

VILLAGE PRESIDENT

Sue Stillwell

VILLAGE ADMINISTRATOR

Scott Koepfel

VILLAGE CLERK

Tracey R. Conti



VILLAGE TRUSTEES

Heidi Lendi  
Matthew Bonnie  
Sean Michels  
Anthony Speciale  
Nora London  
Michael Roskopf

**MINUTES  
VILLAGE OF SUGAR GROVE  
VILLAGE BOARD MEETING  
AUGUST 18, 2026, 6:00 P.M.**

**1. Call to Order**

The meeting was called to order by President Stillwell at 6:00 pm.

**2. Pledge of Allegiance**

President Stillwell asked everyone to join her in the pledge of allegiance.

**3. Roll Call**

On August 18, 2026, the Village Board meeting was held in person at the Sugar Grove Library.

**Present:** President Stillwell, Trustee Heidi Lendi, Trustee Nora London, Trustee Anthony Speciale, Trustee Sean Michels, Trustee Michael Roskopf, Trustee Matthew Bonnie.

**Absent:** None.

**Additional Attendees:** Village Administrator Scott Koepfel, Village Attorney Doug Roberts, Police Chief Patrick Rollins, Community Development Director Danielle Marion, Public Works Director Brad Merkel, Village Clerk Tracey Conti, Village Engineer Michele Piotrowski.

**4. Public Hearing**

**5. Proclamations**

**6. Presentations**

**7. Appointments**

**8. Airport Report**

**9. Public Comment on Scheduled Action Items**

- Garry Thompson commented on the JRB meeting, a water study, data centers, etc.
- Jaden Chada commented on a new Village Hall regarding new wells and water reports.

## 10. Consent Agenda

- a. **Approval:** August 4, 2026, Village Board Meeting Minutes.
- b. **Approval:** Vouchers.
- c. **Approval:** July 2026 Treasurer's Report.
- d. **Resolution:** Authorizing an expenditure for the 2026 Illinois Municipal League Conference.

Motion by Trustee Michels, seconded by Trustee Speciale, to approve the Consent Agenda with item 10a, 10b, and 10d removed.

**Ayes: Michels, Speciale, Lendi, London, Roskopf, Bonnie; Nays: None; Abstain: None; Absent: None.**

President Stillwell opened discussion for item 10a.

Trustee Lendi said she removed the minutes due to a few typos and gave Clerk Conti the changes.

Trustee Michels wanted to know what the changes were, Trustee Lendi and Clerk Conti explained the small errors.

Motion by Trustee Michels, seconded by Trustee Roskopf, to approve item 10a with minor changes made by Trustee Lendi.

**Ayes: Michels, Roskopf, Lendi, London, Speciale, Bonnie; Nays: None; Abstain: None; Absent : None.**

President Stillwell opened discussion for item 10b.

Trustee Lendi said she removed the vouchers because she had a question. She mentioned that there was a large amount for EEI on the vouchers and she wanted to know if these were broken up for the discussion of the Crown property that took place around July 4<sup>th</sup>. President Stillwell said she had to ask the Finance Director to remove these. Administrator Koepfel said they are not included in these vouchers stating that the bill has not yet been received. President Stillwell said the emails that are being mentioned have been disputed and she does not feel that the Village should have to pay for items regarding professional negligence.

Administrator Koepfel confirmed that the invoiced being questioned has not been received yet due to the billing cycle, answering President Stillwell's questions.

President Stillwell asked about invoices, Trustee Lendi explained that everything is listed on the Village website with dates, totals, etc.

Administrator Koepfel mentioned that any bill can be pulled from the invoice number adding that Finance Director Johns is currently out of office.

President Stillwell is concerned that the breakdown is not available at the meeting due to the water study breakdown that will be discussed later in the evening. She mentioned that for answering her emails, EEI charged \$11,000 and for the water study \$8,000 and feels this is an attempt to avoid more questions.

