



**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES
OF FOX METRO WATER RECLAMATION DISTRICT
HELD WEDNESDAY, APRIL 23, 2025**

The Board of Trustees met in a regular monthly meeting at 9:30 A.M. in the offices of the District at the Water Pollution Control Plant on Wednesday April 23, 2025. Present were Trustee Judith S. Sotir, Trustee Michael Funkey, Trustee Chuck Nelson, Trustee Randall Brown and Trustee Scott Gryder. Also present were District Manager Karen Clementi, Attorney David Silverman, Regulatory Manager Tim Rubis, Human Resources Supervisor Dan Rivera, Plant Manager Joel Ilseman, Senior Project Engineer James Kerrigan, IT Supervisor Dan Vargas, Controller Linnea Scherer, Mr. Chris Naats from Crown Community Development, Mr. Dan Olsem from Crown Community Development, Mr. Michael Toussaint from Gould & Raner, and Senior Administrative Assistant Norma Rodriguez.

11456 The bills were presented and read. It was moved by Trustee Funkey that the bills that have been presented and paid during the month of March 2025 be approved in the amount of \$2,755,188.78. Motion was seconded by Trustee Brown, put to vote and unanimously carried that the bills be paid.

11457 It was moved by Trustee Brown seconded by Trustee Nelson, put to vote and unanimously carried that the Financial Report for March 2025 be approved as submitted.

Controller Linnea Scherer addressed the Board with the Controller's Report. She advised the Board that Manager Clementi would be presenting the budget at today's meeting. She and all department supervisors are present today to answer any questions the Board may have regarding the budget.

Ms. Scherer gave an investment update and advised the earned income from the Meeder Portfolio is \$151,365.00 and the earned income from IMET investments is \$72,427.00 for a total earned income for March of \$223,792.00. She said the investment income for April and beyond is uncertain due to tariff impacts. Meeder is regularly managing the District's funds and communicating with staff to ensure the District is receiving the best and safest returns.

Trustee Funkey asked for clarification regarding a topic in the minutes and also noted an error. Trustee Gryder suggested reducing the Board Meeting minutes and if someone needs more detail, they can refer to the recording. Trustee Nelson said that he finds the detailed minutes helpful for reference purposes. Manager Clementi said the expanded minutes are very useful for staff. They do refer to past minutes to answer questions that arise regarding past events or projects.

After discussion, it was moved by Trustee Brown, seconded by Trustee Gryder, put to vote, and the Motion was unanimously carried that the minutes of the March 26, 2025 Regular Board Meeting minutes be approved after corrections noted by Trustee Funkey are made. Each of the Trustees having received and read copies of said minutes before the meeting.

In Public Comments, Trustee Sotir addressed the public and asked for any public comments. Hearing none, she continued and on behalf of the Board congratulated all of the employees who celebrated birthdays in the month of April.

IT Supervisor Dan Vargas introduced PC Specialist/Programmer Rob Weaver who is the Fox Pride recipient this month. Rob has been at the District for approximately four years and has assumed a lot of the tasks of a former employee, allowing the IT Department to be reduced from 4 to 3 employees. Additionally, Rob has taken the lead for the District's new security cameras, building security, and fob access. Rob handled those projects solo and allowed to bring that work in-house rather than an outside vendor.

The non-union representative this month is Miguel Vazquez, Maintenance Foreman. Miguel is also celebrating his 20th anniversary with the District. The Board thanked Miguel for all of his contributions to the District.

With no other Public Comments, it was moved by Trustee Funkey, seconded by Trustee Brown, put to vote and the Motion was unanimously carried that the Regular Board Meeting be temporarily adjourned for the Committee of Local Improvements.

The Regular Board Meeting temporarily adjourned at 9:50 A.M.

In the Committee of Local Improvements, Manager Clementi gave the board the Fiscal Year 2025-2026 Budget Summary. She advised the Board that for the 2025-2026 fiscal year, management is projecting an operating deficit of \$5,723,670.00. Prior fiscal year reserves will be used first to offset project costs. Total revenues are expected to increase by \$6,688,869 over the 2024-2025 budget. Increases in user fees and interest income primarily drive the increase.

Manager Clementi stated that the operating expenses are budgeted to total \$28,735,446.00, an increase of \$1,975,257.00 from 2024-2025. Budgeted capital expenses increased by \$9,077,732 and are the primary driver of the proposed deficit. The District has generated surplus revenue at the end of each of the last several years. These surplus revenues serve to increase the District's financial reserve to be used for future projects. While it is important for the District to hold some investments to serve for future projects and emergencies, it is expected that these balances fluctuate from year to year.



