

#### **ADMINISTRATION DEPARTMENT STAFF REPORT**

**TO:** Village President and Board of Trustees

FROM: Scott Koeppel, Village Administrator

Tracey Conti, Village Clerk

**DATE:** August 20, 2024

The following is a short summary of current projects the Administration Department is working on that have been updated since the last report.

Sugar Grove LLC - Meetings with Crown or about Crown remain the focus of Administration.

**Planning Commission** – Administration assisted Community Development with the public hearing for the Grove Development at Village Bible Church.

**PD remodel** – Administration and Police staff are working on next steps.

**Community Development** – Staff posted the vacant Planning & Zoning Administrator position and interviews have started. The 2<sup>nd</sup> round of interviews are being scheduled.

**Part-Time Deputy Clerk** – The position is posted, and staff is reviewing applications.

**Social Media** – Administration staff and Krantz Strategies continue to update the Village's social media pages.

**Housing Development** – Staff met with a potential housing developer that is considering Sugar Grove and a developer interested continuing to build in the Village.

**FOIA Requests** – Administration and Finance continue to handle numerous large FOIA requests. Most of the voluminous requests are regarding the Sugar Grove, LLC development.

**PAC** – Administration staff is working with the Attorney General's Public Access Counciler because of FOIA and OMA review requests.



#### FINANCE DEPARTMENT STAFF REPORT

**TO:** Village President & Board of Trustees

FROM: Matt Anastasia, Finance Director

**DATE:** August 14, 2024

The following is a summary of items the Finance Department is working on:

#### **Tasks/Updates:**

- Small, Rural Tribal (SRT) Body-Worn Camera (BWC) Grant. With the help of Chief Rollins, I applied for the SRT-BWC Grant through the Department of Justice under their FY24 grant release. We were notified we were eligible for a supplemental grant agreement under the FY22 grant we were awarded. We were awarded the supplemental grant for 7 additional Body-Worn Cameras for a total grant award of \$14,000.
- **FYE2024 Annual Audit.** Lauterbach & Amen complete partner review and the Draft Audit was received on 08/07. I am in the process of reviewing the draft for any errors, as well as providing them with all the supplemental letters, discussion and statistical information requested. Lauterbach & Amen will present the final audit to the Board on October 1<sup>st</sup>, after the Board discusses potential transfer of excess surplus in the General Fund at the September Board meetings.
- Village Copier Service RFP. The Village received 7 responses to the Copier Services RFP put out at the end of July. This is on the Board meeting for August 20<sup>th</sup> to award the contract to Konica Minolta, who is also the Village's current provider.

#### Meetings:

- **IRMA Executive Safety**. Staff completed the quarterly Executive Safety Committee which includes all departments. This meeting reviews any training or safety concerns that have come up, or things that should be implemented.
- Treasurer Luncheon/Discussion. I attended my every other month treasurer discussion held in Elburn this time. Main topic of discussions were software implementations and upgrades as well as the Governor Budget approved in June.
- Treasurer Institute Planning. Our last meeting was held to finalize the agenda and schedule with presenters. We have completed acquiring all 30 hours of needed presentations for our Institute that is being held November 17-21, 2024, in Bloomington, IL. This is my main duty as the Education Chair for the Illinois Municipal Treasurer Association (IMTA).

