

**January 21, 2020**  
**Board Meeting**  
**Held in the Board Room**  
**10 S. Municipal Drive, Sugar Grove Illinois**  
**5:30 PM**

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

**Physically Present:** President Michels, Trustee Lendi, Trustee Herron, Trustee Konen, Trustee Koch, Trustee Montalto, and Trustee Walter

**Quorum Established.**

**Remote Attendance:** None

**Also Present:**

Administrator Eichelberger, Attorney Julien, Clerk Galbreath, Community Development Director Magdziarz, Public Works Deputy Director Merkel, Finance Director Anastasia, Management Analysts Murphy, Chief of Police Rollins

**PUBLIC HEARINGS**

None.

**APPOINTMENTS AND PRESENTATIONS**

None.

**PUBLIC COMMENTS**

President Michels read the agenda items and the called for comments on those items on the agenda. Audience members spoke in opposition to the TIF being amended as did the Fire Chief. The Library Director asked for additional time to review documents. Hearing no further comments President Michels closed this portion of the agenda at 6:45 p.m..

**CONSENT AGENDA**

- a. Approval: Minutes of the January 7, 2020 Meeting
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. Ordinance: ~~Amending the Sugar Grove Industrial Redevelopment Project Area #1, Removing Certain Parcels from Said Project Area~~
- e. Ordinance: ~~Adopting and Approving an Amended Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment Plan and Related Redevelopment Projects for the Proposed Amended Redevelopment Project Area~~
- f. Ordinance: ~~Adding Additional Parcels of Property to the Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment Project Area~~

- g. Ordinance: ~~Adopting Tax Increment Financing for the Amended Redevelopment Project Area~~
- h. Ordinance: ~~Amending Village Code Regarding Minutes, \*STAR~~
- i. Resolution: Approving a Permit Fee Credit, \*STAR

Trustee Koch **moved to Approve the Consent Agenda removing item d, e, f, g, and h.** Trustee Montalto seconded the motion. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	None	ABSENT:	None
	Herron				
	Lendi				
	Koch				
	Walter				
	Montalto				

**Motion Carried.**

**Ordinance Adopting and Approving an Amended Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment Plan and Related Redevelopment Projects for the Proposed Amended Redevelopment Project Area**

Trustee Koch **moved to Adopt an Ordinance Adopting and Approving an Amended Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment Plan and Related Redevelopment Projects for the Proposed Amended Redevelopment Project Area.** Trustee Montalto seconded the motion.

Trustee Lendi stated that she asked for the TIF Items (d thru g) to be removed from the consent agenda as she was not in favor of adding parcels to the TIF. She asked if the Board would consider tabling the item. President Michels asked Trustee Koch if he would consider withdrawing hi motion. Trustee Koch stated no, he asked that his motion move forward for vote. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	Lendi	ABSTAIN:	Walter
	Herron				
	Koch				
	Montalto				

**Motion Carried.**

**Ordinance Amending the Sugar Grove Industrial Redevelopment Project Area #1, Removing Certain Parcels from Said Project Area**

Trustee Montalto **moved to Adopt an Ordinance Amending the Sugar Grove Industrial Redevelopment Project Area #1, Removing Certain Parcels from Said Project Area.** Trustee Herron seconded the motion. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	Lendi	ABSTAIN:	Walter
	Herron				

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Village Board, and to include some description of discussion items. Written reports for items on the agenda and the complete audio for the meeting can be viewed on the web page.

	Koch				
	Montalto				

**Motion Carried.**

**Ordinance Adding Additional Parcels of Property to the Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment Project Area**

Trustee Koch **moved to Adopt an Ordinance Adding Additional Parcels of Property to the Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment Project Area.** Trustee Konen seconded the motion. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	Lendi	ABSTAIN:	Walter
	Herron				
	Koch				
	Montalto				

**Motion Carried.**

**Ordinance Adopting Tax Increment Financing for the Amended Redevelopment Project Area**

Trustee Konen **moved to Adopt an Ordinance Adopting Tax Increment Financing for the Amended Redevelopment Project Area.** Trustee Herron seconded the motion. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	Lendi	ABSTAIN:	Walter
	Herron				
	Koch				
	Montalto				

**Motion Carried.**

**Ordinance Amending Village Code Regarding Minutes**

Trustee Herron **moved to Ordinance: Amending Village Code Regarding Minutes, \*STAR.** Trustee Montalto seconded the motion. Trustee Lendi asked that the wording in the ordinance that stated by electronic means be clarified to clearly state audio. Motion and Second amended to add the clarification as approved by legal. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	None	ABSENT:	None
	Herron				
	Lendi				
	Koch				
	Walter				
	Montalto				

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## **GENERAL BUSINESS**

None.

## **DISCUSSION ITEMS**

### **Mallard Point Drainage**

Mr. Trotter explained the ground water issues that are occurring and the work done from the beginning to relieve the ground water issues. The work done has considerably helped the ground water to lower in the monitoring wells and has assisted many residents. He explained how water could be drained through a new pipe and stubs proved for property owners to connect to. He further stated that the Village would need to work with the army corp, the park district, and the county on this project should the Village decide to move forward. He also stated that all residents should make sure that their sump pups are discharge to the storm drains and not over ground.

A resident of the area explained her plight. Another questioned the design.

The Board discussed the options and the rather large expense to install the piping and the cost to the residents to tie into the pipe. It was also questioned if the Village required soil sample efore a home was built.

President Michels stated that the Village was aware that this program may have to be phased and it would be funding dependent. Staff was directed to contact the affected residents for a site visit and to continue discussions with Mr. Trotter and to bring back proposals for the Board to further discuss.

## **REPORTS**

### **Presidents Report**

President Michels stated he had attended the Metro West meeting and he and staff had made some great contacts.

### **AIRPORT REPORT**

Mr. Wolf, liaison, stated that the airport is interested in discussing sewer extension.

## **PUBLIC COMMENTS**

An audience member stated that if Crown were to develop the Board should keep in mind the Water issue in Mallard Point. Audience member read and talked about the economic viability of TIFs. He stated that the Board was elected to represent the residents. He also stated that large developments should go to referendum to see if the residents were in favor.

## **ADJOURNMENT**

Motion to adjourn made by Trustee Montalto and seconded by Trustee Herron at 8:00 p.m.