

**May 01, 2012
Village of Sugar Grove
Regular Board Meeting
6:00 PM**

President Michels opened the meeting at 6:00 PM and asked that Trustee Bohler lead the Pledge. The roll as then 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, Attorney Steve Andersson, Chief of Police Brad Sauer, Community Development Director Richard Young, Clerk Cynthia Galbreath, Engineer David Burroughs, and Director of Public Works Anthony Speciale.

PUBLIC HEARINGS

Annexation Agreement Amendment #1 – Molloy Bolz

President Michels called for any public comments on the Annexation Agreement Amendment for the Molloy Bolz property and hearing none, closed this portion of the agenda.

APPOINTMENTS AND PRESENTATIONS

President Michels presented Citizens Recognitions to Trustee Mari Johnson and resident David DeFreece in recognition of their outstanding citizenship and willingness to become involved which saved the lives of others.

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

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

CONSENT AGENDA

- a. Approval: Minutes for April 17, 2012 Meeting
- b. Approval: Vouchers
- c. Proclamation: Work Zone and Roadway Safety
- d. Proclamation: Public Works Week
- e. Proclamation: Motorcycle Awareness Week
- f. Proclamation: National Police Week & Peace Officer’s Memorial Day

Trustee Johnson **moved to approve the Consent Agenda as presented.** Trustee Montalto seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried.

GENERAL BUSINESS

Discussion - Annexation Agreement Amendment, Preliminary PUD, Preliminary & Final Plat, and Final PUD for Unit #1 - Hampstead Court Assisted Living Facility

Community Development Director Richard Young stated that at the discussion on April 17th the Board was in agreement with the following:

1. The bicycle path routing via Wheeler Road and Hampstead Drive was preferable, rather than Route 47 and that bicycle racks should be included in the plan.
2. An easement should be reserved along Route 47 in case of a future bicycle path in that location.
3. In agreement on the clarification with the wording on the condition regarding vehicular access to Wheeler Road.
4. Inclusion of a condition regarding the timing of the installation of Hampstead Drive.
5. The Village's decorative residential streetlights should be used in the parking lot.
6. The Board agreed with the concept of creating a bike path cash-in-lieu fund that could be created for this and other projects.

The Board had asked for clarification on number and size of units and the following information was provided. The facility is proposed to include 150 units. There would be 72 units at 330 square feet and 78 units at 528 square feet. This results in an average unit size of 433 square feet.

It was questioned how IDOT would look at the proposed access. Engineer Burroughs stated that IDOT has already reviewed the access plans and they are in agreement with accesses as shown.

The developer and their team outlined the project to the Board. The following are the highlights of the presentation:

The facility is proposed to be an Assisted Living Facility (ALF) – similar to a hotel but with common areas and assistance with daily living items. The services that are needed vary by resident and varying care packages are offered. Certified Nursing Assistants (CNA's) provide the needed care. The facility will be private pay and not supported by Medicaid or state aid. The average length of stay for a resident is 18 months. Residents provide their own furniture for their units. There are amenities and common areas for socialize and a commercial kitchen for dining. The rooms are not purchased but are "rented" and most are single units.

The following answers were given in response to Board questions on the facility.

An IGA is not typical for provision of services that may be needed for fire/police. Patients are not generally flight risks as the facility screens all residents and application of acceptance is required. Those that have dementia are on a secure unit. This will not be a rehabilitation facility for those suffering from dependency or those that have long term physical or mental issues. The employee to resident ratio depends on the needs of the residents but it usually 15/20 to 1. Transportation is provided by a bus to outings in the area etc. Residents can book the bus at a cost. All doors are locked at night and residents that are still mobile have key cards if they are returning home after that time. There are no doctors on staff, just one nurse who works a 40 hour week but is on call at all times. Physicians are allowed to visit and a room for meeting with their patient is provided.