With regard to revenues Manager Clementi stated that the projected user fee increase was calculated using actual expenses from March 2024 through February 2025 with a 5% calculator. As part of Ordinance #905, the Board of Trustees adopted an annual 5% increase at the beginning of each fiscal year through May 31, 2026.

Additional revenue increases were projected for infrastructure participation fees, connection fees, and interest income. Since Oswego and Sugar Grove are experiencing increased growth, there is an associated increase in connection fees. There was a decrease in projected annexation fees since many large developments had their fees paid in 2024-2025. Anticipated increases in interest income are expected to continue as the District is holding cash for future capital projects in its investment accounts.

Manager Clementi said operation expenses vary annually based on the District's needs. Management forecasts an operating budget increase of approximately 7% which is primarily driven by staffing changes, maintenance items, gas/oil/chemical increases, and other consumable costs increases. Staff has also budgeted for the potential tariff affect. Payroll stayed the same at 89 full time employees, one part-time employee and the five Trustees. It should be noted that administration costs are down by \$318,000.00. The most significant increase appears to be due to increased televising, cleaning, and sewer lining, but the proposed expense was moved from capital expenses into operating expenses.

Trustee Funkey said he met with staff from Progressive Energy to discuss the electrical needs of the District and was advised that in the past ten years the District has reduced its electrical needs by 25% through energy efficient equipment. The cost savings are not visible because the cost of energy has increased but emphasized that the cost would be higher if the needs had not decreased. Manager Clementi said staff is predicting another 10% increase in electricity costs from ComEd next year. She said this is why the District is ahead with the solar field because looking at the forecast, the energy prices are going to significantly increase in the next few years. Discussion ensued.

Project expenses will typically vary each year due to the size and nature of new projects and the completion status of current projects. For fiscal year 2025-2026, approximately \$20,910,000.00 of the budget is anticipated for projects currently under contract, with an additional \$6,050,000.00 being budgeted for new projects.

It was moved by Trustee Brown, seconded by Trustee Nelson, put to vote and the Motion was unanimously carried that the Committee of Local Improvements be temporarily adjourned for the Public Hearings.



Attorney David Silverman called for the Public Hearing at 10:00 A.M. regarding the Lennar/Cal-Atlantic Group Annexation Agreement and annexation of the 141.2-acre residential development known as Brighton Ridge near Galena Blvd. and Illinois Route 56 in Sugar Grove, IL. Notice of said Public Hearing was duly published in the Beacon News. The Board of Trustees approved Ordinance No. 937 and Ordinance 942 in tentative form at the March 26, 2025 Board Meeting. It needs to be noted that Cal/Atlantic does not currently own the property but they are the contract purchaser, the Annexation Agreement and Annexation will be conditioned upon Cal/Atlantic actually closing on the property. Cal/Atlantic has a specific timeline to complete the closing. Once the closing is complete, Cal/Atlantic will give the District notice and the Ordinances will become effective. The property owner has agreed to give the District the land the Sugar Grove Lift Station is located in as part of the Annexation Agreement.

Trustee Sotir asked for comments from the public regarding the Annexation Agreement. There being no questions from the Board and no comments from the public, Attorney Silverman continued with the next Public Hearing.

Attorney David Silverman called for the Public Hearing regarding the Sugar Grove LLC Annexation Agreement and Annexation of 761.12-acre mixed-use development located near the southeast and northeast corners of the Illinois Route 47 and I-88 interchange in Sugar Grove, IL. Notice of said Public Hearing was duly published in the Beacon News. The Board of Trustees approved Ordinance No. 938 and Ordinance No. 939 in tentative form at the March 26, 2025 Board Meeting.

Sugar Grove LLC will be paying all of the Annexation fees and are due when the Annexation Agreement is approved. The infrastructure fees will be paid according to the schedule set forth in the Annexation Agreement. The trunk line will be built in three stages. Sugar Grove LLC will build the first phase to expedite the project and the District will reimburse them a maximum amount of \$391,000.00. Afterwards it will be up to the District to build the next two phases of the trunk line as the development moves forward. The District will be receiving the land where the lift station is currently located from the property owner.

Trustee Sotir asked for comments from the public regarding the Annexation Agreement. Addressing all questions from the Board and there being no comments from the public, Attorney Silverman continued with the next Public Hearing.

