

**January 17, 2012
Village of Sugar Grove
Regular Board Meeting
6:00 PM**

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

Present: President Michels, Trustee Paluch, Trustee Renk, Trustee Bohler, Trustee Johnson, Trustee Montalto, and Trustee Geary.

Quorum Established.

Also Present:

Administrator Brent Eichelberger, Finance Director Justin VanVooren, Community Development Director Richard Young, Clerk Cynthia Galbreath, Attorney Steve Andersson, and Director of Public Works Anthony Speciale.

PUBLIC HEARINGS

None.

APPOINTMENTS AND PRESENTATIONS

None

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comments on items scheduled for action (as read by President Michels) and hearing none, closed this portion of the agenda.

CONSENT AGENDA

- a. Approval: Minutes of the January 3, 2012 Meeting
- b. Approval: Vouchers
- c. Approval: Treasurer’s Report
- d. ~~Resolution: Authorizing an Agreement for Water and Sewer Connection~~

Trustee Geary moved **to approve the consent agenda removing item d.** Trustee Johnson seconded the motion. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	None	ABSENT:	None
	Paluch				
	Geary				
	Montalto				
	Renk				
	Bohler				

Resolution: Authorizing an Agreement for Water and Sewer Connection

Trustee Geary moved **to approve a Resolution Authorizing an Agreement for Water and Sewer Connection.** Trustee Johnson seconded the motion. Trustee Geary asked if there was any remediation being done. Public Works Director Anthony Speciale stated Conoco/Phillips was working with the IEPA and the IEPA will be the agency to approve the site as this work is being completed as a requirement for the sale of the premises. Staff

was asked to contact the IEPA for all documentation available regarding the site, storage tank removal and any contamination, containment, and remediation paperwork. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	None	ABSENT:	None
	Paluch				
	Geary				
	Montalto				
	Renk				
	Bohler				

GENERAL BUSINESS

Ordinance Approving the SG Industrial Redevelopment Plan and Program #1

Trustee Johnson moved to **adopt an Ordinance Approving the Sugar Grove Industrial Redevelopment Plan and Program, without the western most 19 acres portion.** Trustee Paluch seconded the motion. Trustee Renk noted that he would have preferred if the 19 acres would have stayed as part of the project. Trustee Bohler stated that he was disappointed that the Board was not prepared to act upon any ordinance this evening that would address the concerns of the taxing district with a percentage release if needed in future years. Trustee Bohler also stated that there will be no danger to the people, the fire department will still respond and residential taxes should not increase and the hope it is will be bring development and jobs. Trustee Montalto echoed the sentiment that no taxes should increase, the fire and police department will still respond and new jobs would be a definite plus for the community. Trustee Geary stated that he was not in favor of the TIF as an incentive and would rather see the Village work on an incentive that would be unique. President Michels stated that at TIF is a well known development tool and those developers have expressed their support of this tool, it is one they understand. Additional President Michels stated that the Village has worked hard to provide infrastructure and has done so by extending streets and watermains which will in the long run benefit all taxing bodies when business comes in however the Village cannot do this by itself and other funding sources. It is the job of the Board to look out for their constituents and to give them what they have asked for, a broader tax bases. The Village cannot afford to front funding or to build infrastructure and that the TIF will allow the needed infrastructure to be built when a developer comes to the Village, not before. Trustee Johnson stated she supports the TIF as is and is ready to move forward. Trustee Paluch asked if it could be briefly explained 1) if no development occurred and 2) what taxing bodies would be losing. Attorney Anderson stated 1) if there is an increment and no development the Board can dissolve the TIF or could distribute funds to the taxing bodies, and 2) nothing is lost because it is only new money that is held in the TIF account, although if there was an impact on a taxing body, the Board could use funds for items that would help alleviate the impact. Hearing no further discussion, President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	Geary	ABSENT:	None
	Paluch				
	Montalto				
	Renk				
	Bohler				

Ordinance Designating the SG Industrial Redevelopment Project Area #1

Trustee Johnson moved **to adopt an Ordinance Designating the Sugar Grove Industrial Redevelopment Project Area #1, without the western most 19 acres portion.** Trustee Paluch seconded the motion. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	Geary	ABSENT:	None
	Paluch				
	Montalto				
	Renk				
	Bohler				

