

**MINUTES OF THE
APRIL 7, 2015 REGULAR MEETING
OF THE TOWN OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

CALL TO ORDER: Supervisor Rowe called the meeting to order at 7:00pm followed by the pledge of allegiance.

ROLL CALL was taken. Present were: Trustees Lee Drendel, Laurene Geary, and Scott Hester, Mike Fagel (via telephone), Supervisor Tom Rowe, Clerk Phil Silagi, Assessor Laura Ross, and Road Commissioner Greg Huggins.

ALSO PRESENT: Kevin Geary, Karen Pritchard, Brent Eichelberger, Walter Magdziar, Rachel Rockwell, Renee Dee, and Sean Michels.

PUBLIC COMMENT: Supervisor Rowe introduced Karen Pritchard who began a presentation on the "Let's Go Fly a Kite" kite festival. Pritchard stated that the festival was sponsored by the Park District and that it will feature hot air balloons with tethered rides, professional kite flyers, an airplane show and rides, and sky divers. Ms. Pritchard also mentioned that the festival will be held in conjunction with the grand opening of the Harter Middle School Park, and that she was soliciting possible sponsorship or other participation from the Township. Supervisor Rowe then informed the Board that sponsorship opportunities will be discussed later in the meeting under new business. Public comment continued with a discussion of the proposed TIF. Brent Eichelberger from the Village began the discussion by stating that the industrial area east and north of the Airport has not developed and will not develop without financial assistance. Since this is an industrial area, the sales tax rebates used in other areas for development would not work here. A TIF could provide the financial assistance necessary, and according to a Village consultant, this area meets 3 of the 8 statutory requirements of which only 2 are required. Eichelberger explained that there have been numerous developers over the years who have looked developing portions of this property and they all have said that it is too expensive and the numbers just don't work. Since the property is currently farm land, assuming the TIF is created and no development occurs, increases in property value will be minimal so the resulting incremental tax revenue loss would be negligible. Sean Michels commented that the Village had no intention of issuing bonds for capital improvements in the area, the TIF would be established to reimburse a developer for those costs. Michels also pointed out that the Village spent 10 million dollars in 2009 to extend Galena west of Rte. 47 to make it ready for development, and that after 6 years there has been no development. Michels also noted that they were approached by Triumph Development who has asked the Village for assistance in developing parts of this property, however there are no immediate plans, and no commitment for development has been made. Eichelberger stated that the Joint Review Board has identified three taxing bodies that might be impacted by development, the Village, Fire Protection District, and the Library and that he is working with them to try to quantify the impact. Mike Fagel as a member of the Fire Dist. Board expressed concerns about the new senior housing development being included in the TIF and that additional service calls may be necessary without the ability for additional funding for staff. Fagel commented that he continues to be in contact with Sean Michels and is looking for possible solutions to their concerns. Kevin Geary asked Assessor Ross to comment on the possible tax revenue effects of development with the TIF. Assessor Ross said she

would be looking at the senior housing property soon and would get back to him when she had some numbers, but said that because of certain rebates it would qualify for, the tax revenue is estimated to be much less than \$20,000. Eichelberger noted that the senior development would not have occurred without certain subsidies it qualified for. Lastly, he noted that the commercial development the Village is looking for is necessary to support a larger daytime population that could attract retail and restaurant development. Supervisor Rowe concluded that the discussion was informative and that we have a better understanding of both sides of the issue. He then urged anyone interested in continuing the discussion to attend the public hearing on April 21st at 6PM at the Village Hall.

MARCH 3, 2015 REGULAR MEETING MINUTES: Trustee Drendel motioned, and Trustee Geary seconded the motion to approve the March 3, 2015 Meeting Minutes, Trustees Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nays. Motion carried.

ACCOUNTS PAYABLE:

TOWNSHIP: Trustee Geary motioned and Trustee Fagel seconded the motion to review and approve the March accounts payable. Supervisor Rowe pointed out a large payment to our attorney and asked Assessor Ross for an explanation. Assessor Ross explained that the charge was for consultation with regard to a Dept. of Labor claim from former employee Maria Ferelli for vacation time she felt she was entitled to. A case hearing was held with the outcome to be determined in the next few months. It was the opinion of the attorney that we provided sufficient evidence and that the ruling will probably be in our favor. Supervisor Rowe also pointed out a payment to TOIRMA for April and May to get us on the annual billing cycle with other Townships which begins in June. The TOIRMA payment also reflects a 2% increase for Road District coverage. Trustees Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nay. Motion carried. The balance in the Township checking account as of March 31, 2015 is \$258,758.77.