Village Engineer Michele wanted to explain how the billing for EEI works. She said that any invoices that would have been received today do not include anything past June 20<sup>th</sup>.

Motion by Trustee Roskopf, seconded by Trustee Lendi, to approve item 10b.

**Ayes: Roskopf, Lendi, London, Speciale, Michels, Bonnie; Nays: None; Abstain: None; Absent : None.**

President Stillwell opened discussion for item 10d.

Trustee Lendi would like to correct this item by mentioning that last time she went for one day and she would like to remove some of the costs. Explaining that she paid for her meals and the transportation will only cost \$34.

President Stillwell said it is appreciated since the costs are high for parking etc.

Administrator Koepfel wanted clarification on which items Trustee Lendi would like to remove, she said to take everything off except the registration fee. Trustee Speciale asked how much the registration fee is, she said \$325 for all three days.

Motion by Trustee Speciale, seconded by Trustee Michels, to approve item 10d removing the per diem.

**Ayes: Speciale, Michels, Lendi, London, Roskopf, Bonnie; Nays: None; Abstain: None; Absent : None.**

## **11. General Business**

### **a. Resolution: Authorizing a PSA With EEI for Maple Street and Joy Court Water Main Replacement Design Engineering.**

Director Merkel explained that this is a PSA for engineering and bidding, once bidding has been received this will be brought back to the board with the construction observation. He mentioned that this has been budgeted and should be taken advantage of.

Motion by Trustee Speciale, seconded by Trustee Bonnie, to discuss and approve Authorizing a PSA With EEI for Maple Street and Joy Court Water Main Replacement Design Engineering.

**Ayes: Speciale, Bonnie, Lendi, London, Michels, Roskopf ; Nays: None; Abstain: None; Absent: None.**

### **b. Resolution: Approving an Intergovernmental Agreement with Kaneland School District.**

Director Marion said that previously the board had approved the school district transportation facility and they are looking to start construction. An IGA needs to be approved in place of a Letter of Credit for the water main work that will be done. Director Marion mentioned that a similar agreement was made with the fire district on their Denny Road site.

Trustee Michels asked if there is a way to resolve any conflict if there happens to be any when making sure the construction is finished, Director Marion said yes, she believes there is language in the agreement.

Trustee Michels said he will make motion to approve this item subject to attorney review, Director Marion said she will confirm that the language is in there.

Director Marion read section 5 of the agreement:

**Completion of Improvements.** The Kaneland School District #302 further agrees to complete all the public improvements in accordance with the approved engineering plans and in a complete and workmanlike manner. The Village reserves the right of inspections of all public improvements on the subject property and additionally reserves the right to reject any improvements that don't comply with the approved engineering and plans.

Motion by Trustee Roskopf, seconded by Trustee London, to discuss and approve an Intergovernmental Agreement with Kaneland School District.

**Ayes: Roskopf, London, Lendi, Speciale, Michels, Bonnie; Nays: None; Abstain: None; Absent: None.**

## 12. Public Comment

- Robert Palm asked for an update on the Hanks Road Bridge.

President Stillwell provided an answer saying that currently this project is in phase II engineering with IDOT and there is no exact date yet. A follow up was sent to IDOT as well. Robert said he noticed the condition of the bridge falling back to what it was in the spring. President Stillwell said the Road District will continue patching until IDOT steps in.

- Jeff Freeman commented on EEI and the support of employees, the community, and the discussion of item 13 a.
- Michele Piotrowski commented on the JRB meeting, email correspondence, and a water study.
- Jim Eckert commented on the data center study.

- Jaden Chada commented on the JRB meeting, EEI, water usage, etc.
- Lou Lendi commented on the Villages elected officials.

