

DRAFT

**July 21, 2010
Village of Sugar Grove
Special Board Meeting
Mallard Point/ Rolling Oaks/ Rob Roy
Drainage Matters
7:30 P.M.**

HELD AT:

Sugar Grove Fire Department
25 S. Municipal Drive
Sugar Grove, Illinois 60554

President Michels opened the meeting at 7:30 p.m. and asked that Trustee Geary lead the Pledge. President Michels then asked that the roll be called.

Present: President Michels, Trustee Taylor, Trustee Montalto, Trustee Johnson, Trustee Renk, and Trustee Geary.

Absent: Trustee Bohler

Quorum Established.

Also Present:

Administrator Brent Eichelberger, Attorney Andersson, Director of Public Works Anthony Speciale, Trotter and Associates Representative, Mark Bushnell, and Clerk Cynthia Galbreath.

This meeting was held jointly with the Rob Roy Drainage District which was represented by Mike Fagel and also in attendance was Rob Roy member Tom Alexander and their drainage representative, Gene Sarver. Kane County Board Chair, Karen McConaughay, County Board member Drew Frasz, Kane County Director of Water Resources, Paul Schuch, KC Attorney Ken Stroup, and the county's drainage expert, Tom Huddleston.

President P. Sean Michels introduced those present to the audience and thanked everyone for coming. He then introduced Kane County Chair Karen McConaughay.

Chair McConaughay stated that although the county has no direct interest the area does lie within the county and there it is possible that some fudging could be used for the area via river boat funds. This can only occur if all three (3) groups – the Village, Rob Roy and the residents work together as matching funds have to be utilized and an agreement has to be made. The county is will do help with the funding additionally through ARRA bonds. Everyone should understand though that once again all three (3) groups have to come to an agreement. There is also a window of opportunity – the end of 2010 and a lot of items need to be completed by the end of 2010. Chair McConaughay then introduced Mr. Paul Schuch, Director of Water Resources.

Director Schuch explained to those present that he would be presenting a power point presentation of the drainage investigations, along with preliminary improvements, funding, and cost sharing allocation proposals for the Mallard Point and Rolling Oaks area. The investigations and proposals consist of information and engineering thoughts of the technical team and from testing performed to date, the technical team consists of himself, Mr. Bushnell and Mr. Sarver. Director Schuch asked that all questions wait until the end of the presentation as some of the questions that may occur may be answered later in the presentation and also as the presentation is slightly lengthy it contains information that the three (3) groups will need to reach an informed agreement. A [copy](#) of the presentation is attached to these minutes.

The following is highlights from the talk during the presentation. It was explained that the subdivision area in

various maps from 1892 to present were viewed. The area has always had places that are wet or wetlands. At one point Rob Roby Drainage district was formed and field tiles placed to allow for drainage for farm fields. The subdivision was built to the existing drainage codes in place at the time of development. The question is not what happened but why it continues to happen and why is the current pond / detention area overfilled and why are other areas (basements) flooding? Mr. Schuch stressed that this is the time for the three groups to work together and not place blame or point fingers. What the technical team believes is causing the problems are two (2) items.

1. Brookhaven Circle – When this roadway was put in the area had poor soil and required extra gravel base and then clay put on top of the base so that the roadway would not fail. It is the thought that it may be acting as an underground dam and not allowing water to flow freely. The subdivision drains from the North East to the South West. IE – towards Brookhaven.
2. Sanitary Sewer System – The sanitary system pipes are placed in gravel. Generally this gravel also helps the flow of water. However it appears to be that the flow again may be stopping at Brookhaven.

It is proposed by the technical team to have the following work completed:

1. Install a 30 inch conveyance pipe to the Jericho Road
2. Reroute some Rob Roby Drainage tiles
3. Place under drains within Brookhaven and install additional restrictors in the lower detention basin.

The team is 95% sure that the above items will alleviate the drainage problems. Monitoring will be performed (as is now). Should this not work it is suggested that sump line construction be done for the homes experiencing problems.