- IRMA-OSHA Compliance Pre-Meeting. A pre-conference meeting was held with IRMA
  regarding making sure the Village is OSHA compliant. This meeting was to go over what
  needs to happen within each department to be compliant. The focus being with Public
  Works and Police. All departments are working to make sure the checklists are
  completed.
- **EEI Site Plan Reviews.** CD Director Marion, PW Director Merkel, Village Engineer Schiber and I met with Michele from EEI to discuss the fees associated with Residential and Non-Residential Site plan Reviews and As-Built Reviews. We will be reviewing the current costs from EEI as well as the fee the Village charges. If any changes need to occur, they will be discussed and presented during the FY2025-2026 Fee Schedule discussion with the Budget presentation.
- Police Pension Board. The Police Pension Board held their quarterly Board meeting.
  Of note, the Board Officer elections occurred, with William Bruno as President, Kurtis
  Gilkey as Vice President, Eric Grutzius as Secretary and Matt Anastasia as Assistant
  Secretary. The other focus of this meeting was the Preliminary Actuarial Valuation for
  fiscal year ending April 30, 2024, Contribution Year ending April 30, 2025, presented by
  Kevin Cavanaugh of Lauterbach & Amen. Highlights include:
  - The average employer Normal Cost for a Police Officer in the Pension Fund is 17.20% of salary costs.
  - The Rate of Return for the year in the Pension Fund net of expenses was 8.83%; the assumed rate of return was 6.8%.
  - The Tax Year 2024 Levy EAN 100% Valuation Contribution is \$627,864, up \$51,980 over the prior year Valuation of \$575,884 for FY2024-2025. IPOPIF consolidated fund Valuation for FY24-25 was \$587,931. The Village's actual contribution for FY24-25 was budgeted at \$666,000, \$78,069 over the prior year required contribution. The Village will continue to try and keep over funding the Police Pension to reduce the outstanding liability.
  - The Village has a current funding ratio of 51.94%, up from 27.55% in 2020.
  - For the first time, the Village has moved into the Low-Risk Category for funding.
     The ratio of benefits to the Fair Value of Assets is 6.53% compared to the Rate of Return Assumption of 6.8%. This means that the expected return on current assets cover the cost of the current benefit payments.

**Conferences/Trainings/Seminars:** None

## Accounts Receivable through July 31, 2024:

	As of July 31, 2024	As of July 31, 2023
Account Billings:		
Garbage Accounts	3,362	3,318
Water Accounts	4,367	4,324
Sewer Accounts	4,090	4,049
Road Maintenance	3,541	3,499
AutoPay Customers	1,958	1,069
Delinquent Accounts:		
1st Step - Late Bills	605	860
2nd Step - Delinquent Notice Sent	58	44
3rd Step - Tag Notice	22	26
4th Step- Water Shut-Off	2	4
Past Due Notices	301	194
Active Payment Plans:	1	0

Outstanding Accounts Receivable:		
After Hours Turn on Fee	\$-	\$-
Construction Charge	-	(137.50)
Copper & Lead Sampling	-	(10.00)
Discount	-	-
Garbage	6,381.05	5,889.78
Hydrant Fees	104.72	263.87
Lien Fees	-	-
NSF Fee	-	-
Road Maintenance Fee	1,755.14	2,084.91
Sewer Maintenance	4,856.09	6,790.91
Sewer Usage	8,707.21	16,002.62
Shut-Off Fee	35.00	35.00
Tag Fee	140.00	61.86
Water Maintenance	5,812.64	8,751.08
Water Usage	(7,492.20)	(3,8710.10)
<u>Total Accounts Receivable</u>	\$20,299.65	\$35,861.71



#### Community Development Staff Report

TO: Village President and Board of Trustees

FROM: Danielle Marion, Community Development Director

DATE: August 16, 2024

The following is a short summary of current projects that the Community Development Department is addressing:

#### **Meetings:**

On July 11<sup>th</sup> I met with fellow staff to discuss Settlers Ridge.

On July 18<sup>th</sup> I attended the executive safety committee meeting.

On July 22<sup>nd</sup> I attended a meeting with the park district.

On July 22<sup>nd</sup> I met with a potential new business.

On July 29th I met with fellow staff and Ryan Homes.

On July 29th I met with fellow staff to discuss Settlers Ridge.

On July 29th I attended a walk through at Village Bible to prepare for the Plan Commission meeting.

On July 30<sup>th</sup> I met with developers concerning the master plan for Settlers Ridge.

On August 6<sup>th</sup> met with the Village Attorney to discuss the Settlers Ridge PDD.

On August 8<sup>th</sup> I met with a resident to discuss subdividing their property.

On August 8<sup>th</sup> I met with EDC staff to discuss potential development sites.

On August 9<sup>th</sup> I met with fellow staff and Village attorneys to prepare for the Plan Commission public hearing.

On August 9th I met with fellow staff and Village engineers.

On August 16<sup>th</sup> I attended a Precon meeting for Settlers Ridge.

#### **Planning & Zoning:**

Prepared agenda material and attended Village Board meeting.

Prepare agenda material for the Plan Commission meeting.

Performed multiple plan reviews.

Working on text amendments.

Working through Settler's Ridge submittal.

Working through Sugar Grove LLC submittal.

