



Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

November 12, 2024

07:00 PM

1. Call to Order

Pledge of Allegiance to the Flag

2. Roll Call

Council Attendance (Present): Mayor Barnett, Commissioner Hosé (arrived at 7:38 p.m.), Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Tully, Commissioner Davenport

Council Attendance (Not Present): Commissioner Glover

Non-Voting: Village Manager Dave Fieldman, Village Attorney Enza Petrarca, and Village Clerk Rosa Berardi

3. Minutes of Council Meetings

MIN 2024-10489 — A. Minutes: Village Council Meeting Minutes – October 22, 2024

MOTION: To adopt The Meeting Minutes of the October 22, 2024, Village Council Meeting, as presented.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

AYES: Commissioners Sadowski-Fugitt, Gilmartin, Davenport, Tully, Mayor Barnett

NAYES: None

4. Public Comments

Ryan Gustas, Lily Eddington and Lily Bauerman, members of Junior Board of Directors for the Grove Express not for profit organization, spoke about the organization, the race details and volunteer opportunities.

Robin Tryloff, a resident, spoke of the Council's work on the future land use map and spoke of concerns about the lots in the Prince Pond area. She addressed the New Business Item regarding the Library and expressed her opposition to placing this on a future ballot as an advisory referendum.

Ed Pawlik, a resident, also expressed his opposition to the New Business Item and asked that the Library's finances be disclosed to the public during discussions.

Jessicah Quillia, a resident, thanked the Council for the four-way stop added to the intersection of 41st Street and Main Street. She requested the Council's consideration to add additional 4-way stops at additional intersections in the area.

Lucas Dul expressed his opposition to the New Business Item regarding the Library.

Clorinda Greco, a business owner, spoke of concerns with a lack of parking in the downtown area.

Janet Whittingham, a resident, echoed Ms. Greco's comments and also expressed a concern with a lack of available parking in the Library parking lot.

Emily Binder, a resident, shared that she is a student at UIC Law School. She expressed concerns about a lack of parking in the downtown and unsafe driving patterns of those driving in the downtown area.

Eric Blaylock, a resident, spoke in opposition to the New Business Item regarding the Library.

Laura Temple, a resident, spoke in opposition to the New Business Item regarding the Library.

Jessica O'Malley spoke in opposition to the New Business Item regarding the Library.

David Rose, a resident, read aloud the remainder of his public comment from the October 22nd meeting. He also spoke about concerns with the timing of the Council addressing issues with ecological sustainability.

5. Public Hearing

A. Public Hearing: FY 2025 Budget

Mayor Barnett called the Public Hearing to order at 7:33 p.m. and explained the Public Hearing process.

Village Manager Dave Fieldman said that after his presentation, both the Downtown Management Corporation (DMC) and the Economic Development Corporation (EDC) would be presenting on behalf of their organizations. Manager Fieldman then began his PowerPoint presentation and provided an overview of the FY 2025 Budget. He reviewed the budget schedule and explained that at the end of the budget Village Council meeting processes, the Council would approve both the Budget Ordinance and a series of Tax Levy Ordinances. Manager Fieldman spoke of the FY 2024 Budget closeout, stating that it ended at \$3.35 million better than budgeted. He reviewed the proposed planned actions with the excess revenue, including transfers of \$1 million to the Major Buildings Fund, \$1 million to the Health Fund, and \$1.2 million to the Capital Projects Fund. He explained that after the \$3.2 million transfer of funds, the fund balance would remain at the recommended level.

Next, Manager Fieldman reviewed the following Key Points of the FY 25 Budget:

- The General Fund's sustainable performance over the last several years.
- Estimated revenues for FY 2025 expected to be \$64.9 million.
- Estimated expenses for FY 2025 proposed at approximately \$64.6 million.
- Funding for the Guiding DG initiative at an estimated \$280,000 in previously approved contracts to complete those projects.
- The addition of 2 additional staffing positions in FY 2025.
- Funding for the \$625k EDC at \$625,000 and the DMC at \$425,000.

Manager Fieldman then reviewed the total property tax levy and explained that it accounts for about 5% of the total budget and accounts for about \$17.5 million - an increase of 3.6% from FY 2024. He reviewed the total levy over the past few years and how the increase affects the average homeowner financially in Downers Grove by approximately \$28 a year. He shared a slide with a graphic that included a breakdown of the government entities that homeowners tax dollars are paid to. Manager Fieldman then focused on the details of Village's Public Safety Pension Stabilization assignment and shared that this was discussed extensively during Long Range Planning. He shared that the Civic Center Project is expected to close out this year and the redevelopment of Lot 2 will continue into 2025. He reviewed the Village's investment of \$25.1 million in infrastructure systems, also sharing a slide with a breakdown of the allocation of those funds. Manager Fieldman spoke of additional estimated expenses including \$1 million related to Village Facilities Maintenance and \$1.25 million for Streetscape improvements - as a part of the Guiding DG planning. Lastly, he spoke of the implementation of the 2024 Water Rate Study, the Capital Plan, and the Ogden Avenue TIF District Redevelopment Projects.

