

# **MINUTES FOR THE JOINT MEETING OF THE ST. CHARLES CITY COUNCIL & DISTRICT 303 SCHOOL BOARD**

**MONDAY SEPTEMBER 30, 2019 – 7:00 P.M.**

**CITY COUNCIL CHAMBER, CITY OF ST. CHARLES  
2 E. MAIN STREET, ST. CHARLES, IL 60174  
CITY COUNCIL CHAMBERS**

- 1. Call to Order** at 7pm by Mayor Rogina

- 2. Roll Call**

**CITY COUNCIL** – called by City Clerk Amenta

Present – Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla, Bessner, Lewis  
Absent – None

**SCHOOL BOARD** – called by Chris Rachford Administrative Assistant - Superintendent

Present – Barker, Bryant, Manheim, McCabe, McNally, Waibel

Absent – Fairgrieve

**Rogina** welcomed all members of each elected body as well as all staff to what he believes to be the first meeting between the city council and school board. The Mayor said that five of the ten council members have graduated from St. Charles High School and the other have a strong connection, this shows the councils strong desire to work with the board as we all have a strong connection thought District 303.

**Waibel** talked about the districts desire to work with all stakeholders and to collaborate to better improve the relationship with the students, families, city, governing bodies so that all the students may better benefit.

- 3. Pledge of Allegiance** by President Waibel

- 4. District 303 & City Collaboration on Safety, Security, and Substances**

Presentation by Assistant Superintendent, Operations John Baird

St. Charles Police Deputy Chief, Operations Chuck Pierce

St. Charles Fire Department, Assistant Fire Chief, Kevin Christensen



JB FD PD Sept 30  
2019 with video link.ppt

## **Questions & Comments**

Rogina talked about a case that came to the Tobacco and Alcohol Commission, acting as commissioner, the city received a complaint regarding vaping materials on their 14 year old. The father went to the license holder, sent his child in and the shop sold to the child. The city found

this license holder guilty on a few violations, in addition to this sale. Based on these violations and the guilt found, he closed the establishment by pulling their license. The city doesn't mess around with underage sales and wants all to know this stance. The question he presents is in regards to a live shooter situation, there are five police jurisdictions within D303, what is the protocol should there be a shooter situation between the five jurisdictions, not just St. Charles.

Pierce said that the events in Columbine really laid the groundwork with an active shooter response. Before it was a "circle the wagons" mentality, call swat and we saw that in Colorado, and it just didn't work. LAPD came up with a rapid deployment; St. Charles sent Pierce and Deputy Chief Mahan (when both were officers) to the first training for rapid deployment in Illinois, in 2000. Training has been ongoing and all departments across the country are about the same. Geneva, Batavia, and St. Charles just held a joint training with police and fire at a school in Geneva. In short, the protocol is lengthy but rest assured we all know what we are doing.

Waibel thanked Pierce for the information about the tip line and said that it takes a whole community to be involved and active. We know that underage usage of illegal drugs and alcohol has been around a long time and not a new problem. The goal in collaboration is to work to decrease the usage in school, after school, at school events, and within the community. She commended both bodies for their work to continue the common goal. As the days move along, we all will learn more about prevention and how we can help the kids. Her question, in regards in compliance checks, is there a pattern or timeframe to perform these checks?

Pierce says that it's random and without getting into procedures, it's done throughout the year in a specified amount where all establishments get checked and within tips, they will act on that place also.

Payleitner (referring to the photo of the vape items taken from the schools) this worries me. Asked if each one visited the SRO and if a ticket was written for each and Pierce answered yes. She then followed up with a question as to how many violations happen and how large the issue is.

Pierce says that with juvenile situations, he cannot get into details or numbers. Payleitner followed up regarding the compliance checks and confirmed that the police can receive a tip and just go to check that place without doing all. And he said this is correct.

Lemke asked if the photo was a years' worth or what was the time frame.

Pierce said that it was one school and it was about one semester.

McCabe wanted to thank the community for the guidance and said that this community and the leaders put kids first.

Payleitner follows up, great work with the punitive but also restorative and this is great. What can the city do to help make this job easier? Are the penalties stiff enough? What can we do policy wise to help this?

Pierce Thank you, keep on the education part. Keep teaching these kids at home and in the community. Parents need to inform themselves and try to teach the kids and know what parents

need to look for because kids will sneak around. If parents can talk to their kid, they can get more information than the police talking to the kids. Police will protect as best they are able and will act on the tips lawfully.

Lewis thanked for the information and said she likes measurements, looking at the photo again, are these single time offenders or are they multiple offenders?

Pierce said typically its one and done, far more than not maybe 99% one and done. Bessner comments regarding having kids in the age range, are other over the counter medications, drugs, that are allowed in the school? And how is that handled?

Pierce says that all medications should be administered through the nurse's office. If there is a prescription, or wants to take aspirin it has to be given though the nurse.

Bessner says that is good to know and asked if in the mornings, are there a minimal amounts of entry points in each school.