ROAD & BRIDGE: Trustee Drendel motioned and Trustee Hester seconded the motion to review and approve the March Road and Bridge accounts payable as presented. Trustee Hester questioned the Home Depot payment and Commissioner Huggins explained that it was for miscellaneous hardware items. Commissioner Huggins also pointed out the payment to Traffic Control which was for safety equipment for Road District staff. Trustees Geary, Drendel, Fagel, and Hester and Supervisor Rowe voted aye. 0 nay. Motion carried. The balance in the Road & Bridge checking account as of March 31, 2015 is \$154,017.97.

QUARTERLY FINANCIAL REPORT 3/31/15: After review, Trustee Geary motioned, seconded by Trustee Drendel to approve the Quarterly Financial Report 3/31/15 as presented. Trustees Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nays. Motion carried.

REPORTS:

SUPERVISOR'S REPORT: Supervisor Rowe presented a written report of his activities during the last month. He also wanted to highlight the following items: The County submitted a letter informing us of their plan to replace the Bliss Rd. Bridge over Blackberry Creek next year. The project will involve closing and detouring the northbound lane of traffic for about 5 months beginning in May. A final draft of Township pages of the Sugar Grove Community Newsletter is provided for Board review with publication later this month. Supervisor Rowe provided the Board

with a copy of his Certificate of Completion of Quick Books level one training. The County web page for e-filing of Economic Interest Statements is available for use. The deadline for filing is May 1st.

ASSESSOR: Assessor Ross reported that they were closing their books on June 15th. Tax bills will be going out May 1st and will reflect declining assessed values from last year. She also reported that they were in the process of doing the quad year assessment. Trustee Drendel asked if Fred was doing any assessments since he never sees him in the office. Ross responded that Fred does commercial assessments and that he works nights and weekends.

ROAD & BRIDGE: Commissioner Huggins reported that the salt shed is full and that we will have a full supply of salt to start the next winter season. He also reported that he will be attending an asphalt bid opening at the county tomorrow. Trustee Drendel asked which roads were scheduled for resurfacing. Huggins responded that resurfacing will take place on Prairie east of Barnes to the city limit. South Barnes from the city limit to Jericho, West Prairie from the west city limit to Dugan, and McCannon Rd.

CLERKS REPORT: No report.

TRUSTEES REPORT: No report.

UNFINISHED BUSINESS:

1. Consideration & Potential Approval of Lawn Mowing Bids: Supervisor Rowe reported that we received five bids and provided a spreadsheet comparing the bids submitted. He also noted that the bidders used three different methods which makes comparison somewhat difficult. American Tree's bid appears to be the lowest if you estimate using the normal average number of mowing's for a season. American Tree bid \$3848 for the season, Crown (Now Teddy's) bid \$205 per week or \$6150 per season assuming 30 mows per season, A-1 \$785 per month or \$5495 per season. Breyne at \$375 per week, and Wolf at \$6120 per season were the highest. Trustee Hester asked which bidders were local, and Supervisor Rowe stated that American Tree was local, A-1's owner was a Sugar Grove resident, but the business was in Aurora, Wolf was local, and Breyne was from Yorkville. Trustee Drendel commented that the Community House was not pleased with the work of American Tree last year. Supervisor Rowe added that Township staff had a similar opinion of American Tree's work last year as compared to Crown the previous year. Trustee Fagel had concerns about the possibility of a drought year and paying for service that is not performed. After review and discussion, based on price and past performance, Trustee Drendel motioned, seconded by Trustee Geary to accept the bid submitted by Crown Lawn Care (Teddy's) in the amount of \$205 per week. Trustees Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nays. Motion carried.
2. Consideration & Potential Approval of Bliss House Lease: Supervisor Rowe presented the Board with an offer to lease from Jada Hudson of Hudson Clinical Counseling who is represented by Kevin Geary. Trustee Geary excused herself from the meeting and left the room during this discussion to eliminate any possible conflict of interest issues. Hudson is offering \$700 per month with the first month's rent free. She is also requesting that utilities be included in the rent. Supervisor Rowe explained that the previous tenant paid the

utilities and now they are being paid by the Township. He would prefer leaving them in the Township's name to avoid switching back and forth if tenants change frequently. Utilities are currently averaging about \$100 per month excluding telephone. Trustee Fagel thought that the rent including utilities was a little low and suggested \$750 per month. Trustee Hester pointed out that the building was not ADA compliant due to the basement stairs and that the lease should not include the basement if we had to make modifications to be code compliant. After an extended discussion of utility costs and liability issues, Supervisor Rowe motioned, seconded by Trustee Drendel to approve a lease with Hudson Clinical Counseling in the amount of \$750 per month with the tenant liable for utility costs over \$1200 for the one year term of the lease. Utilities to be defined as gas, electric, and sewer. Additionally tenant agrees to secure liability insurance to indemnify the Township. The lease terms are to be reviewed 90 days prior to expiration and potential renewal. The approval of the lease will be subject to attorney review. Trustees Drendel, Fagel, and Hester, and Supervisor Rowe voted aye. Trustee Geary was not present for the vote. 0 nays. Motion carried.