Began interviews for the Planning and Zoning Administrator position.

#### **Building:**

Completed multiple plan reviews and building inspections.

Issued multiple permits.

#### **Property Maintenance/Code Enforcement:**

Addressing mowing/weed violations.

Addressing illegal signs.

Addressing vehicle ruts/vehicles and campers parked on the lawn.

Addressing parking lot conditions throughout the Village.

Addressing yard waste bags left in parkway.

Addressing campers parked illegally.





#### POLICE DEPARTMENT STAFF REPORT

**TO:** PRESIDENT & BOARD OF TRUSTEES

**FROM:** PAT ROLLINS, CHIEF OF POLICE

**DATE:** August 16, 2024

#### **Notable Police Events**

Police Community Engagement -Corn Boil July 25-July 28.

- Sgt. Kurzawa, Detective Batitsas, Officers Bruno, Koller, and Forest initiated a search warrant in the 200 block of Regency on July 31, 2024, with the investigation on-going.
- 1<sup>st</sup> day of school for Kaneland School District, August 14, 2024. Officers were present at the Middle School and Elementary welcoming back the students along with being out in the neighborhoods during the bus pickup and drop off times.

### **Conferences / Training / Seminars**

- Police Law Institute monthly computerized training for August covers legal update and review.
- Monthly Defensive Tactics Training for August covers tactical handcuffing.
- Officer Bruno on August 5 attended High Risk Vehicle Stop/Takedown, Hostage Rescue, Vehicle Escape, and Evasion technique training hosted in Hinsdale.
- Officer Bruno on August 6 and 7<sup>th</sup> attended Building Entry and Control Tactics Combined for 21<sup>st</sup> Century Policing training in Hinsdale.

#### **Administrative**

- Chief Rollins along with all other Department Heads and Village Administrator participated in the Village's Attorney virtual meeting on July 17, 2024.
- July 17, the monthly Command Staff meeting took place at the police department with Chief Rollins, Administrative Officer Hanold and the Sergeants present.
- The Board of Police Commissioner monthly meeting took place on July 17, with Chief Rollins representing the department.
- July 18, Chief Rollins along with representatives from all departments participated in the Village's Executive Safety Committee meeting.
- Chief Rollins participated in a virtual statewide law enforcement meeting on July 18 regarding a police incident that happened in the Springfield area.
- Chief Rollins attended the Kane County ETSB meeting on July 18 held at the Batavia Fire Department.

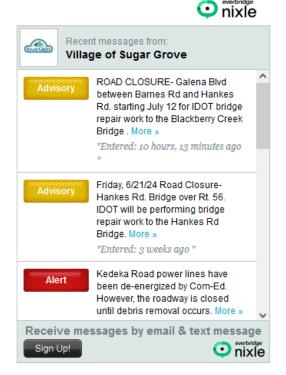
- Chief Rollins along with all other Department Heads and Village Administrator participated in the Village's Attorney virtual meeting on July 24, 2024.
- July 25, Chief Rollins met at the Corn Boil grounds for setting up the ILEAS Command Vehicle for the event.
- July 25, Chief Rollins, Officer Hanold, and representatives from other village departments had a virtual meeting with our insurance carrier, IRMA regarding an assessment that will be forthcoming.
- Chief Rollins participated in a virtual training session with one of our technology vendors regarding additional training on their software.
- July 29, Chief Rollins and representatives from other village departments did a site assessment for an off-site meeting location.
- Chief Rollins attended a working group meeting at Tri-Com for updating IGAs with Tri-Com.
- Chief Rollins along with all other Department Heads and Village Administrator participated in the Village's Attorney virtual meeting on July 31, 2024.
- Administrative Officer Hanold and Chief Rollins attended the Kaneland School District annual public safety meeting on August 1, 2024. Representatives from all community's public safety (police/fire) met with staff and administrators of Kaneland at their facility in Maple Park.
- August 6, Chief Rollins attended an Executive Board Joint Terrorism Task Force meeting at the FBI Headquarters in Chicago.
- Administrative Officer Hanold attended the Tri-Com Police Operations meeting on August 6<sup>th</sup> at Tri-Com.
- Chief Rollins attended the Executive Board Meeting at Tri-Com on August 7, 2024.
- Chief Rollins along with all other Department Heads and Village Administrator participated in the Village's Attorney virtual meeting on August 7, 2024.
- Chief Rollins and Administrative Officer Hanold met on August 8 regarding policy and procedure review.
- Officer Lugay and Pennell attended Groovin' in the Grove on August 8, 2024, hosted at the library.
- Police Department members assisted at the Plan Commission meeting on August 12 and 13<sup>th</sup> at the Village Bible Church.
- Administrative Officer Hanold oversaw the monthly Village's Administrative Hearing procedure on August 14.
- Chief Rollins along with all other Department Heads and Village Administrator participated in the Village's Attorney virtual meeting on August 15, 2024.