It was questioned if only 2 elevators would be sufficient and suggested that the drive under portico be made larger. It was answered that 2 elevators would be more than sufficient. The concern that dementia patients needed help in being evacuated in a disaster and the elevator made be needed was unfounded as this unit is on the first floor. The dispensing of medications is done through a lock box system, the staff (nurse) puts the needed meds in the residents lock box and the residents only can access it.

In total there will be approximately 70 staff people. A fence is not proposed on Route 47 as there is a large berm and the ponds. Screening types are negotiable, evergreens will certainly be considered. The facility will be on slab, and constructed with a truss roof, architectural shingles and cement mason board.

The Board asked for assurance that this will not become a mental health facility and would like to see age demographics for the facility. The Board will send further comments to staff to review and send to the development team.

Discussion-Cross and Route 47 Intersection Improvements

Engineer David Burroughs gave an update on Cross and Route 47. The project is set to be let for bid on June 5th by IDOT. All plans are approved. The bank is pleased with the access to their building and there will be some temporary construction easements needed. He further outlined where the new turn lanes will be placed and reiterated that the stop sign on the frontage road and Cross Street will be removed. The material to be used for the retaining wall was questioned and Mr. Burroughs was asked to make sure that it was aesthetically pleasing. Mr. Burroughs stated he would work with IDOT on this the best he could.

NEW BUSINESS

None.

REPORTS

President Michels complimented the Chief on a successful medication drop off program. President Michels asked if the spring tree planting was completed. Director Speciale answered yes it has been completed.

Trustee Geary asked for an update on the progress with the Mallard Point / Rolling Oaks Drainage Project. Attorney Andersson replied that the hearing for the Special Assessment has been scheduled for May 29 at 1:00 pm. At that time the judge will evaluate the Village's request, the proposed benefits and also take comments. He stated that while it could take just one day, it could be continued if there are objectors and additional information is needed. The judge will make the final ruling and it could but probably will not occur on that date.

Administrator Eichelberger stated that the Village is still waiting for a response on if the wild orchid study will be required.

Trustee Geary stated that since the weather has been favorable and that according to farmers in the area now is the best time to get moving in the fields perhaps the Village should begin the project in the south section. President Michels reminded Trustee Geary that the Village cannot move forward until the Army Corps permit is issued and the Special Assessment process is complete.

Trustee Geary again stated that the Village should begin in the south section and the stop before the wetlands. President Michels stated that the Army Corps permit is for the project in total and to ask for the project to be separated into two projects were create a longer delay and that to begin the project without funds would not be prudent.

Trustee Geary stated that the resident need relief and the Village should start the project immediately. President Michels stated that he understood the needs of the residents however the Village has to follow the correct due process. Trustee Geary stated that he felt the Village should take the risk and move forward while waiting for the permit, for the residents sake, since the weather is favorable the Village needs to go ahead for its taxpaying citizens. Presidents Michels stated that the Village is bound to follow the permitting process and cannot ignore rules set. Trustee Johnson stated that the Village has a duty to all tax property payers in the Village to be fiscally responsible.

Trustee Geary stated that the wheels have been turning way to slow in this project. President Michels again stated he understood the frustration however proper procedures have to be followed.

Trustee Johnson gave a Chamber update. Trustee Renk stated that this is the 25th year of the Aurora Area Convention and Tourism Bureau. Trustee Paluch stated that there is a Corn Boil meeting on the 17th.

AIRPORT REPORT

None

PUBLIC COMMENTS

Mr. David Decker stated that he had received his newsletter and notices that his rates for water and sewer would be increasing. He stated that to him it makes no sense that prices have to go up and he doesn't like the administration fee. He further stated would prefer a sticker program for refuse.

Closed Session - Land Acquisition, Personnel, Litigation

Trustee Bohler moved to Adjourn to Closed Session to discuss Litigation, taking no action and to adjourn there from. Trustee Renk seconded the motion. President Michels called for any comments and hearing none called for a roll call vote.

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

Motion Carried

Adjournment

As there was no further business meeting was moved to be adjourned by Trustee Johnson and seconded by Trustee Renk at 6:35 p.m. All members in attendance voted Aye in a voice vote.