

Village President
Jennifer Konen

Village Administrator
Scott Koeppel



Village Trustees

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

**December 5, 2023
Village 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 Herron to lead the Pledge of Allegiance.

3. Roll Call

The December 5, 2023 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 Sean Michels, Trustee Michael Schomas, Trustee James F. White

Absent: Public Works Director Merkel

Also Present:

Administrator Koeppel, Attorney Julien, Finance Director Anastasia, Community Development Director Magdziarz, Chief Rollins, Planning and Zoning Administrator Marion, Economic Development Director Cassa, and Deputy Clerk Wortham

4. Public Hearing

None

President Konen made a statement regarding Trustee Sean Michels.

5. Appointments and Presentation

Presentation: Proposed I-88 and IL-47 Redevelopment Project Area
Geoff from SB Friedman presented virtually and answered questions from Board Members.
Board discussion ensued.

6. Airport Report

Tony Speciale had nothing to report.

7. Public Comments on Items Scheduled for Action

Jim Eckert commented regarding the solar contract.

Jaden Chada commented on the Special Advisory Committee to the Village Administrator on Community Enhancement.

8. Consent Agenda

A motion was made by Trustee Schomas, seconded by Trustee Michels, to approve the Consent Agenda. The motion carried by the following vote:

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

Nays: 0

Absent: 0

- a. Approval: Minutes of the November 7, 2023, Village Board Meeting
- b. Approval: Vouchers
- c. Resolution: Authorizing an Agreement with Engineering Enterprises Inc. for The Water Service Line Material Inventory Project
- d. Resolution: Authorizing Execution of an Agreement with Engineering Enterprises, Inc. for the 2024 Road Program Change Order

9. General Business

- a. Resolution: Creating a Special Advisory Committee to the Village Administrator on Community Enhancement

Administrator Koeppel presented this committee will consists of six volunteers that are residents of Sugar Grove. These individuals will be responsible for assisting and discussing ways to improve the community. This committee is scheduled to last until April 30, 2025.

A motion was made by Trustee Bonnie, seconded by Trustee Lendi, to approve Resolution 20231205A, Creating a Special Advisory Committee to the Village Administrator on Community Enhancement.

AYES: 4 Bonnie, Lendi, Herron, Schomas
Nays: 1 Michels
Abstain: 1 White
Absent: 0

- b. Ordinance: Amending Village Code Title 11, Zoning Regulations (Solar Farms and Gardens on Municipal Property)

Director Magdziarz presented that the Village Board had a desire to establish a solar garden on the Village's water treatment plant site located on Arbor Drive. He explained that there would be an amendment to section 11-4-7-F, Additional Standards for Specific Accessory Uses, Accessory Buildings, and Accessory Structures. The Board discussed solar farm and solar garden energy system located on municipal-owned property shall comply with the following revisions: shall be located on property owned by the Village of Sugar Grove, shall be located on tracts of land along a railroad, screening and landscaping requirements set forth in section 11-4-21-C shall not apply and shall be provided as determined by the Village Board.

A motion was made by Trustee White, seconded by Trustee Michels, to approve Ordinance 20231205A, Revised version Amending Village Code Title 11, Zoning Regulations (Solar Farms and Gardens on Municipal Property)

AYES: 5 White, Michels, Schomas, Bonnie, Herron
Nays: 1 Lendi
Absent: 0

- c. Resolution: Approving Execution of an Engineering Procurement Construction Contract for Turnkey Solar Installation with General Energy Corp

Administrator Koeppel presented a possible solar field on Village property located at 455 Arbor Street. He explained that there were concerns from Trustees in a previous discussion about the project and funds to de-commission the solar field. He stated that he had Director

Merkel investigate this and estimated that the value of scrap was \$43,185. In addition, there were concerns about disposal of the panels and Koeppel explained that staff will ensure there is enough money in the water capital fund to cover the cost of recycling in the future. Staff took into consideration Jim Eckert's and Larry Jones' expertise and tried to modify the overall project based on their knowledge. Board discussion ensued.

