 2023 to April 30, 2024. The motion carried by the following vote:

AYES: 6 **White, Herron, Lendi, Schomas, Walter, Bonnie**
Nays: 0
Absent: 0

A motion was made by Trustee White, seconded by Trustee Schomas, to approve Ordinance 2022126FDA, Tax Levy for the Fiscal Year May 1, 2023, to April 30, 2024 as presented with the Board discussing the actual aggregate levy amount to be extended at the December 20, 2022 Board meeting. The motion carried by the following vote:

AYES: 6 **White, Schomas, Lendi, Herron, Bonnie, Walter**
Nays: 0
Absent: 0

b. Mid-Year Budget Update

Director Anastasia presented the Mid-Year budget update. Board discussion ensued. The Board reached consensus to allow staff to go forward with developing a Sidewalk Enhancement Program up to \$50,000. The Board is asked to forward any additional project ideas for surplus funds to staff.

12. Reports

a. Staff

Administrator Eichelberger reported his communication with Metronet.

Director Cassa reported that the most important tool for Economic Development to have is a data base showing all of the properties available in the community. He reported he is developing a new website that will have this tool available and thinks it will be very beneficial in the future.

Director Anastasia reported that the Utility Rate Committee is scheduled to meet next week.

Chief Rollins thanked Director Speciale for utilizing our Nixle Emergency Notification Services while he was on vacation.

b. Trustees

Trustee Bonnie reported he attended the Tree and Wreath Lighting Ceremony. He commented that it went well and Public Works did a great job lighting everything.

