



Oswego Community Unit School District 308

SERVING ALL OR PARTS OF THE COMMUNITIES OF
AURORA, JOLIET, MONTGOMERY, OSWEGO, PLAINFIELD AND YORKVILLE

Finance and Facilities Advisory Committee Minutes

Virtual Committee Meeting

January 19, 2021

6:00 p.m. – 7:30 p.m.

I. Roll call

Meeting called to order at 6:02 pm with a roll call.

Members in Attendance: Rob Allison, Kenneth Blue, Jaime Diaz, Robert Eberhardt, Tatyana Gorski, George Kalule, Bill Mueller, Kaila Mugford, Phil Murray, Erika Sieh, Jennifer Smith, Christi Tyler Chief Financial Officer, Ruth Kroner and Brent Lightfoot Board Member Co-Chairs

Members Absent: None

Guests: Dr. Donna Marino, Eugene Gatewood, Jen Johnson, Richard Cunningham, Matt Brolley, and Alderman Edward Bugg

Recording Secretary: Carrie Szambelan

II. Approval of Minutes from the Finance and Facilities meeting on November 17, 2020

A motion was made by Ruth Kroner to approve the finance and facility minutes from November 17, 2020 meeting. Erika Sieh approved. Jennifer Smith and Robert Eberhardt seconded the motion simultaneously. All members in attendance were in favor.

III. Lincoln Prairie Subdivision Discussion

Mrs. Tyler gave an overview of the Pulte Homes discussion from the January 11th Board meeting. The location of this 537 acres of property is south of Wolf's Crossing, east of Route 30, west of the EJ & E Railroad and north of 111th Street in Aurora. The concept plan in discussion has 161 detached traditional homes, 550 units of 55+ age restricted community, and future flex development parcels. The developer's request is to waive land cash fees for the age restricted community only as there will be no student impact to the school district. This amount is equal to approximately \$520,000. The committee discussed their concerns and opinions on this plan.

Questions/Comments

- This development will be constructed over a ten-year period
- The city of Aurora is predicting there would be approximately 80 elementary, 44 junior high, and 52 high school students coming from the traditional homes of this development

- The committee was concerned on protecting the district if there were children living in the Del Webb homes.
 - Mrs. Tyler researched past agreements that have been made in regards to developer fees and shared her memo with the committee, examples of developments were Reserve at Hudson Crossing, Monarch Landing and Steeplechase at Churchill
 - The homeowner's association would have a covenant that would be responsible for waived fees if a child were to reside in this developments
- The committee expressed concerns that the development stays on track and doesn't decide to change their plan of 55+ age restricted community and construct more traditional homes
 - An agreement could be possibly drawn up to make sure the district is protected in case students reside in this phase of development
 - Pulte developer stated at the board meeting if they adjusted their proposed plan of the Del Webb community, then adjustments would be made
 - Concerns of educating a homeless student residing with grandparents temporarily, the district is by law obligated to educate and transport this student, having language in an agreement is definitely a great idea to protect the district
- Mr. Lightfoot stated the city of Aurora doesn't have to grant our permission to waive these fees. They have the authority to do as they wish. The district appreciates the fact that the city and developer opened this discussion with us to bring it to our attention.
- What is the plan for Phase I? Has any research on the demand for age-restricted homes been conducted? These questions will be emailed to the committee after answers are received from the developer
- Mrs. Kroner mentioned she thinks this project would be beneficial for the district in the long term and bring potential growth in regards to commercial property
- Next month's meeting in February will be inviting all municipalities to discuss developer fees with the committee, this meeting was rescheduled due to Covid-19

IV. Capital Projects Report

Mrs. Christi Tyler and Mr. Rob Allison presented a PowerPoint to give the committee an update on the capital projects with student impact noted. It also includes photos (See presentation attached)

Comments/Concerns

- The district will explore the shared services intergovernmental agreement with the Village of Oswego in order to reduce costs for some projects in the plan (asphalt and concrete work)
- The OHS tennis courts-there are some serious structural issues with drainage
 - A potential grant was started pre-covid, Christi will follow up on the status
- Playgrounds concerns-potential for community fundraiser, homeschool association could initiate to help offset costs
 - Make accessible for handicap students
- Roofing-replacing shingles, possibly research companies that have solar glass shingles that may help reduce electric bills
- Mr. Lightfoot closed by making sure the committee is aware that the Board was presented with a TAW in the amount of \$25 million at the January 11th meeting. The Board will be taking action at the next board meeting.

V. Public Comment (3 minutes each)

Alderman Edward Bugg-Shared the city of Aurora worked closely with Pulte Homes on two subdivisions, Dearbrook and Laurelton Place. Both developments have been very successful. Even though the city of Aurora does make the final decision, we encourage the developers to reach out to the municipalities as a courtesy to receive the district's input/concerns. The city will be responsible for widening of the roads in Aurora. An improvement that the city just did was to realign Eola Road to get rid of the terrible intersection which helped the school district and the developer. He predicts there will be no hesitation in the development for commercial property due to the surrounding cities capitalizing this area along Route 30 corridor. He appreciates the district's input for this process and looks forward to the continued partnership.

VI. Adjournment

A motion was made by Ruth Kroner to adjourn, seconded by Brent Lightfoot. All present were in favor to adjourn.

Meeting was adjourned at 7:33 p.m.