

**SUGAR GROVE FIRE PROTECTION DISTRICT
TRUSTEE'S MEETING
OPEN MINUTES**

DATE: March 7, 2015
TIME: 9:00 am
PLACE: Sugar Grove Fire Station

Board of Trustees: Mike Fagel, President
David Linden, Treasurer
Cheryl Wojciechowski, Secretary
Christopher Ruchaj, Trustee
John Guddendorf, Trustee

GUESTS: Attorney Shawn Flaherty, Attorney Tim Hoppa

The Pledge of Allegiance was recited.

Roll Call – Trustee's Wojciechowski and Ruchaj absent

It was motioned by Fagel and seconded by Guddendorf to:
'Appoint Dave Linden as Secretary Pro-tem'

Roll call vote – Motion carried

New Business –

It was motioned by Guddendorf and seconded by Linden to:
'Move to item #7 on the agenda – Proposed Northeast Tax Increment Financing District #2 by the Village of Sugar Grove'

Roll call vote – Motion carried

Trustee Fagel stated that the proposed TIF District by the Village of Sugar Grove will affect the taxation for the fire district immensely. Fagel prepared an exhibit that shows the definition for a TIF area. Fagel discussed sections from the proposed development plan from TESKA, which states that the parcels in the TIF district are in a blighted area based on big parcels, obsolete planning, deterioration of structures...Sugar Grove's main fire station was also included in the TIF area.

Fagel stated that if we have a 23 year freeze on taxes, the ability for us to continue to provide service will diminish. Guddendorf questioned if Chief spoke with the school or library. Perkins stated that he spoke with both and the library is more concerned about the TIF than the school. Perkins stated that he explained to the school that even though they will not have more students, it is still an impact on them.

Attorney Hoppa stated there are different standards for the vacant property and the occupied property, for the vacant property they have to have two of the three factors, and they are relying on the decline in EAV and obsolete platting; on page 7 of their document they show they are not uniformly shaped. They are shaped strangely and so they are saying the platting is obsolete. Hoppa stated maybe this is true, but this particular standard has already been litigated, and it is not sufficient to establish the obsolete platting standard. Hoppa stated for the occupied properties, they state that four of the fifteen structures are unoccupied, but they are all on one parcel, it is not a neighborhood, it was an old farm. Hoppa stated that there is not enough information on the inadequate utilities. Guddendorf stated that Wheeler has water running all the way down to Eskar, they were put in within the last year, there is at least an 8" water main running west all the way to Eskar, Flaherty questioned if there is sewer; Guddendorf stated there is sewer all the way to Heartland.

Fagel questioned what can the district do between now and the March review board meeting. Flaherty stated have a memorandum that explains the issues in detail; this should be handed out to the other taxing bodies and to the newspaper.

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It was motioned by Fagel and seconded by Guddendorf to:

“Authorize Chief Perkins and Attorney Tim Hoppa to coordinate efforts on a memorandum regarding the TIF and attend the TIF board meeting to defend the Districts interests’

Roll call vote – Motion carried

Establishment of a Fee Ordinance for the Fire District - Chief Perkins stated that years ago we had an ordinance for impact fees and the Village repealed it sometime after that and put in a new one that said they would collect what they can, but no promises. Since then the Village has collected for the district \$243.00 per residential unit for impact fees and they do not charge for commercial. Perkins stated he researched the impact fees, especially for the senior complex, and in that \$14,580 is what we will get in impact fees. Discussion was held on the districts fee schedule and the difference between what is billed and time actually spent on reviews, inspections, re-inspections, etc. It was determined that the districts fee schedule has not been updated since 2010 and needs to be reevaluated at this time.

It was motioned by Guddendorf and seconded by Fagel to:

‘Investigate and Reevaluate all Fee Structures’

Roll call vote – Motion carried

It was motioned by Linden and seconded by Guddendorf to:

‘Go in to closed session at 10:07am for discussion of Collective Bargaining’

Roll call vote – Motion carried

It was motioned by Linden and seconded by Guddendorf to:

‘Go back in open session at 10:34 am’

Roll call vote – Motion carried

No action taken in closed session

ANY OTHER MATTERS THAT MAY LAWFULLY COME BEFORE THE BOARD

None

Public to Address the Board

None

It was motioned by Guddendorf and seconded by Linden to:


“Adjourn at 10:35am’

Roll call vote – Motion carried

Respectfully submitted,



Dave Linden, Secretary Pro-Tem



Paula Lacey, Recording Secretary