Baird talks about how mornings are controlled and that only a couple of points are open for entry. Students come in a limited amount of entry and once school starts, the doors lock and all entry is through the buzz in vestibules.

Bessner asked if the polices for the inside of the buildings are being reviewed for expansion to outdoor activities like football games.

Baird said that with the larger games, inner conference games for example, they will use police for security and help, not all games but the larger games. The district is always monitoring and looking to make sure that there is appropriate supervision at those and all events.

McNally wanted to point out that the school board has heard this presentation before and has had their questions answered earlier.

## 5. Development Opportunities

All Presentations by  
Russ Colby, Community Development Division Manager  
Chris Minnick, Finance Director  
Seth Chapman, Asst. Superintendent - Business Services & CSBO



- a. Land Cash Contributions (Colby & Chapman)

Rogina comments that he has visited the schools and wanted to say to the school board that he thinks they have done an incredible job on security. He is happy the Land/Cash has helped with that finance but he feels that this is a model for municipal buildings and their security.

Waibel says that more than half of the upgrades have come from the Land/Cash so it has been a great use of the funding.

Lemke says that the recent appraisal numbers of \$292,500 came from limited sales data but that it reaffixes the prior number. Geneva is at a higher level, what might cause a trigger to change that?

Colby says that yes, it was a very limited data set and what was within that were limited though that prior year. They are always looking for basis and information for the city to affirm the values that the city has set but that because of the limited data, having a new appraisal set will help to make sure that we are on par and within the likes of an actual value.

Lemke confirms that what is needed is a larger data set.

Bryant asks if these numbers are used by both the school and park districts and that the park district has a different fund that the money goes to, or is it split between the two.

Colby answers that they have different funds and different factors to calculate based on acre requirements

Turner says that this is based strictly on the land value, we are not saying that if a guy has an acre of land and wants to build ten or fifteen condos worth \$500,000, it is still \$240,500

Colby yes because we would still be inputting the population numbers into the formula and coming up with acreage and using what is within the ordinance.

Barker says that the formula used was back from the 90s, she asks if there are any plans to redo the demographic study and of not, why not and what is the benefit to redoing it?

Colby says that the demographic data is still extensively used by other communities in the Chicago area and it was more regional data and not specific to St. Charles. This has withstood court challenges and has been found to be a fair and equitable method for us to calculate the population. If there is a more recent data source, they would be open to it but when the ordinance was done there wasn't another source that they felt comfortable with.

Chapman says he agrees with this and looking at the calculation, it might be easy to pick at a few inaccurate things such as multiunit, a school district can easily argue that more kids are generated than what the model shows but they really lack another model to use. At the time, this was really the only best model to use and that had real life to it.

b. Tax Incremental Financing (TIF) Incentive (Minnick)

McCabe says that throughout her career, she has heard about TIFs and the conversations when TIFs are being developed can sometimes not be as cooperative, with that how do we work together-23 years is a long time, longer than kids are in school and wonder what is our history, being new on the board, I don't have that kind of experience. What is the history on how we work together as you develop?

Minnick says that communication is the key. Developing a keen understanding of what the goals are and why the city is considering the TIF is key, as well as hearing what the impacts are of that TIF will likely be for the school district. I know that in the time I've been here, I have only been here for the development of two of the TIF districts, the Lexington Club District and the Central Downtown TIF. During those processes, there was a lot of communication between city staff and district staff and park district staff and that communication continued on to the elected official also, my perception is that the city and school district have a good history of cooperating and communicating when these questions are before us and understand what the impact of the TIF could be. I will pledge that we will keep the doors open and lines open to communication.

Waibel says she appreciates that answer and that she said that the district itself prefers, and Dr. Pearson and I spoke about this, we prefer to work with the city to create alternate tax incentives like tax abatements we will speak about shortly. I just want to state that is our preferred before we collaborate with TIFs but, of course that may come up as well, they can be detrimental for the school district. I appreciate to know that you're open to hearing what that might look like and Dr. Chapman partners with you on that.

Bryant asks if there is anything under consideration currently.

Minnick says that there are always items that could be raised as far as TIF consideration; there are a couple that we have been communicating on back and forth.

McCabe thanks Minnick for doing a great job explaining.

c. Property Tax Appeals (Chapman)

Waibel thank you to Dr. Chapmen, Mr. Minnick, and Mr. Colby for their presentations. This is a conversation that has taken place at length on our board.

**6. Additional Comments From the Elected Officials or Citizens**

Rogina thanks both staffs for the hard work and efforts to put the presentations together and to present. They did the yeoman's work. I look forward to all this moving forward into the coming years.

**7. Executive Session**

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)

- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)
8. **Adjournment** motion by Ald. Lemke and seconded by Mr. McNally at 8:52  
VOICE VOTE: AYE – UNANIMOUS NAY-NONE  
ABSENT - FAIRGRIEVE MOTION CARRIED

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Charles Amenta, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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Charles Amenta, City Clerk