Erin Venezia, Executive Director of the Downtown Downers Grove Management Corporation (SSA #11), presented via PowerPoint. She reviewed the new businesses that were welcomed to Downtown Downers Grove in 2024 and also spoke of incoming businesses, and a new mixed use development coming to Main Street. She spoke of the sale of gift cards and the methods of advertising used for the Downtown. Next, she focused on events that took place in the downtown that included Friday Night Lights, Loyal to Local, the Sidewalk Sale, the Fine Arts Festival, the Fall Coupon Book, Ladies Day Out, and Halloween events. Ms. Venezia shared some of the upcoming events that are scheduled to take place during the holiday season and through the beginning of February.

Brian Gay, President of the Economic Development Corporation, presented and explained that it was a successful year for economic development in Downers Grove. He said that to date there had been 13 projects in Downers Grove. He spoke of the businesses that came to or expanded in the Ogden Avenue Corridor and of the Spark Program, explaining that the program is a business retention and expansion program and is also the bread and butter of the EDC. He provided additional details about the program and shared that through the program, the organization had over 400 touch points with existing businesses in Downers Grove. Additionally, another Spark initiative was to continue to email the EDC Newsletter to businesses. Nearly 600 emails were sent out each month to businesses and included good news stories about Downers Grove and information about grant and incentive based programs. He provided details about the organization's Dig Deep Podcast, the EDC's annual luncheon, and their social media engagement activities. Mr. Gay shared that the EDC's funding request for 2025 is \$625,000, which includes a 5% increase. Mr. Gay shared that the EDC is looking to hire another individual to help with focusing on maintaining the Spark Program and business retention efforts, while also speaking to the businesses about the Partnership for Prosperity Program - as there have been fairly level investments over the past few years in Downers Grove. Lastly, Mr. Gay shared that the organization is expected to have a 501 C3 designation in 2025. He stressed that his focus moving forward is on growing the organization.

Manager Fieldman opened the conversation to the Council. He explained that there would be many opportunities for the Council to ask questions over the next few meetings.

Council Questions/Comments

Commissioner Tully congratulated the Village on the balanced Budget and the community investment programs mentioned in the budget. He said this Budget incorporates new capital projects, as was the maintenance of those created over the years. With regard to the EDC, he shared that while he appreciated the information about the EDC position being vacant since 2016, he wanted Mr. Gay to expand on his explanation as to why the EDC needs to fill the new position and what success for that position looks like. Lastly, Commissioner Tully asked what sort of metrics Mr. Gay has in mind to track the return on investment.

Mr. Gay said though historically there is a KPI for anything the EDC does, it is much easier to track success with properties. He reiterated that over the last 18 months of the Spark Program, there have been over 400 touch points from the organization to businesses. He spoke about the Back to Business Grant Program, which brought in close to a million dollars of grant funding back to Downers Grove local businesses. He explained that this is a marathon and not a sprint and multiple conversations have to happen with the businesses, in order for them to grow in Downers Grove and in Illinois. He said there will be a set number of events, focused on growth, that need to happen each year. Mr. Gay explained that creating the KPI for this is a bit difficult, but he stressed that the person in the new position could maintain the organization's focus on events and a KPI can be built with that.

Commissioner Tully said in the future, he would appreciate hearing instances about how the touches made by the person in the new position at the EDC may prevent businesses from moving out of Downers Grove.

Mr. Gay spoke about successful economic development experiences he has personally had in the past.

Commissioner Tully spoke about the areas in the Village Budget where money was allocated for the downtown streetscape improvements, and asked what would be done with any excess funds.

Manager Fieldman explained that those funds can be redirected to other capital projects, or rolled over and re-budgeted next year. He said there is a lot of flexibility.

Commissioner Sadowski-Fugitt said she has asked staff some specific questions and those responses are forthcoming from staff. She spoke about the Budget not showing any growth in terms of Sales Tax, State Tax, State Shared Tax, Local Use Tax and Home Rule Sales Tax. She further stated that they went down a bit and she is worried that it will become a trend, which can cause the Village to over budget if it continues to decrease. She spoke about the Major Buildings Fund possibly being in the negative within a few years, and that the Council will be having discussions over the course of the next couple of years about funding the maintenance of its buildings. Commissioner Sadowski-Fugitt also asked when/where Neighborhood Traffic Study #11 was expected to take place.

Manager Fieldman said the Traffic Study had not been scheduled to date, but he explained that the process at the staff level is to monitor inquiries, vehicle and pedestrian behavior, and crash data to determine the next study area. He said the Council will be discussing the Bike and Pedestrian Plan in December, and it may drive some of the decision making for this.

Commissioner Sadowski-Fugitt shared her appreciation for the continuation of striping at stop signs to help people navigate while driving. She also spoke of how impressed she is that Japanese Knotweed, an invasive species, is addressed in the budget. The Commissioner also shared that the Library is adding a Social Worker position to their staff, and that was a very cautious effort.

Manager Fieldman explained that Village staff collects Council questions that are asked both privately and in public. He explained that staff is working on answers to the questions they collected thus far and the should be published either Friday or Monday.