### **13. Discussion Items**

#### **a. Data Center Study.**

President Stillwell wanted to address some of the points that Jim Eckert made during Public Comment. She said there seems to be some confusion, parties are debating whether or not the study is relevant. She said she knows this is relevant because when she started asking water questions within 7 days of the election EEI sent the study to her. She said that during the hearings EEI sent an email that stated Crown's estimated water usage is 504,000 gallons per day but also needs 790 gallons per minute. President Stillwell said looking at the water study, this was not shared while going over other subdivisions water usage. She said the total including everything that Crown has asked for is 2.5317 million gallons per day and the IEPA capacity is 2.5 million gallons per day. President Stillwell said even though the board was assured another well is not needed, another well was put into the comprehensive plan but is not in the capital expenditures list. She expressed her concern regarding comments from the board and reports from EEI.

President Stillwell asked where the Village would get \$4 million for the well that made it into the comprehensive plan. Trustee Speciale said there are water tap on fees in every annexation agreement that go toward building the water systems along with capital fees that are charged per unit. President Stillwell said she asked Administrator Koeppel and it was said that zero money is being allocated toward well 12. Administrator Koeppel added that well 12 is not in the current capital improvement funds since this looks 5 to 10 years out and there was mention of potentially needing a well in 2050. He said what Trustee Speciale is saying is true there is a certain amount of money received in capital funds for different annexations. President Stillwell asked if this money is being set aside, Administrator Koeppel said there is not a specific use for it yet and it not used in budgeting to avoid issues.

Trustee Roskopf asked if the tap on fees are going to the general water fund, Administrator Koeppel said yes.

Trustee Speciale said there are user fees for a water bill and a certain amount is allocated towards expenses for production of water, a water meter replacement, etc.

President Stillwell said there are very expensive water main replacements coming up, Trustee Speciale this is paid for by the water rate user.

Trustee Speciale wanted to say that the data center study was based on bad information and at the time the report was reproduced it was worthless also mentioning Crown. President Stillwell said if a municipal water study is ordered does anyone get to decide if it is worthless and not provided to the public or does the statute require that it is available to the public. Trustee Speciale said during internal planning there are times when decisions are made that may or may not be information that's worth it or worthless. President Stillwell asked if there is a municipal water study done, does the Village get to decide if it is worthless to not provide it when requested

by the public. Trustee Speciale is unsure, but he discussed it with the Administrator at the time he was aware and understood what it was and why there were concerns. There was another water study that provided correct information that was used instead. President Stillwell asked what part of the study was worthless, she mentioned Crown is stating that they need 790 gallons per minute of water. Trustee Speciale disagreed and said the agreement locks it in. President Stillwell mentioned EEI and said additional water will need to be used in other areas as well to maintain the pressure. Explaining that Well 8 has a maximum of 700 gallons per day and the amount that Crowns needs is more so this well is not sufficient for this property. Trustee Speciale said there is a booster pump station apart of Crowns system.

Trustee Lendi wanted to know if this was correct and said that the Data Center Study given was wrong. Michele said the given had 2.9 million gallons over what was already planned. President Stillwell said tier 1 on that study says 590 gallons per minute and wants to know how it is irrelevant. Michele said that 2,000 gallons per minute was added to the study and this 2,000 gallons is not happening, the 9 PE protects the Village from data centers and land use types.

President Stillwell said that tier 1 on the Data Center Study says 500 gallons per minute not 2,000, and asked if the total area that Crown needs is 790 how is it not applicable. Michele wanted to know where President Stillwell is getting 790 gallons per minute.

President Stillwell and Michele mentioned the attorneys setting the engineering standard.

Trustee Lendi does not see what the problem is with the Data Center Study, those who were there said that the information to make it was incorrect and overestimated.

President Stillwell mentioned 500 and 2,000 gallons per minute again regarding tier 1. She said had this been sent to the Village it would have been included to the FOIA documents. Mentioning that wells are \$4 million a piece and additional wells would be needed if this information is correct.

Michele mentioned the thought process at the time, she said the idea was that all of the data centers would not come at once and estimates were used based off of other projects and what was available. Michele explained that if something differs than the planning set forth in the master plan it warrants for a new study.