Ordinance Adopting Tax Increment Financing for the SG Industrial Redevelopment Project Area #1

Trustee Johnson moved **to adopt an Ordinance Adopting the Tax Increment Financing for the Sugar Grove Industrial Redevelopment Project Area #1, without the western most 19 acres portion.** Trustee Paluch seconded the motion. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	Geary	ABSENT:	None
	Paluch				
	Montalto				
	Renk				
	Bohler				

There was no discussion or action was taken on the following items on the agenda:

- d. Resolution: Authorizing a Clarification Agreement – Prairie Grove Commons Lot 1 - * STAR
- e. Resolution: Authorizing a Plat Amendment – Prairie Grove Commons Lot 1 - * STAR
- f. Approval: Extending a PUD Agreement – Prairie Grove Commons -* STAR
- g. Resolution: Declaring Default by Stillwater Land Development, LLC and the National Bank for the Development Known as Prairie Glen Units 1 and 2

NEW BUSINESS

None.

REPORTS

President Michels expressed his appreciation of the Public Works staff for their due diligence in insuring that the streets area safe when the weather is inclement. He further stated that the Economic Fiscal Impact Study for 46/88 has been forwarded to Kane County. Trustee Montalto stated that the chamber golf outing planning meeting would be held on Thursday at 601 Heartland. Trustee Johnson gave a Chamber update. Trustee Paluch stated that the Corn Boil committee would be meeting on January 18th.

PUBLIC COMMENTS

Mr. Michalek, 264 Wheeler Road, addressed the Board concerning the TIF and asked why no notice was mailed out when the original TIF was disbanded and a new one started. Mr. Stone and Mrs. Podschweit both expressed their dismay that the Village did not send notification to all Mallard Point and Rolling Oaks residents via regular mail rather than e-mail. They also asked if the Village has leaving them to fend for themselves and if they were not an important part of the community. Mr. Stone also stated that he heard from a County Board meeting today regarding a meeting that was held and stated that the residents should be allowed to try to negotiate on the Village’s behalf for the drainage project. Mr. Mooney 1299 Dorr Drive stated he was hard of hearing and that he

didn't hear when the TIF comments were called for. He stated that he was against the TIF and that the Village should not build anything or continue with TIF plans due to the current economic developments overseas which could send the US into a depression.

Staff was directed to contact all Mallard Point and Rolling Oaks residents regarding the status of the drainage project and the alternatives being discussed, via USPS mail. It was reiterated that the Village is working hard to improve the quality of life, and the homes in the affected area.

Adjournment

As there was no further business meeting was adjourned.

**Committee of the Whole
January 17, 2012**

President Michels opened the Committee of the Whole Meeting and asked that the roll be called.

Present: President Michels, Trustee Paluch, Trustee Renk, Trustee Bohler, Trustee Johnson, Trustee Montalto, and Trustee Geary.

Quorum Established.

Also Present:

Administrator Brent Eichelberger, Finance Director Justin VanVooren, Community Development Director Richard Young, Clerk Cynthia Galbreath, and Director of Public Works Anthony Speciale.

Public Comments

None.

Discussion Comprehensive Streets Maintenance Improvement Program Update

Mr. Dave Burroughs of Engineering Enterprises, Inc introduced Mr. Jason Bauer who gave an overview of Comprehensive Streets Maintenance Improvement Program. He reported that there are 60 miles of streets in the Village, an additional 20 miles since the last program was completed. He explained the cost that is associated with the different maintenance types, the preventive maintenance cycles that are preferred. The Board discussed the program and the budgeting for street maintenance. They asked for a historical chart of roadway maintenance and those streets that have been added throughout the years along with the maintenance performed.

Closed Session

Trustee Geary moved **to Adjourn to Closed Session at 7:55 p.m. to discuss personnel as per the exceptions to the Open Meetings Act, taking no action, and to adjourn there from.** Trustee Johnson seconded the motion. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	None	ABSENT:	None
	Paluch				
	Geary				
	Montalto				
	Renk				
	Bohler				

Motion Carried.