Attorney David Silverman called for the Public Hearing regarding the Pulte Homes Annexation of the 15.7-acre residential development known as Eola Preserve near Old Eola Rd., Waterstone Dr., in Aurora, IL. Notice of said Public Hearing was duly published in the Beacon News. The Board of Trustees approved Ordinance No. 941 in tentative form at the March 26, 2025 Board Meeting.



Trustee Sotir asked for comments from the public regarding the Annexation. There being no questions from the Board and no comments from the public, Attorney Silverman presented Ordinance No. 941 to the Board for their approval.

Attorney Silverman stated that in the future he will prepare a memo for the Board summarizing all the terms of the Annexations.

11461

It was moved by Trustee Brown, seconded by Trustee Gryder, put to vote and unanimously carried to conclude and close the Public Hearing and continue the meeting with Action Items.

11462

Attorney Silverman presented Ordinance No. 937 to the Board for approval of the Lennar/Cal-Atlantic Group, LLC Annexation Agreement. It was moved by Trustee Brown, seconded by Trustee Funkey, put to vote and unanimously carried that Ordinance No. 937 approving the Lennar/Cal-Atlantic Group, LLC Annexation be approved as written

ADOPTED by the Board of Trustees of Fox Metro Water Reclamation District this 23rd day of April, 2025 by a voice vote of 5 to 0.

11463

Attorney Silverman presented Ordinance No. 942 for the Annexation of 141.2-acre residential development known as Brighton Ridge near Galena Blvd and Illinois Route 56 in Sugar Grove, IL. It was moved by Trustee Brown, seconded by Trustee Gryder, put to vote and unanimously carried that Ordinance No. 942 approving the Annexation of 141.2-acre residential development known as Brighton Ridge near Galena Blvd and Illinois Route 56 in Sugar Grove, IL be approved as written.

ADOPTED by the Board of Trustees of Fox Metro Water Reclamation District this 23rd day of April, 2025 by a voice vote of 5 to 0.

11464

Attorney Silverman presented Ordinance No. 938 to the Board for approval of the Sugar Grove LLC Annexation Agreement. It was moved by Trustee Brown, seconded by Trustee Funkey, put to vote and unanimously carried that Ordinance No. 938 for the Sugar Grove LLC Annexation Agreement be approved as written.

ADOPTED by the Board of Trustees of Fox Metro Water Reclamation District this 23rd day of April, 2025 by a voice vote of 5 to 0.

11465

Attorney Silverman presented Ordinance No. 939 for the Annexation of the 761.12-acre mixed used development for Sugar Grove LLC near the Southeast and Northeast corners of the Illinois Route 47 and I-88 interchange in Sugar Grove, IL. It was moved by Trustee Brown, seconded by Trustee Gryder, put to vote and unanimously carried that Ordinance No. 939 for the Annexation of the 761.12-acre mixed used development for Sugar Grove LLC near the Southeast

and Northeast corners of the Illinois Route 47 and I-88 interchange in Sugar Grove, IL be approved as written.

ADOPTED by the Board of Trustees of Fox Metro Water Reclamation District this 23rd day of April, 2025 by a voice vote of 5 to 0.

11466

Attorney Silverman presented Ordinance No. 941 for the Pulte Homes Annexation of the 15.7-acre residential development known as Eola Preserve near Old Eola Rd., and Waterstone Dr., in Aurora, IL. It was moved by Trustee Brown, seconded by Trustee Nelson, put to vote and unanimously carried that Ordinance No. 941 for the Pulte Homes Annexation of the 15.7-acre residential development known as Eola Preserve near Old Eola Rd., and Waterstone Dr., in Aurora, IL be approved as written.

ADOPTED by the Board of Trustees of Fox Metro Water Reclamation District this 23rd day of April, 2025 by a voice vote of 5 to 0.

11467

Attorney Silverman requested authorization to hold a Public Hearing on May 21, 2025 at 10:00 A.M., at the Board of Trustees Meeting for the Fiscal Year 2026 Budget and Appropriations Ordinance. It was moved by Trustee Brown, seconded by Trustee Gryder, put to vote and unanimously carried to authorize a Public Hearing on May 21, 2025 at 10:00 A.M., at the Board of Trustees Meeting for the Fiscal Year 2026 Budget and Appropriations Ordinance.