President Stillwell went over tier 1 again, Michele added it is an additional 500 gallons per minute upon what was already done.

Trustee Roskopf asked Michele if this study was based on a high usage data center, she said yes. He said this project does not qualify as a high usage data center, she said correct. Trustee Roskopf wanted to know what qualifies as a high usage data center, Michele said they are all over the place and the water use is not disclosed easily. She said for the communities that do have data centers, they do not use as much water as heard about.

President Stillwell said that as mentioned by Michele, Crown has asked for 790 gallons of water. Trustee Speciale said the annexation agreement states a maximum amount of 9 PE per acre and said there is no additional water.

President Stillwell read aloud an email from EEI regarding 790 gallons, she is curious to know how much water is left before the IEPA says the Village needs a new well.

Michele said there would need to be a list of all the annexed properties stating that the water system master plan was based on 1,900 people. In the master plan it said in 2050 the Village would get an additional 9,900 residents. She said some commercial and industrial use is added that is based on the historical uses of the Village. There are engineering calculations that are listed that have confirmed capacity and reliable source capacity. Michele said in 2022 based on the parameters and industry standard there was 1,292 gallons per minute by 2050 there is still a surplus of 41 gallons per minute and breaking even.

President Stillwell said if there was 790 units in Settlers Ridge that would be another .2779 and Brighton Ridge is already approved at the .1162. She doesn't feel things can be added without addressing this report.

Michele said to put things into perspective there are four deep wells today and they have 1,000 gallons per minute and in 2022 the demand of the system was 550 gallons on a normal day.

Trustee Roskopf said say Crown wanted a certain amount and more water needs to be pumped, President Stillwell said no they cannot be pumped over the agreed amount.

President Stillwell asked if there is a property that gets 200 gallons per day, can there only be water in the system that is exactly 200 gallons or does extra water need to be in the pipes for pressure. Michele said the pipes are filled up once and the water is sitting there the system is pressurized so there is no additional use. President Stillwell referred to Michels email saying it said 790 gallons per minute. Michele said she would need to go back and review the email. Trustee Michels thought there was a follow up letter from Administrator Koeppel regarding the ability to supply water at different levels.

Trustee Lendi stated that she understood Micheles emails and feels that President Stillwell asked a question and didn't like the answer so repeated the question several times.

Trustee Roskopf said if there is an agreement with Crown that they can only have so much water and the property needs more, is the Village sending water to pressurize the pipes. Michele said the pressurization of pipes is independent, and the water will be replenished.

Trustee Lendi stated that President Stillwell is concerned because this study was presented, she feels this was answered by the two people who dealt with this study who said the data is wrong so why would it be presented and create confusion. President Stillwell feels they do not get to decide.

Trustee Lendi deferred to the Village Attorney.

Village Attorney Roberts said for FOIA requests it would need to be provided, as far as what group may share that is up to those in the organization on what they feel is relevant to share.

Michele explained that there was no intent to hide this study, she shared information regarding this mentioning there is a lot of unshared data on municipal servers. She explained this does not mean her or anyone else intentionally hid this information.

President Stillwell said Michele stated in a report from CMAP that she didn't like the messaging of CMAPS report, Michele disagreed saying it was a director who said that. President Stillwell then said at the hearing Crown paid for the study and not one person spoke up regarding the study after residents explaining their concern.

Trustee Lendi asked why anyone would present a study with useless data.

Trustee Bonnie apologized to Michele and said she has been great company to the Village for many years. He then mentioned Lake Michigan water for many surrounding municipalities and asked if this was taken into account when doing this study. Michele said they knew many surrounding Villages were considering this transition, so EEI did different scenarios based on this, also meeting with Aurora to explore alternatives. EEI thought it would be best to wait and monitor every 5 years and then do the State Water Survey again. Trustee Bonnie feels after reading the emails from Michele there was no intent to harm the Village.