NEW BUSINESS:

1. Approval of 2015-16 Mental Health Budget & Appropriation Ordinance: Trustee Hester motioned, seconded by Trustee Drendel to approve the 2015-16 Mental Health Budget & Appropriation Ordinance in the amount of \$107, 723.00. Trustees Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nays. Motion carried.
2. Approval of 2015-16 Sugar Grove Township Proposed Budget: Supervisor Rowe presented the proposed budget ordinance and highlighted the following: a 30% savings on health care coverage, funds allocated for website maintenance, a small increase in TOIRMA liability insurance, allocation of \$5200 for changing phone providers and rerouting phone wiring into a lockable cabinet, allocated \$10,000 for replacement of the roof cap, allocated \$10,000 to replace furniture, allocation of \$1,300 to upgrade security cameras, funds are also allocated for a new desk top color copier, and computer for Jim. Trustee Fagel questioned the \$5,200 for phone wiring. Supervisor Rowe stated that he had no problem getting competitive bids for this work. After review, Trustee Fagel motioned, seconded by Trustee Hester to Approve the 2015-16 Sugar Grove Township Proposed Budget. Trustees Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nays. Motion carried.
3. Approval of 2015-16 Sugar Grove Township Road District Proposed Budget: Supervisor Rowe presented the proposed budget ordinance and highlighted the following: held tax levy flat and reduced the Permanent Road Fund tax, reduced cost of health care coverage, and allocated funds for the previously mentioned road resurfacing projects. After review, Trustee Drendel motioned, seconded by Trustee Geary to approve the 2015-16 Sugar Grove Township Road District Proposed Budget. Trustees Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nays. Motioned carried.
4. Consideration of Sugar Grove Park District Kite Festival Sponsorship Request: Renee Dee discussed with the Board, possible levels of monetary or volunteer participation for the Kite Festival. Supervisor Rowe explained that due to limited staff, the Township is best equipped for some type of monetary contribution. Trustee Drendel gave Dee a suggestion for another possible sponsorship source. After discussion Trustee Fagel motioned, seconded by Trustee Hester, to sponsor the Sugar Grove Park District Kite Festival at the

\$250 level. Trustees, Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nays. Motion carried.

5. Approval of Township & Road District Budget Hearing on May 7, 2015: Trustee Geary motioned, seconded by Trustee Fagel, to approve the Township Budget Hearing at 6:30PM and the Road District Budget Hearing at 6:45PM on May 7, 2015. Trustees Drendel, Geary, Fagel, and Hester, and Supervisor Rowe voted aye. 0 nays. Motion carried.
6. Consideration of Proposed Village of Sugar Grove TIF#2 Resolution: Supervisor Rowe asked the Board for comments following the earlier presentation from the Village. Trustee Fagel urged the Board to vote in opposition to the TIF because of the way the boundaries were drawn to include certain parcels. Supervisor Rowe stated that he could see both sides but wondered if the property would ever get developed without the TIF. Trustee Geary stated that TIF #1 has not developed even with the TIF. Trustee Fagel added that there are artificial barriers to development, one of which is developers not wanting to deal with the Village. Supervisor Rowe reminded members that they have to keep in mind the impact it will have on the Township, which will be minimal. Trustee Geary was concerned that the TIF would give taxing bodies an excuse to seek additional tax revenue. Supervisor Rowe then informed the Board that they could recommend for or against or simply not take a stand. If the Board wanted to make a recommendation, Supervisor Rowe asked if they felt it should be in the form of a resolution, or simply a letter. Trustee Fagel suggested a resolution in opposition, similar to the one adopted by the Fire District Board for the same reasons they cited. After additional discussion, Trustee Geary motioned, seconded by Trustee Fagel to Adopt a Resolution in Opposition to the Proposed Northeast Airport Tax Increment Financing District #2. Trustees Drendel, Geary, Fagel, and Hester voted aye. Supervisor Rowe voted nay. Motion carried.

ADJOURNMENT: Trustee Geary motioned, Trustee Hester seconded the motion and the Board unanimously approved adjourning the regular meeting at 10:01pm.