

**August 02, 2011
Village of Sugar Grove
Regular Board Meeting
6:00 PM**

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

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

Quorum Established.

Also Present:

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

PUBLIC HEARINGS

None.

APPOINTMENTS AND PRESENTATIONS

Trustee Johnson **moved to ratify President Michels appointment of Mr. Ted Koch to the Sugar Grove Police Pension Board and Mr. Mr. Doug Elston to the Sugar Grove Police Commission.** Trustee Geary seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried.

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 July 19, 2011 Meeting
- b. Approval: Vouchers
- c. Approval: Treasurer's Report

Trustee Johnson moved **to approve the consent agenda as presented.** Trustee Paluch seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried.

GENERAL BUSINESS

Ordinance Approving a Variance for a Front Yard Setback – 104 Maple St.

Trustee Johnson moved to **Adopt an Ordinance Approving a Variance for a Front Yard Setback at 104 Maple**. Trustee Paluch seconded the motion. The Board discussed the variance and found everything to be in order and acceptable. Hearing no further discussion President Michels then called for a roll call vote.

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

Motion Carried.

Resolution of Intent to Continue Participation in the Suburban Tree Consortium and Authorizing Purchases

Trustee Geary moved to **approve the Resolutions x**. Trustee Johnson seconded the motion. Hearing no discussion President Michels called for a roll call vote.

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

Motion Carried.

Discussion of Departmental Accomplishments and Action Plans

The Board reviewed the Accomplishments and Action Plans for the Finance, Police and Public Works Departments. The Board noted that they would like to see the following changes:

Finance

Put in place procedures to insure procedures are updated.

Police

Look at a wellness program or additional safety training.

Remove radios

Add meet with Montgomery chief regarding dispatch / radio concerns

Make rifle training a high priority.

Add community policing goals, especially programs that are geared towards children.

Evaluate trading card program update

Public Works

Remove Gordon Road Quiet Zone

Refresh the Board on the Water System and Comprehensive Street programs

Investigated outside contractor for parkway tree maintenance

NEW BUSINESS

Entrance Park Sign

Administrator Eichelberger stated that the Park District is taking the lead on the proposed new entrance park sign and it is anticipated that the local entities that generally utilize the sign will be participating in the cost. It is hoped that sign designs will be available this week.

Refuse Contract

Administrator Eichelberger stated that the refuse contract with Waste Management will be expiring next June. Staff has begun looking at other community's costs and services and also had a discussion with Waste Management. He asked if the Board had any suggestions or issues for refuse contract considerations. The Board asked about having a refuse toter included, having the resident/village own the toters and a senior discount program.

Proposed Tax Increment Financing District (TIF)

Administrator Eichelberger stated that as the first public hearing is next meeting, August 16, 2011, and it has been a while since the Board reviewed the plan. Administrator Eichelberger also stated that as the JRB had posed questions and the general public is asking general questions that he would like to give the Board an update this evening.

President Michels also stated that he had been questioned regarding the proposed costs outlined and he explained that an estimate needs to be included for the TIF proposals and that they are estimates only and that all costs are not hard costs to the Village, the Village does not intend to bond and that tax payers will not be held liable for any costs. It will be on the developer of any portion to fro the costs and to be reimbursed from the TIF fund. The Village cannot use any TIF funds for any other project and also we be subject to the TIF, and will not receive any additional revenues.

Why a TIF?

Without a TIF the properties will continue to under-perform. Example: Hi-Point Industrial Park was annexed in 1998 and NO development has taken place since, and there is no indication that, despite the existing business friendly standards, it will develop in the foreseeable future.

Why so large?

While the entire proposed TIF is 1,824 acres, the effective TIF is closer to 787 acres. The original TIF boundaries were developed early in the process with the information available at the time and with the understanding that the area could be reduced through the process. The fact that the TIF must be contiguous and the parcels cannot be split, is a root cause of the size. Several parcels have been identified that could be considered for removal, reducing the TIF by several hundred acres.

Why so long?

The rate of industrial growth is difficult at best to predict in 'normal' times (Hi-Point is a prime example), and even more difficult in the current economic climate. Per statutes, 23 years has been determined to be an appropriate amount of time for a TIF to function. If the TIF exceeds expectations, excess funds can be released, and it can be closed early.

What are the benefits of the TIF to the community?

In addition to the significant increase in the non-residential tax base, the TIF will provide jobs and a daytime population that will frequent other businesses further strengthening the community.

What about increased expenses to taxing bodies caused by the TIF?

TIF funds can be used to cover qualified costs of any taxing body that result directly from development in the TIF. As this is a non-residential TIF, few, if any, direct expenses are expected. No children will be added to the school district. However should a large employer move in, the employees may move to town and the costs for this would be covered in the same manner as now.

How can taxing bodies operate with their property tax revenues being taken for the TIF?

None of the existing property tax revenues currently received will go to the TIF. Only new tax revenues are diverted. Without a TIF, the taxing bodies in effect will get 100% of nothing. With a TIF, the taxing bodies will ultimately get 100% of millions of new revenues. For example, without a TIF, Hi-Point will likely remain underdeveloped and over the next 30 years the Kaneland School District will receive an average of about \$2,000 a year in new tax revenue for a total of \$60,000. With a TIF, Hi-Point will likely fully develop and over the same 30 year period, provide Kaneland with a total of about \$15,400,000 (collected in years 24-30) in new tax revenue. Kaneland will enjoy this new revenue stream of about \$2,200,000 a year forever.

It was further noted that the Village has not much to gain but putting a TIF that will eventually lead to higher property taxes. The Village only receives 7% of property taxes. The big winners will be all taxing bodies as they will receive their same slice of a much larger "pie" in the future.

REPORTS

The Board all expressed their gratitude to those who made the 2011 Corn Boil a huge success.

Chief Sauer reminded everyone about the closing of Route 56 beginning on Sunday evening at 8pm

PUBLIC COMMENTS

Mr. Robert Marsico asked the Board to consider him for the Plan Commission. The scout present, Phil, stated that he looked forward to completing his Eagle Scout project in Sugar Grove.

CLOSED SESSION

Trustee Johnson moved to **Adjourn to Closed Session to discussion Land Acquisition, Personnel and Litigation as Per the Exceptions to the Open Meetings Act, taking no action and to adjourn therefrom.** Trustee Paluch seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried.

Adjournment

As there was no further business meeting adjourned.