

**September 6, 2011
Village of Sugar Grove
Special Board Meeting
5:00 PM**

President Michels opened the meeting at 5:00 PM and 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, Community Development Director Richard Young, and Clerk Cynthia Galbreath.

CLOSED SESSION

Trustee Renk moved **to Adjourn to Closed Session to discuss Personnel 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.

**September 6, 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

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

1. Consent Agenda
 - a. Approval: Minutes of the August 16, 2011 Meeting
 - b. Approval: Vouchers
 - c. Approval: Treasurer’s Report
 - d. Proclamation: National Chamber of Commerce Week

Trustee x moved **to approve the consent agenda as presented**. Trustee x 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

Resolution – 2011 Crack Sealing Program

Trustee Johnson moved to **Adopt a Resolution Authorizing an Agreement with Freehill Asphalt for the 2011 Crack Sealing Program, in an amount not to exceed \$70,000.** Trustee Geary 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.

Resolution – West Street Resurfacing

Trustee Geary moved to **waive the bidding process authorizing an agreement with Aurora Blacktop for the resurfacing of West Street.** Trustee Johnson seconded the motion. Director of Public Works Tony Speciale stated that the work will only take a couple of days but may be spread out as Aurora Blacktop will be doing this work in conjunction with the rest of the work they are doing throughout the Village. This is an overlay only and will not change the width of the roadway. The Board expressed their pleasure that bids have come in so favorable and that this street could receive some much needed attention. Hearing no discussion President Michels called for a roll call vote.

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

Motion Carried.

Approval – Expenditure for Installation of a Mid Mount wing on an Existing Plow Truck

Trustee Renk moved to **approve an Expenditure for the purchase and installation of a mid mount wing in the amount of \$12,185.00 from Bonnell Industries, Inc.** 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.

Ordinance – Authorization for Issuance of Bonds for the Meter Replacement Program

Trustee Renk moved to approve an Ordinance Authorizing the issuance of Waterworks and Sewerage Revenue Bonds in an aggregate principal amount not to exceed \$1,500,000 General Obligation Bonds (Alternate Revenue). Trustee Johnson seconded the motion. Finance Director Justin VanVooren stated that the bond interest is .75% lower than bank or other financing. Meters are beginning to fail and to date approximately 500 meters are no longer working. A vendor has not yet been selected out of the three possible vendors. The Board briefly discussed the replacement program, which hopefully will begin in October / November of the current year. Hearing no further discussion President Michels called for a roll call vote.

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

Motion Carried.

Discussion Settlers Ridge (North) Redevelopment Plan

Community Development Richard Young, introduced Lane Wright of Coast Oak. Coast Oak is currently the management company for Land Cap who has purchase 100 existing lots and the remaining of the undeveloped land in the north parcel of the Settlers Ridge Development.

Mr. Wright gave an overview of the Coast Oak’s involvement in the development and stated that the reason they were before the Board this evening is because they are now at the point where they are ready to move forward to get the development viable and will be asking for an annexation agreement amendment. The amendment will be requested as the housing market is extremely challenging right now and the needs and desire of buyers has changed. He further stated there are two items which he and Adam Rosa and Lance Ramella consultants would be present, referred to as Market Repositioning and flexibility and 2 program statement.

The presentation included the background work done in Kane and Kendall county communities regarding the number of lots that are ready to be built on, sales comparison for the past few years and the number of homes that have been bought that are foreclosure/short sales or existing.

The Coast Oak representatives gave a presentation that explained why they would be asking the Board to consider changes to: Amenities in the subdivision, square foot in homes, elimination of mixed use and commercial, traffic devices, transportation flow, fees, home design in square feet and architectural standards and to further consider the use of flexible zoning.

The Board stated that were open however the fees as shown were incorrect and that needs to be clarified. The standards would not be changed if they would create any hazards, the traffic flow would be considered however there are many items shown that the Board has issue with, that the staff knows about and will work with the developer on such as the Gordon Road extension, that they would need good reasoning why the bio swales were not a good idea especially given that Land Vision told the board they were the best (land vision is still active with this developer). Flexible zoning needs to be clarified and defined as do the "pods" of houses. Open space is important to Sugar Grove. Other comments as the Board members see fit or answers they would like to be answered will be forwarded to staff.

NEW BUSINESS

None.

REPORTS

Trustee Johnson gave a Chamber of Commerce and Kaneland Sports Booster update. Trustee Paluch reminded everyone of the 9-11 events on Sunday. President Michels stated that this weekend there would be an intercollegiate golf outing at Rich Harvest Farms.

PUBLIC COMMENTS

Melisa Taylor thanked the Sugar Grove Police Department and staff for their professionalism during her recent contact with them regarding the threats to her and her family.

Mr. Buss Wink asked about the Sugar Grove Drainage District annexation. Mr. Wink was informed that this did not involve the Village and that after the meeting staff would give him the phone numbers of the correct persons to contact.

Mr. Joe Wolf, airport liaison, informed by board that Honda Jet had been issued a permit.

Adjournment

As there was no further business meeting adjourned at 9:30 p.m.