Manager Clementi continued with the Committee of Local Improvements and advised that Capital expenses account for approximately 47% of next year's expenses. Although the District forecasts a budget deficit next year, this is primarily driven by solar, battery, and RNG projects that will have short returns on investment and generate future revenue. Capital expenses will be paid from the District's investment portfolio containing \$75,189,455.00 as of March 31, 2025.

District staff has been thorough about their proposed operating expenses. A notable example is the reduction of engineering expenses with an increased project completion rate. The District is getting tremendous value for its engineering consultant fees.

Manager Clementi said what staff tries to do at Fox Metro is a Reliability Centered Maintenance Plan. This is not just preventative maintenance, but also reactive maintenance as a way to be efficient with District funds. Information she obtained from the Department of Energy Operations and Maintenance Energy Best Practices Guide shows that an organization's good plan is 10% reactive and 25% to 35% preventative and the bulk of the time should be spent on a predictive approach. The advantage of a predictive approach is that it is more efficient. Discussion ensued regarding future District projects, location and priority classification of the projects. Manager Clementi and Senior Project Engineer

James Kerrigan addressed the Trustee's questions regarding the Budget, current and future projects and answered them in detail.

Manager Clementi asked the Board to review the budget summary that was included in their packet and contact staff with any questions before she presents it for approval at next month's Board Meeting.

With no other matters to come before the Committee of Local Improvements, it was moved by Trustee Brown, seconded by Trustee Funkey, put to vote and the Motion was unanimously carried that the Committee of Local Improvements adjourn and the Regular Board Meeting reconvene.

The regular Board Meeting reconvened at 10:39 A.M.

Senior Project Engineer James Kerrigan addressed the Board with the Construction Report. Mr. Kerrigan requested Final Payment No. 16 to Vissering Construction, Inc., in the amount of \$182,524.62 for the 111th St. Pump Station project. The project is 100% and the pay request was reviewed by Trotter and Associates. The project is complete. Record drawings and closeout documents are currently being prepared.

Mr. Kerrigan requested approval of Partial Payment No. 9 to Williams Brothers Construction, Inc., in the amount of \$186,963.20 for the North Waste Water Treatment Plant Bar Screen Replacement Project. The project is 22% complete and the pay request was reviewed by Trotter and Associates. Construction of the channel for the new fourth bar screen is continuing. The contractor is continuing with installation of new grit piping, underground electrical infrastructure, and interior electrical work.

Mr. Kerrigan reported that the Solar Field #2 Project is 90% complete and there is no pay request this month. The south array is complete and ready for ComEd inspection for approval and connection to the grid. This should occur in the upcoming weeks. The North panel installation is complete and the last connections to the Fox Metro electrical infrastructure are currently being coordinated. Once equipment is on site and the work is completed, this array will also be ready for ComEd inspection. Site clean-up and punch list items are also currently underway.

Mr. Kerrigan reported that the Building K Plug Valve Replacement Project is 21% complete and there is no pay request this month. The contractor is waiting for delivery of the remaining valves and equipment before any major work can commence.

Mr. Kerrigan reported that the Battery Install Project with General Energy is 10% complete and there is no pay request this month. The contractor has submitted preliminary design information for the project to staff for review.



11469

It was moved by Trustee Gryder, seconded by Trustee Nelson, put to vote and the Motion was unanimously carried that the Construction Project Report be approved as published and payments be made as requested.

Trustee Sotir requested an Executive Session to discuss litigation matters.

11470

It was moved by Trustee Brown, seconded by Trustee Nelson put to vote by roll call and it was unanimously carried to temporarily adjourn the regular Board Meeting for an Executive Session to discuss litigation, review the last six months of Executive Meeting Minutes and personnel matters.

The Regular Board Meeting temporarily adjourned for Executive Session at 10:44 A.M.

11471

It was moved by Trustee Brown, seconded by Trustee Nelson, put to vote and unanimously carried that the Executive Session be adjourned and resume the Regular Board Meeting.

Regular Board Meeting reconvened at 11:57 A.M.

No decisions were made in Executive Session.

11472

It was moved by Trustee Funkey, seconded by Trustee Nelson, put to vote and the motion unanimously carried that the Executive Meeting Minutes of October 23, 2024 to April 23, 2025 be approved and kept closed as recommended by the Board of Trustees and Manager Clementi.

11473

With no other business to come before the Board, it was moved by Trustee Funkey seconded by Trustee Brown, put to vote and the Motion unanimously carried that the Regular Board Meeting be adjourned.

Meeting adjourned at 11:59 A.M.

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