President Stillwell said if it were intentional to release this study it would be negligent and if they were to forget to deliver a copy of this study it is just as negligent.

Trustee Bonnie asked why nothing was said about the PSA with EEI for Maple Street that was approved. President Stillwell said she did not want to wait to bid for another engineer when this project needs to be completed and doesn't feel that EEI is always negligent but just in this certain scenario. Trustee Bonnie said he is concerned because if President Stillwell feels EEI is so negligent he wishes she would have mentioned this during the approval of the PSA.

Trustee London feels this discussion is going around in circles, and she feels they need to be able to trust their engineer. She would like to make a motion to gather a small committee to figure out how to move forward. When looking at a data center that hasn't occurred, there needs to be a study done.

Trustee Michels wants to know what the issue is, he is confused. President Stillwell said the issue is that the Village appears to be in need of well 12 and doesn't have \$4 million for it.

Trustee London said she is asking for a Water Supply Study Committee to be set up to come up with a reasonable conclusion. President Stillwell feels that the Village Board is a committee and needs to discuss this. Trustee London said to set up a committee with a few people and take the

details, review them, then bring them back to the board. Trustee Michels feels it needs to go to staff and that staff need to understand the question and provide the relevant water study.

President Stillwell would like EEI to narrow down the information and give the exact amount of development that can happen before the IEPA capacity is hit.

Trustee Lendi asked if the question is does the Village need a new well and when it would be needed by, President Stillwell said no. Trustee Lendi said she is going to ask a professional if the Village needs a new well indicating to Michele and Trustee Speciale, both responded no. Trustee Lendi stated that the question would be when does the Village need an additional well. She then asked if there has been a study that says what conditions are required and when one would be needed, asking if it was the 2050 study. Michele said they are equating it to years, but it is how the Grove happens. Trustee Lendi clarified that when the population is doubled is when the well would be needed.

President Stillwell stated that the IEPA says the Village with these wells can pump up to 2.5 million gallons and asked if that was correct. Michele said if she had to look at the exact numbers it could possibly be more than that, Director Merkel added calculations. President Stillwell's question is can EEI give the exact amount with everything that has been built out, the exact amount that can still be done before the capacity is met.

Administrator Koeppel said the daily usage plus all that has been agreed to through annexation agreements, anything platted in a development agreement through Lennar, 5 & 6 from Settlers Ridge, and the 9 PE per acre for Crown combined with daily usage is what to figure out. Michele mentioned terms of additional well connection fees. Trustee Speciale feels that Director Johns needs to pull some information as well.

Administrator Koeppel said that currently Settlers Ridge is paying the standard rate since their Annexation Agreement has expired for areas 5 & 6. Then numbers can be pulled from Crown for both the contributions for General and the Water Capital Funds. He mentioned that the 2025 Water Study contains information regarding population and growth over time.

Administrator Koeppel mentioned the data centers in Dekalb and how they use evaporative cooling which is no longer the industry standard and not something that can be done under 9 PE per acre.

Trustee Roskopf asked what evaporative cooling is, Administrator Koeppel said a very intense water use to cool servers. He added that if they were to build a modern data center in the Village it would most likely be a closed loop coin system which recycles the water. Adding that he reached out to other communities and many are restricting the water use to something that's lower than a typical subdivision's usage.

Michele wants to add that there has been a lot of information around private wells. She wants to be clear that the Villages four primary wells are over 1,000 ft. deep and cased down to that

point and not influencing any of the private wells. The private wells are at best 100 ft. to 200 ft., and she mentioned there is shale that separates all the private wells from the Villages wells.

Trustee Lendi directed the topic back to what Trustee London was thinking regarding a committee. Trustee London said to use people from the administrative team and feels this discussion has gone as far as it can go for the evening. Trustee Lendi feels this could be good as long as professionals are included to help dispute misinformation that was presented at the JRB.