## **Directed Patrols and Crime Prevention Activity**

- Officers assisted an outside police agency while they executed a search warrant in the 200 block of Recency on August 14.
- Officers continue to drive through all neighborhoods during the overnight hours alerting residents that have open overhead garage doors. They are contacting residents to secure their garage.

## **Emergency Preparedness:**

No messages were sent out since the last staff report.



• Emergency Warning Sirens monthly and weekly testing continues. They are functioning properly as of August 12, the last weekly test.

## **Upcoming Activities:**

• August 23, 2024, Food Truck Friday



## **Public Works Staff Report**

TO: Village President and Board of Trustees

FROM: Brad Merkel, Public Works Director

DATE: August 15, 2024

The following is a short summary of current projects that the Public Works Department is addressing:

### Meetings:

On July 18, 2024, I attended the Executive Safety Committee Meeting

On July 23, 2024, I attended the Northwest Water Planning Alliance Technical Advisory Committee Meeting.

On July 25, 2024, I attended the IRMA OSHA Compliance Prep Meeting.

On August 15, 2024, Brian Schiber and I met with representatives from EEI to discuss the Wheeler and Merrill Road Resurfacing Projects.

On August 16, 2024, Brian Schiber and I attended the Pre-Construction for the Settler's Ridge Unit 5 & 6 mass dirt work project.

## Training:

On July 29, 2024, Public Works staff attended a fire hydrant repair & maintenance demonstration hosted by American Flow Control.

On August 14, 2024, Public Works staff attended a Work Zone Safety class hosted by IRMA.

#### **Public Works Projects:**

#### The Black Berry Creek Pedestrian Bridge:

Submittals are being completed; the controlling part of the project is the actual Bridge Structure fabrication which is currently estimated at 9 months. Based on that information the project will likely be completed in 2025.

#### John Shields Elementary School Sidewalk Project:

The concrete and asphalt have been completed, only landscaping/punch list items remain.

#### 2024 Road Program:

The project is complete except for landscaping/punch list items. Sod will be installed as soon as practical.

#### **Fire Hydrant Repainting Project:**

The contractor is scheduled to begin painting fire hydrants August 19, 2024, the project will take approximately 2 weeks to complete.

### Well 10 Solar Project:

The contractor began construction on August 5, 2024, to date the PV construction is complete and the solar panels are 50% installed. The project should be online by the end of September.



#### **July 15, 2024, Tornados:**

On the night of July 15, 2024, Public Works responded to numerous trees down blocking roads. The storms produced a significant amount of tree and property damage on the West Side of Town, Bliss Woods, and Windstone. We lost 2 pine trees and some shingles at the Police Station and the roof, facia and sofit at Well 9 are damaged. With the help of the Village of Montgomery we were able to get all fallen trees cleaned up in 4 long days. We followed up the next week with one more round of brush pick-up throughout the Village. Crews are still currently removing some damaged trees and grinding stumps. I would estimate the tornadoes alone generated 300-400 yards of mulch. The Public Works Crew's did an excellent & efficient job cleaning up the trees and debris. I cannot thank the Village of Montgomery enough for sending 2 crews to assist with the storm clean-up.

#### **Public Works Field Operations:**

Staff replaced a water service line in Prestbury that was leaking under a driveway, a new service was directional bored to avoid removing 2 driveways.

Staff completed a total of 267 JULIE tickets.

Staff completed monthly shut offs to delinquent utility accounts.

Staff removed 26 trees and ground the stumps throughout the Village.

Staff repaired 4 Street Lights.

Staff repaired 3 fire hydrant and valve boxes.

Staff repaired 6 catch basins on Meadows Drive.

Staff repaired 3 sink holes at various locations.