Director Schuch explained the funding and the portions that would need to be allocated annually which are proposed at: Village of Sugar Grove \$29,476.24, Kane County \$8,576.24, Single Family Homes \$153.40, Multi Family Homes \$46.32, Farmers in district \$2.06 per acre. He then turned the meeting over to Kane County Board Member, Drew Frasz.

Mr. Frasz explained the funding source that is likely to be used which is recovery zone bonds (ARRA). He explained that the county can issue G/O bonds – that need to be paid back. These bonds must be in place by the end of the year, as previously mentioned. These bonds will save everyone money as the interest rates are low and also the interest rate is 45% covered by the Federal Government. The most important thing at this time is that as mentioned all three groups must work together and enter into an agreement prior to the county approving any of the ARRA bonds being allocated to the project.

At this time Ken Stroup, legal representative for Kane County, further explained the next steps in receiving bond and the time table. He stressed that this is not a grant it is a loan and that a vehicle must be in place to pay back the bonds. Attorney Stroup then turned the floor over to Mr. Mike Fagel, Rob Roy, and Mr. Sean Michels, Sugar Grove.

Rob Roy Chair Fagel stated that process has been long and a long time coming however a good solution has been found. At a previous Rob Roy meeting the farmers voted no to committing any funding to the project. Mr. Fagel however stated that his recommendation will be to them at the August meeting that they commit to the funding suggested. It is time to quit looking back and to move forward. It will benefit family farms and this is a historical moment with three parties getting together and rationally working out a solution to a problem.

SG Village President, Sean Michels stated that he appreciated the hard work of the technical committee, the patience of the residents through this long and challenging process. The Village is also confident that Phase I will alleviate the problems and is committed to the funding identified.

Director Schuch reiterated that the next steps are 1) Agreement between Rob Roy and the Village 2) petition the court 3) issue bonds 4) bid 5) construction. It should be noted that approximately 3million in bonds will be issued and it is hoped that only phase 1 will be needed in the amount of 1.5 million. The county can re-allocate the other

1.5 million should it not be needed and the only portion that will need to be repaid is the portion that is used.

Public Comments and Questions

How will it be determined if Phase is needed.

The area will be monitored and if significant changes are not noted to the sump pump discharges and the levels of the pond/detention phase 2 will be considered.

Why are the single family homes to pay more in phase 2 but not the multifamily homes.

The costs needed to be allocated by benefitted parties. The costs presented will need to be presented to a judge, along with the benefitted party analysis.

Will the Village raise taxes or establish an SSA to pay its portion.

No the Village will be utilizing general funds for this project

Will there be an additional cost for maintenance.

Yes, approximately \$38,000 the first year, \$21,450 the second and their year, and then ongoing of \$12,250 per year.

Why are not the original engineers of the subdivision paying any portion.

The subdivision as stated was built to code at the time. Again it is time to move forward.

How can the resident help move this forward, what is the residents responsibility in the agreement.

By not objecting to the agreement that needs to be executed between the Village and Rob Roy and not objecting to any decision the judge will need to make.

Who will be responsible for costs of repair to the tiles if repairs are need in the future.

This has not been determined but will be contained in the formal agreement.

Who pays for the monitoring, what is the cost, will the monitoring results be open to the public

Monitoring is built in (it is a very nominal cost). Most monitoring to be done or is being done will be as now, performed by the Village Public Works staff, at no charge.

How long it is anticipated for construction and how long after construction will the sump pumps stop running non-stop.

If all goes to plan, after issuance of bonds and bids, the construction will begin in late spring of 2011. Mr. Sarver stated that typically sump pumps after removal of ground water will begin to slow in a matter of days, however it may take a few weeks to notice a sizeable improvement.

Village President Michels stated that staff will place the power point presentation on the web by 4:00 pm. on Thursday July 22, 2010.

Adjournment at 9:30 p.m.

Respectfully Submitted, Cynthia Galbreath, Village Clerk