Attorney Roberts mentioned that there was a pending motion and direction was needed. President Stillwell feels this motion is out of order and doesn't feel they can ask others to do this job. She feels that Administrator Koeppel can provide Michele with everything she needs and then Michele can come back to the board.

Administrator Koeppel wanted to add information under Village Code regarding Village Appointments. He said that if a sub committee was created it would need to be done by the president.

Trustee London said she feels that it is reasonable for the Village Administrator to collect the information and provide it to EEI.

**b. August 13, 2026, Special JRB Meeting.**

President Stillwell stated that a part of this meeting was disclosing what had happened with hiding the Data Center Study.

Trustee Bonnie questioned hiding the study, President Stillwell said in 2022 there were FOIAs requesting the study.

Trustee Lendi said she would like the parliamentarian to go over a motion to discuss the JRB meeting.

President Stillwell continued and said that part of the JRB meeting was disclosure, and the second part of the JRB meeting was the state statute. Since then, she has asked Crown to provide the Village with an engineer statement.

Trustee Lendi said it was mentioned that there was no preconstruction evaluation of the water. So, what is needed is how much water was causing the flooding and what needs to be known is how much will it be now with the development. She asked if it was improved, President Stillwell said yes, Trustee Lendi then asked if President Stillwell had looked at the Kimley Horn drainage report. President Stillwell said she read the 2023 report, Trustee Lendi was mentioning the 2025 report and asked Michele to interpret some of the information provided through the report. She said there were flow dates before and after and one is greater than the other which would imply that there was an improvement.

Michele stated that for area 1 the approved drainage report is January 6, 2026. She said that Kimley Horn did a predevelopment study and put in all the new areas of development calculating the release rate and it was generally about 15% less in the post development.

President Stillwell said all she is asking for the alleviation of downstream flooding, Trustee Lendi said it is in the report. President Stillwell stated that Kimley Horn said it will not make the downstream flooding worse; she is looking for alleviating the flooding.

Michele said speaking from an engineering standpoint, if every engineer was made to do that, they are being held to a different standard than anyone else. Michele said she abides by ordinances and agreements, so she is struggling to provide the statement of what is required when putting a stipulation on a developer that is not required for any other developer.

Trustee Lendi said it would be on Crowns Engineer to say that it alleviates and maybe Crown themselves will do it because they have the backup data. President Stillwell said that Crown doesn't get to answer engineering questions, Trustee Lendi said the data is there.

Trustee Roskopf asked Michele if an engineer would tell you if it makes it better, Michele said yes and in this case it does and it is reviewed based on the Kane County Stormwater Ordinance. President Stillwell disagrees and wants a statement from an engineer saying all downstream flooding is alleviated. Michele wanted to add that Kane County did their own model of the water shed and modeled a 100 year 24 hour storm and this information is very different than the flood plan. President Stillwell said all she wants is a statement, Trustee Michels asked the purpose of this statement. She said that two parts of the state statute need to be met, not only does it contribute to flooding and the water shed but the engineering has to contribute to alleviating all or part of the downstream flooding. President Stillwell said that EEI or SB Friedman are now following this and Kimley Horn had added that it will not make downstream flooding worse. Trustee Lendi said they had stated that it is less with the development than without the development. President Stillwell asked the line where Trustee Lendi found this from. President Stillwell said numbers cannot be interoperated and their engineering cannot be taken and turned into a statement from them. Trustee Lendi said the flooding was greater, referring to the numbers provided.

Michele wanted to state why she had put a disclaimer on the letter. Final engineering review was being done following the agreements and ordinances including the Kane County Stormwater Ordinance. The grey area to why she had put it was to the questioning about alleviating all flooding mentioning different storms and every storm is so unique, and she will take the disclaimer off if there is another stormwater ordinance to follow.

Trustee Roskopf asked Michele to explain the Kane County Stormwater Ordinance, she said the intent of this ordinance is to minimize flooding. Generally, how it does that is by saying detention needs to be added forcing the water to infiltrate and then detain some of that water on site before it is released. Michele said to reduce the flow of water referring to the rate of the flow.