A motion was made by Trustee Michels, seconded by Trustee Schomas, to approve Resolution 20231205B, Authorizing Execution of an Engineering Procurement Construction Contract for Turnkey Solar Installation with General Energy Corp

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

- d. Ordinance: Tax Levy for the Fiscal Year May 1, 2024, to April 30, 2025

Director Anastasia presented the Village Board approved a 0% increase on the current EAV of the Village, only a 2% increase overall was approved to capture the new construction EAV from the previous tax year. The actual anticipated maximum levy amount is \$1,961,370, which is \$26,815.27 or 1.39% above last year's levy extension. Board discussion ensued.

A motion was made by Trustee White, seconded by Trustee Bonnie, to approve Ordinance 20231205FDA, authorizing a Tax Levy for the Fiscal Year May 1, 2024, to April 30, 2025

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

- e. Ordinance: Tax Levy of the Mallard Point Special Assessment for the Fiscal Year May 1, 2024, to April 30, 2025

Director Anastasia presented there was an assessment filed with the court on April 25, 2012, with a hearing on May 29, 2012, and was approved. The Village now needs a levy for the special assessment against said property owners. The levy amount will remain unchanged at \$394.10 per unit for Mallard Point and \$120.29 per unit for Rolling Oaks. The assessment is for twenty years, beginning in Tax Year 2012, collected in 2013, and will expire with Tax Year 2031, collected in 2032. Anastasia recommends a resolution allowing the Village to begin collecting the special assessment and an Ordinance of the levy itself.

A motion was made by Trustee White, seconded by Trustee Herron, to approve Ordinance 20231205MPRO, authorizing a Tax Levy of the Mallard Point Special Assessment for the Fiscal Year May 1, 2024, to April 30, 2025

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

- f. Resolution: Declaring Notice of Twelfth Installment, Accrual Interest and Adoption of Special Assessment Supplemental Bond and Procedures Act

A motion was made by Trustee Bonnie, seconded by Trustee Herron, to approve Resolution 20231205MPROA, Declaring Notice of Twelfth Installment, Accrual Interest and Adoption of Special Assessment Supplemental Bond and Procedures Act

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

- g. Ordinance: Abating the tax heretofore levied for the year 2023 to pay debt service on \$5,460,000 General Obligation Bonds (Alternate Revenue Source), Series 2013A, of the Village of Sugar Grove, Kane County, Illinois

Director Anastasia presented the designated revenue sources for these two bonds (\$5,460,000 and \$3,100,000), 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. Recommendations are to pass these two ordinances abating the property tax levies.

A motion was made by Trustee White, seconded by Trustee Herron, to approve Ordinance 20231205FDF, Abating the tax heretofore levied for the year 2023 to pay debt service on \$5,460,000 General Obligation Bonds (Alternate Revenue Source), Series 2013A, of the Village of Sugar Grove, Kane County, Illinois

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

Nays: 0
Absent: 0

- h. Ordinance: Abating the tax heretofore levied for the year 2023 to pay debt service on \$3,100,000 General Obligation Bonds (Alternate Revenue Source), Series 2017, of the Village of Sugar Grove, Kane County, Illinois

A motion was made by Trustee Herron, seconded by Trustee White, to approve Ordinance 20231205FDG, Abating the tax heretofore levied for the year 2023 to pay debt service on \$3,100,000 General Obligation Bonds (Alternate Revenue Source), Series 2017, of the Village of Sugar Grove, Kane County, Illinois

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

- i. Resolution: Authorizing Execution of an Agreement with Layne Christensen Company, Inc for Phase II Well #10 Rehab Project

Director Anastasia presented at the October 3, 2023, Regular Board Meeting, the Village Board approved an agreement with Layne Christensen Company, Inc for Well #10 Pump Removal and Inspection. Phase II of the project includes pump replacement and motor installation, various pipe repairs, pump installation and performance testing for an estimated cost of \$115,883.00. The total cost of the Well #10 Rehab project is estimated at \$175,883.00 which includes the Phase 1 removal and inspection cost of \$60,000.00. Board Discussion ensued.

