
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: BRENT M. EICHELBERGER, VILLAGE ADMINISTRATOR
SUBJECT: HANNAFORD FARM TOPSOIL STOCKPILES
AGENDA: SEPTEMBER 1, 2020 REGULAR BOARD MEETING
DATE: AUGUST 28, 2020

ISSUE

Should the Village facilitate the removal of the topsoil stockpiles in Hannaford Farm.

DISCUSSION

This item was discussed at the August 18, 2020 Village Board Meeting where the Board directed the Village representatives to develop a plan to resolve the topsoil stockpile issue.

As discussed on the 18th, at the request of the Hannaford Farm HOA, Village Trustees Sean Herron and Heidi Lendi, as well as Village Staff and the Village Engineer, have been involved in discussions with the HOA and Badge 323 (representing the majority of vacant lots), regarding the HOA's desire to have the main topsoil stockpile removed and the HOA property fine graded and seeded. The discussions have also included the secondary stockpile on the future Denny Road extension ROW/future water tower site.

In response to the Board's direction the Village representatives developed the following proposal.

- Village takes over responsibility for the remaining punch list items and removal of the topsoil stockpiles.
- Badge 323 gets reimbursed remaining FILOD due for work already completed once proper documentation as needed is submitted and as funds are available.
- Village gets reimbursed for costs already incurred, remaining punch list, and balance of anticipated costs for stockpile resolution as funds are available.
- FILOD is fixed at \$15,595.40 for remaining 51 lots.
- A refund of \$835.60 is provided to the current owner of the one lot that paid \$16,431 in FILOD. (All others paid the final amount or less).
- Permit fees for the remaining lots are increased by \$3,000 setting fees at \$20,850 for the remainder of 2020 with an annual \$500 increase on May 1 for five years.

- Badge 323 agrees to provide direct access to the main stockpile through a residential lot for up to five years.
- No commitment to topsoil being available to builders from either stockpile.
- Builders may not place any material at either stockpile location. Regardless of source.
- Village intent is to bring in a company to sell the topsoil starting next Spring.
- Village will seed the HOA areas with turf grass seed once stockpiles are removed and site is at final grade. HOA is responsible for their site after seed is placed.

The proposed solution was presented to the HOA and Badge 323, both of whom have been invited to provide comment at Tuesday's Board Meeting. The HOA supports the proposed solution pending clarification of the punch list. Badge 323 has concerns, centered on the additional \$3,000 permit fee and the length of the five year fee certainty, that they need to discuss before taking a position.

Staff believes that an agreed to solution approved through an amendment to the annexation agreement with Badge 323 and an agreement with the HOA is the best method of implementation. If this is not achievable, staff believes the Village could implement the solution with just an agreement with the HOA. The difference would primarily be how the costs are split between FILOD and permit fees.

COST

All Village out-of-pocket costs are projected to be covered by a combination of FILOD reimbursement and permit fees.

RECOMMENDATION

That the Board direct staff to implement the proposed solution through the most effective method.