She mentioned that the storms that occurred were too much water stating that no one designs to a 500+ year storm.

Trustee Roskopf asked if there were measurements before they started construction, Michele said yes explaining that the different types of storms were studied for the Merrill Road culvert. Trustee Roskopf said if the numbers show then the answer is there, President Stillwell disagreed and said they need a response from Kimley Horn.

Michele wanted to add that there are downstream properties that lead to parts of the Forest Preserve District that are unincorporated. The Stormwater Ordinance says this would need to be reviewed by the county, adding that the county has signed off on it. President Stillwell said Michele had done great work but made suggestions that could have improved the work and allowed an attorney to tell her they were arbitrary. Michele said they had offered more restrictive suggestions, and it doesn't mean the Stormwater Ordinance did not meet it.

Trustee Michels asked if there is going to be a follow up JRB meeting, President Stillwell does not know. She has told Crown that in order to sign off on the engineering etc. an engineer needs to give a statement that it meets the second part of the state statute.

Trustee Lendi said she thought the next JRB had a date, President Stillwell said since then it was stated that the Village is going to require the statement from an engineer.

Trustee Lendi asked Attorney Roberts if it would be defensible under state statute for TIF to accept that it does meet the requirement of improvement by the simple fact of the data that the flow has been decreased by 15%. He feels this would be a question for the board members.

Trustee Roskopf wants a professional's opinion, Trustee Lendi said the problem is that the TIF statute is so vague and mentioned that Kimley Horn said there was a 15% reduction.

**c. Future Village Hall.**

Motion by Trustee Bonnie, seconded by Trustee Lendi to table Item c: Future Village Hall.

**Ayes: Bonnie, Lendi, London, Speciale, Michels, Roskopf; Nays: None; Abstain: None; Absent: None.**

**d. Illinois Energy Conservation Code (IECC) and Appendix CC.**

Director Marion said as a part of the data center discussions that the board recently had there was discussion of bringing back the 2024 Illinois Energy Conservation Code and appendix CC. Currently the state has adopted this code and the Village is required to always be enforcing the most current code. She explained this code needs to be formerly adopted and with this code is proposing adopting appendix CC that would require any commercial buildings to have an alternative form of energy such as wind or solar onsite or offsite.

The board has discussed adopting appendix CC but only applying it to data centers, this would require any data center that comes to the Village to require the IECC.

Trustee Michels thinks the IECC needs to be updated to the 2024 code but is not in favor or mandating appendix CC, he does not want to drive away commercial development. Director Marion wanted to clarify that her text amendment is proposing to only applying appendix CC to data centers. Trustee Michels feels it is burdensome, Trustee Lendi clarified that this is only for data centers not other commercial buildings.

President Stillwell said this was previously discussed and majority of the board was in favor.

Trustee Lendi noted that the energy code can't normally be changed.

Resident Jim Eckert had a clarifying question, he asked if there is enough capacity on the line when a data center comes in and ComEd says there is enough capacity could it tap in. He also asked if data centers are required to put in SMR. President Stillwell said from her understanding it is an alternative energy. Director Marion added that this would require an alternative energy no matter what, she believes the board could waive them. Administrator Koeppel added that they could put solar on the roof or property to offset.

Trustee Bonnie and Trustee Speciale do not feel this is needed.

Trustee London said she prefers the current codes.

#### **14. Reports**

##### **a. Staff**

Police Department – Chief Rollins said IDOT is doing bridge repair work on IL-47 for Route 56 and some road lanes will be restricted to work underneath. This project will continue for around a month, and traffic may need to be rerouted further into the work.

Administration – Nothing to add.

Community Development – Nothing to add.

Public Works – Director Merkel gave an update on three KCOM projects on Merrill Road with Builders Asphalt, moving onto Dugan Road, then Wheeler Road.

Trustee Michels wanted to know how long these projects are expected to last, Director Merkel said a few weeks.