Staff replaced 3 signs damaged by the tornados.

Staff completed Village wide asphalt patching using a total of 2 tons of hot mix asphalt.

Staff collected monthly water samples as required by the IEPA.

Staff assisted with the Corn Boil set-up and the Parade.



#### **ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT**

TO: Village President and Board of Trustees

FROM: Michael Cassa, Economic Development Director

Date: August 14, 2024

#### **Summary of Attraction/Retention Projects and Prospects:**

BrightPath, the Calgary-based day care provider that has signed a lease to locate in the former Chesterbrook building at 95 Park, will be making renovations and improvements to the facility. A grand opening will be held in September.

Caton Commercial- facilitating a meeting on August 20 with brokers from Caton and a local property owner.

Clear Edge Construction- met with company President Aaron Maggio on August 12 regarding a potential development project in Sugar Grove.

Cushman & Wakefield- met with an industrial broker and their client on August 9 regarding potential future development in Sugar Grove.

Harris Golf Cars- the next business retention visit will be on August 27 at Harris Golf Cars on Heartland Drive.

Jones Lang LaSalle- following up with JLL officials who are developing a concept plan for a local property owner.

Legacy Properties- toured the new office build out of Legacy Properties on August 9. Legacy will be opening their real estate office at 217 Capitol Drive in September.

Rocky's Dojo- Met with Rocky Troutman on August 15 regarding their pending Commercial Property Enhancement Program grant.

SVN Landmark Real Estate- met with a developer on July 22 that is considering building a spec industrial building at the northwest corner of Route 30 and Dugan Road.

Sugar Grove Café- Village President Jennifer Konen and Michael Cassa made a business retention visit at Sugar Grove Café on July 31. The visit was highlighted on the Village's Facebook page.

#### **Marketing and Outreach:**

Basic Economic Development Course- Economic Development Assistant Becky Gwilt will be attending the BEDC program in October. She received a full tuition scholarship from the Illinois Economic Development Association.

Community Development- Michael Cassa was invited by Community Development Director Danni Marion to participate in interviews with applicants for the Planning and Zoning Administrator position.

EDC Brokers Reception- the annual Economic Development Corporation reception will be held on November 6 at Rich Harvest Farms. A Save the Date card will be sent to brokers and developers from throughout the Chicago area.

Illinois Department of Commerce and Economic Opportunity- met with DCEO official on July 22 to discuss the state's new economic development incentives program. The DCEO legislation was signed into law by Governor Pritzker on June 26. Michael Cassa spoke at the bill signing ceremony.

International Council of Shopping Centers- the Village will be an exhibitor at the ICSC Midwest show on September 10 at the Hilton Chicago. The Sugar Grove exhibit displays are now being designed. Village Administrator Scott Koeppel and Michael Cassa will be attending the show.

State of the Village- the 2025 State of the Village will be held next February 7 at the Academic and Professional Center at Waubonsee Community College.



# Village of Sugar Grove Initiative Fiscal Year 2024-2025 - August 2024

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	Initiative	Time in Months		timated Cost	Actual Cost	FY24-25 Departmental Measurable Objective	Update	VB Discussion Target Date(s)				
ADMINISTRATION DEPARTMENT												
1	Village Branding Refresh	12	\$	30,000		Create a Communication Plan and rebrand the Village for consistency throughout each department. Including but not limited to PR Training, consistency through each department for memos, letterhead, staff report, resolution/ordinances, communications, emails for formatting and looks. Update logo and digital presense.						
2	Lobbyist	6	\$	24,000		Create Request for Qualifications, interview, and evaluate potential lobbyist firms for the Village. Then make a recommendation to the Village Board.						
3	Review and Update Content on Website	12	\$	-		Review and update content on Village website to increase transparecy and ease of use for the public.						
FINAN	CE DEPARTMENT				•							
1	Finalize & Receive Recognition as a Certified Illinois Municipal Treasurer	6	\$	1,000		Institute.	I received the acknowledgement of becoming a Certified Illinois Municipal Treasurer at the IMTA Annual Conference June 23-25. At the same time, I was also elected to the Board of Directors for 2024- 2026.					
2	Review & Update the Village's Performance Evaluation Procedures and Forms	12	\$	250		been fully review in over 8+ years. This will be completed in conjunction with the Village attorny input on legality of the process.	A survey was sent out of surrounding communities to receive examples of their performance evaluation forms and procedures. A review has begun, an update will be presented to VA Koeppel Summer of 2025.					
3	Review & Update the Village's Financial Policies	12	\$	500		Review the entire Financial Policies documents for the Village as a whole. The last time this was completed was 2018. It is good to review this every 5 years. Updates will be made and presented to the Board for approval.						
COMMUNITY DEVELOPMENT DEPARTMENT												
1	Prepare electric vehicle parking/charging regulations					VB approval (ordinance)						
2	Prepare update of Bicycle & Pedestrian Connectivity Plan					VB approval (ordinance)						
3	Prepare Main Street zoning regulations per Main Street Plan						Will begin early 2025, will work with ED					
5	Prepare Village Code amendments to address tree density  Comprehensive sign regulations amendment; current regulations are not in-step with recent US Supreme Court decisions		\$	12,000		VB approval (ordinance)  VB approval (ordinance)						