A motion was made by Trustee Herron, seconded by Trustee Schomas, to approve Resolution 20231205PW1, Authorizing Execution of an Agreement with Layne Christensen Company, Inc for Phase II Well #10 Rehab Project

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

j. Resolution: Authorizing Execution of an Agreement with HR Green for the Phase III
Construction Engineering Blackberry Creek Pedestrian/Bike Bridge Project

Director Anastasia presented this project was previously discussed at the April 4, 2023, Board Meeting and the Board approved a resolution with HR Green for the Phase II Engineering for the Blackberry Creek Pedestrian/Bike Bridge project. Phase II is now complete. HR Green has provided a Phase III Construction Engineering proposal of \$115,011.00. This Project is time sensitive, and we must award all contracts by June of 2025 to receive funding. Staff recommends passing both Resolutions associated with the Blackberry Creek/Bike Bridge Project. Board discussion ensued.

A motion was made by Trustee Michels, seconded by Trustee Lendi, to approve Resolution 20231205PW4, Authorizing Execution of an Agreement with HR Green for the Phase III Construction Engineering Blackberry Creek Pedestrian/Bike Bridge Project

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

k. Resolution: Authorizing Execution of an Agreement with Illinois Department of
Transportation for Joint Funding of the Blackberry Creek Pedestrian/Bike
Bridge Construction Project

A motion was made by Trustee Michels, seconded by Trustee Lendi, to approve Resolution 20231205PW5, Authorizing Execution of an Agreement with Illinois Department of Transportation for Joint Funding of the Blackberry Creek Pedestrian/Bike Bridge Construction Project

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

10. Public Comment

Bob Raimondi commented on the proposed TIF.

Perry Elliott commented on the proposed TIF.

Dale Essling commented on the Blackberry Creek watershed.

Jaden Chada commented on the proposed TIF.

11. Discussion Items

a. Mid-Year Budget Update

Director Anastasia presented the Mid-Year budget update. Board discussion ensued.

b. Fiscal Year 2024-2025 Salaries and Wages-COLA

In FY2022-2023 the CPI for December 2021 was 7%, but at the time we had two current Union contracts with increases for Sergeants (2.90%) and Patrol (2.75%), respectively. The normal practice for the Village Board had been to give the average of the two contracts if there were current contracts in place, therefore, the non-represented employees received a 2.825% COLA increase. In FY2023-2024, while we were in the process of this salary plan update, the December 2022 CPI was 6.5%. The Union contracts were approved in December 2022, each with 4% increases annually. Non-represented employees were placed at their respective levels in the new salary plan, which was also adjusted for a 4% COLA when implemented. The most recent CPI data available is for October 2023 at 3.21%. The Bureau of Labor Statistics indicates the cost of living increased 3.7% from September 2022 to September 2023. Social Security increases for 2024 are 3.2%. The current union contracts are 3 years in term, with 4% increases annually. Fiscal year 2024-2025 is year 2 of the contracts, the Sergeants and Patrol will receive 4% COLA, in addition to their respective steps, if applicable. Board Discussion ensued.

c. Village Personnel Handbook Update

Director Anastasia presented that the Personnel Handbook has not been formally approved for an update since 2004. Anastasia highlighted major changes to the handbook emphasizing the Paid Leave for all Workers Act. Board Discussion ensued.

12. Reports

a. Staff

Director Anastasia reported the Village went live with the new upgrade to the Cloud version of our government software BS&A.

Director Cassa reported that the Sugar Grove Economic Development Corporation hosted a reception for real estate brokers and developers on November 9th at Rich

Harvest Farms. Village President Jen Konen addressed the gathering, welcoming them to Sugar Grove

b. Trustees

Trustee Lendi reported she assisted clean up at Bliss Woods. Also, she attended the library meeting, stating they have a great historical display.

Trustee Herron reported it is cold and flu season so be cautious.

c. President

President Konen reported the holiday coloring contest for the kids and decorating is on social media. Rich Harvest Farms has a great outdoor light display for people to check out. The ice rink is up in the back of the community building. Also, the Holiday in the Grove was a huge success with Santa.

13. Closed Session

None

14. Adjournment

A motion was made by Trustee White, seconded by Trustee Schomas, to adjourn the Regular Session at 9:07 p.m. The motion carried by the following vote.

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

ATTEST:

/s/ Rachel Wortham

Rachel Wortham

Deputy Village Clerk