##### **b. Trustees**

Trustee Lendi – Trustee Lendi said there is a Bliss Woods workday scheduled on Saturday, she attended the JRB Meeting and was in disagreement with the treatment of the Village Engineer. She stated that she fully supports EEI and they have her full confidence.

Jeff from EEI wanted to remind the board of how long they have worked for the Village. One thing mentioned was the disclaimer that Michele added to the review letters, the reasoning for that was to state that there was approval for the final engineering and that approval did not relate to TIF reimbursement. It was at the request of the Village President to remove that statement.

Trustee Lendi would like the board to see all communications between the Village President, Crown, Staff, and the Attorneys regarding the latest issue with flooding. She feels it will help the board get a better picture of what is being conveyed and how it is being conveyed. Trustee Lendi stated that she has said multiple times the Village is on the brink of being sued by Crown for breach of contract, the board needs to get a full understanding of what is causing this unproductive relationship. She feels this project needs to be handled in a more controlled and mature manor to ensure the best outcome of the Village.

President Stillwell wanted to say she doesn't feel there is anything wrong with the disclaimers they are reasonable, but she would like just the signature for engineering.

Trustee London – Trustee London wanted to acknowledge the Public Works department for their help with the severe storms that have come through the Village.

President Stillwell said someone was asking about the east side of IL-47 and asked if the debris would be picked up.

Trustee Speciale – Trustee Speciale thanked Public Works and Police for their help during the storms. He then stated his confusion on what Jeff had discussed on protecting the Village. Jeff explained that final engineering is submitted for a phase, and it goes back and forth until meeting the Village ordinance related to the final engineering. When writing the letter at the end the disclaimer states that it's just the final engineering that staff says it meets. There were no submittals related to TIF reimbursement and that needed to be made clear. Jeff said that was used to protect the Village, and they were instructed to remove it.

President Stillwell feels it is reasonable to not have this disclaimer on everything.

Trustee Roskopf added that this is for engineering not the TIF.

President Stillwell stated that she is unwilling to accept disclaimers on engineering. Trustee Roskopf said that there is a good reasoning for why the disclaimer is there. She said this current position is because of actions that EEI took.

Michele wanted to add that there's a larger disclaimer that goes along with it to relay that EEI are not design engineers or liable for design flaws. She explained this is standard with every community EEI represents.

President Stillwell feels this is not the right time to be talking about this.

Trustee Michels said to bring this back as an agenda item.

Trustee Michels – Trustee Michels gave condolences to Trustee Speciale.

He wanted to bring up purchasing a lot on Municipal Drive for the future Village Hall.

Trustee Roskopf – Trustee Roskopf wanted to say that he wishes there was less arguing withing in the board.

Trustee Bonnie – Trustee Bonnie agrees with Trustee Roskopf and says there is a level of decorum that is expected and he feels people are not meeting that level.

Trustee Bonnie gave condolences to Trustee Speciale and appreciates him showing up for the board.

He reiterated that he appreciates EEI for all they do and gave an apology.

**b. President**

President Stillwell does not like the arguing with the board as well but feels this situation is one where numerous things were done incorrectly. She stated that she is here to advocate for the residents and explain the research she has done for this study. She hopes the board will get along and work well together.

**15. Executive Session**

- Personnel – 5 ILCS 120/2(c)(1)
- Litigation – 5 ILCS 120/2(c)(11)
- Property/Land Acquisition – 5 ILCS 120/2(c)(5)
- Sale of Property – 5 ILCS 120/2(c)(6)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

**16. Adjournment**

Motion by Trustee Michels, seconded by Trustee Speciale, to adjourn the meeting at 8:27pm.

**Ayes: Michels, Speciale, Lendi, London, Roskopf, Bonnie; Nays: None; Abstain: None;**

**Absent: None**

ATTEST:

/s/ Madeline Dossett

Madeline Dossett

Deputy Village Clerk