## Village of Sugar Grove Initiative Fiscal Year 2024-2025 - August 2024

	Initiative	Time in Months	Es	timated Cost	Actual Cost	FY24-25 Departmental Measurable Objective	Update	VB Discussion Target Date(s)					
ECONOMIC DEVELOPMENT DEPARTMENT													
1	Implement the Business Retension and Expansion Program	1	\$	-		Report on visits to Sugar Grove companies.	Visits are being scheduled on a monthly basis.						
2	Utilize the CoStar Subscription for site, demographic, and business data	3	\$	6,216		Report on utilization of the CoStar subscription.	CoStar Subscription started on May 1.						
3	Develop new collateral materials to promote Sugar Grove	4	\$	2,500		Use the materials at the ICSC Chicago Show							
4	Develop a comprehensive strategy for the attraction of data centers.	7	\$	-		Present the strategy to the Village Board							
POLICE	DEPARTMENT	1						T					
1	Migrate our Outdoor Warning Siren system internally	6	\$	26,000		New hardware and software for the Village's I.T. Server room will be needed. Report to the Board on the status of the switchover.							
2	ILEAP Certfication Program	12	\$	2,000		Achieve ILEAP Accreditation after the builing improvements are made to the police building.							
3	PD Facility Enhancements	12				functional space of the police department.		June 4, 2024 a presentation from William Architects is an agenda item for the Space Needs Study and Concept Plans. The VB at their August 20, 2024 meeting will have further discussion about concept plans and other options and opportunities from a different architect					
4	Command Level Staffing Needs	12	\$	135,000			Internal Adverstisement for the Deputy Chief Position has gone out to eligible full time sworn officers with those interested in the position to notify intent by the middle of August. Pre-announcement was sent out to all eligible potential candidates about the process. Canidates where asked to prepare certain documentation for submission.						
PUBLIC	WORKS DEPARTMENT	1						T					
1	Black Berry Creek Pedestrian Bridge ITEP Project	12	\$	500,000		Construction	Pre-con held July 2, 2024. Bridge fabrication estimated at 9 months.						
2	John Shields Elementary School Sidewalk Improvements	6	\$	218,000		Construction	Bid awarded to Triggi Construction. Project 90% complete, landscaping and punchlist left to complete.						
3	Water System Valve Maintenance Project	36	\$	100,000		Continue Location and Operation of Valves	Project awarded to ME Simpson, Fall 2024 start	4-Jun-24					
4	Crosswalk at US 30 at Municipal Drive	12	\$	144,760		Installation of Crosswalk at US 30 & Municipal Drive.	Phase 1 will be submitted to IDOT August 2024	2023 - SK to reach out to DCEO					
5	Main St KKCOM Repaving Project	6				Construction	June 2024 IDOT Letting						
6	IL Rt47 & Park Intersection Improvements	24	\$	300,000			Phase 2 Submitted to IDOT waiting for comments						
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# Village of Sugar Grove Initiative Fiscal Year 2024-2025 - August 2024

Initiative	Time in Months	Estimated Cost	Actual Cost	FY24-25 Departmental Measurable Objective	Update	VB Discussion Target Date(s)
8 Well #9 Rehab Project	12	\$ 400,000		Construction	Fall/Winter Project when water use is down	Jul-24

Updated Complete