Village of Maple Park
302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

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Approved by the Finance Committee on 6/25/19.

Received & Filed by the Board of Trustees on 7-2-19.

**FINANCE AND DEVELOPMENT COMMITTEE**
**MINUTES**
**Tuesday, May 28, 2019**
**Maple Park Civic Center**
**302 Willow Street, Maple Park**
**7:00 P.M.**

## 1. CALL TO ORDER

Chairman Higgins called the meeting to order at 7:00 p.m.

## 2. ROLL CALL

Village Clerk Liz Peerboom called the roll call and the following committee members were present: Trustee Chris Higgins, Trustee Jennifer Ward, Trustee Suzanne Fahnestock, and Trustee Chris Rebone.

Others present: Village Accountant Cheryl Aldridge and Village Clerk Liz Peerboom.

## 3. PUBLIC COMMENTS

- Any resident wishing to address the Board may do so according to the guidelines set forth in the "Rules for Public Comments at Public Meetings" handout. Please complete a speaker request form and submit it to the Village Clerk.

None.

## 4. APPROVAL OF MEETING MINUTES

- April 23, 2019

Trustee Fahnestock made a motion to approve the minutes from the April 23, 2019 meeting, seconded by Trustee Rebone. Motion carried by voice vote.

## 5. COMMITTEE PROJECTS

a. Impact Fees Moratorium
b. Water Sewer Connection fees – Currently at 50 %
c. Standardize Fee increases - Consumer Price Index, Midwest Region https://www.bls.gov/regions/mountain-plains/news-release/consumerpriceindex_midwest.htm
d. GIS – update and training
e. Solar Ordinance
f. Small Cell Wireless
g. Engineering RFP

Trustee Higgins advised that approximately three years ago, the Board standardized the fee increases using the Consumer Price Index, but since then the index that the village was using no longer exists. Trustee Higgins made a recommendation to use the Midwest Region. He added that small increments are easier for residents to handle.

Trustee Ward made a motion to change the code to reflect the Midwest Region, and move it to the June Board agenda, seconded by Trustee Fahnestock.

Trustee Fahnestock had a question about how this would affect the amount of the increase. Trustee Higgins suggested leaving the minimum and the maximum as is. The committee discussed the changes and agreed that it really won't affect the increase.

Motion carried by voice vote.

Trustee Higgins advised the committee that water and sewer connection charge has been discussed every year in December and he feels that it needs to be changed to bring in revenue to help with infrastructure, but not to price the village out of the construction market. He added that a new water tower could cost about $3 million, and these fees would be used to cover costs of the new water tower.

The committee then discussed the purpose of needing a new water tower for the new trustees. Fire flow was one of the most discussed items. Trustee Ward said that she agrees that these connection fees need to be implemented, moving the cost over to developers and builders.

The committee then discussed the lift station. The committee then discussed possible ways to pay for a new water tower. They included an IEPA loan, connection fees, possible use of TIF funds, and the use of a possible grant. The committee then discussed each of those.

Trustee Higgins suggested adding the cost of living increase to the water/sewer connection fee amounts. He also said that he would like to do some due diligence to find out what Elburn charges. Trustee Rebone said that he would reach out to one of Elburn's trustees that he knows and get information from him. Trustee Higgins said that Maple Park is better off comparing themselves to Elburn, and not Cortland or Genoa. Trustee Rebone said that Maple Park charges less than everyone, and he would like to get these fees back to 100%. He added that he agrees with adding on the cost of living increase, and that he is a firm believe that if the village is going to ask the residents to pay more, the builders and developers should pay more.

The committee agreed that Trustee Rebone will get information from St. Charles, Trustee Higgins will get information from Elburn, Village Clerk Liz Peerboom will get info from South Elgin, DeKalb and Cortland, and Trustee Ward would get information from Waterman and Trustee Fahnestock would get information from Sugar Grove. The information found would be discussed at the June Finance meeting.

The committee then discussed the impact fee moratorium. The committee agreed that this will be a much bigger conversation we get more information.

Trustee Higgins advised that he is not getting very far with GIS training.

Trustee Higgins also advised that the solar ordinance is being re-worked by the Village Attorney.

Trustee Higgins then said the small cell wireless is being worked on by the Planning Commission and he is working with them.

**6. STRATEGIC PLAN ITEMS**

a. Short Term
   i. Zoning Review
   ii. 5-Year Capital Plan
   iii. TIF Plan

b. Long Term
   i. Downtown Development Plan
   ii. Financing Major Infrastructure projects
      1. Water Tower
      2. Water Treatment Plant
      3. Village Hall

Trustee Higgins briefly discussed the zoning review, the 5-Year capital plan, a TIF policy, downtown development plan, and finance of a water tower, a water treatment plant and a new village hall. Village Clerk Liz Peerboom advised that, in Cortland, the staff does not handle the TIF application for funds. The application goes through the TIF attorney's office, but in DeKalb they have an employee that just does TIF.

The committee then discussed the fact that Main Street and County Line Road. The committee then agreed that more discussion is needed about getting those roads to become Maple Park jurisdiction.

**7. ADJOURNMENT**

Trustee Ward made a motion to adjourn the meeting, seconded by Trustee Fahnestock. Motion carried by voice vote.

Meeting adjourned at 8:54 p.m.

Liz Peerboom

Liz Peerboom, CMC
Village Clerk

Committee Members
Trustee Chris Higgins, Chair
Trustee Suzanne Fahnestock
Trustee Chris Rebone
Trustee Jen Ward