Commissioner Gilmartin asked Brian Gay how the new hire may alleviate work for him.

Mr. Gay shared that the EDC previously had a contracted employee work on the Partnership to Prosperity Program, and that person progressed into retirement, which has forced Mr. Gay to take on those responsibilities. He said hiring additional staff will give him the opportunity to respond to RFPs more quickly, and he explained the person in this position will assist him with all his duties.

Commissioner Gilmartin said he appreciated Commissioner Tully's attention to KPIs and metrics. He said he can see how hiring an additional person will allow Mr. Gay to look into new innovative methods to increase business development and retention. He said he supports the plans to fund the EDC.

Commissioner Davenport said he appreciated the comments of his peers and shared his appreciation to staff for their work on the Budget. He asked, on the subject of the EDC and the addition of the new position, if one of the metrics can be tracking membership in the Partnership for Prosperity Program. He said there will be more appreciation by the businesses that will help to pay for this new position.

Commissioner José said he wanted to piggyback off Commissioner Davenport's comments and opined that Mr. Gay has done a nice job with the Partnership to Prosperity Program thus far, and he looks forward to Mr. Gay finding ways to measure success and report back. He then spoke to the Village budget, and said that it is a testament to the Village Staff and Councils over the years. He said planning for the future and maintaining everything it can, are keys to the way in which the Village is stretching the tax dollars of its residents.

Mayor Barnett explained that the Budget alludes to expenses growing faster than revenue, and looking ahead, pension stabilization is a concern of his. He said that the Council and Village staff have always worked hard to be sure and get ahead of issues. The Mayor explained that many of the companies he works with have flat projections and that makes him proud of this Budget. He said the Budget shows the belief in what the Council's priorities are and he is looking forward to 2025.

Mayor Barnett opened the conversation to comments from the public.

PUBLIC COMMENT

Marshall Schmidt, a resident, shared questions and concerns about Commissioner Sadowksi-Fugitt's comments. He asked about the reprogramming of money for the Civic Center, and if this meant that money was moved from elsewhere in the Budget to pay for the Civic Center. He asked about the \$1 million transferred from the Capital Fund,

and if the Civic Center is paid for by the Capital Fund or the Major Buildings Fund. He also spoke about the EDC Budget and said that a return on investment is critical. Mr. Schmidt shared that he did not hear any quantitative metrics on the return on investment in the EDC's report. He spoke specifically of the turn over rate of businesses and how that rate is affected by the work of the EDC. He spoke of the 13 projects cited by Mr. Gay, questioning how many are south of 55th Street, while expressing concerns that most of the projects are north of 55th Street. He also expressed concerns with parking in the downtown area and suggested that the Village allocate money in the budget toward additional parking.

Mayor Barnett asked Manager Fieldman to be sure that the questions asked by the public are also answered by staff and published with the Council questions.

Commissioner Tully said the answer to the first question Mr. Schmidt asked, about the reprogramming of money, is answered at the bottom of page 6 of the Budget.

Mayor Barnett encouraged the public to bring questions to the meeting or submit them to the Council.

Mayor Barnett asked for a motion to adjourn the Public Hearing.

MOTION: *To adjourn the November 12, 2024 Public Hearing of the FY 2025 Budget.*

RESULT: *Motion carried unanimously by voice vote.*

MOTIONED TO APPROVE: *Commissioner José*

SECONDED BY: *Commissioner Sadowski-Fugitt*

AYES: *Commissioners José, Sadowski-Fugitt, Davenport, Tully, Gilmartin, Mayor Barnett*

NAYES: *None*

Mayor Barnett adjourned the Public Hearing at 8:41 p.m.

6. Consent Agenda

BIL 2024-10253 — A. Bills Payable: No. 6836 – November 12, 2024

COR 2024-10585 — B. Claims Ordinance: No. 6575, Payroll - November 1, 2024

MOT 2024-10500 — C. Motion: Approve the Purchase of Bulk Rock Salt from Morton Salt, Inc. for Snow and Ice Control

Summary: The motion approves the purchase of bulk road salt from Morton Salt, Inc. of Chicago, IL for snow and ice control, via the State of Illinois contract at a cost of \$64.89 per ton and a not-to-exceed cost of \$155,736.

RES 2024-10546 — D. Resolution: Approve a Second Extension to the Agreement with Microsystems, Inc. for the Scanning of Village Files into Digital Format

Summary: This resolution authorizes a contract extension for the scanning of Village files into digital format to Microsystems, Inc. of Northbrook, Illinois, in the amount of \$90,000, bringing the total not-to-exceed price of the Agreement, as extended, to \$184,041.

RESOLUTION 2024-78

A RESOLUTION AUTHORIZING A SECOND EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND MICROSYSTEMS, INC.

RES 2024-10502 — E. Resolution: Authorize the Execution of a Four-Year Agreement with the International Unit of Operating Engineers, Local 150, Public Employees Division, Effective May 1, 2024 through April 30, 2028

Summary: A resolution has been prepared to authorize a contract extension for the scanning of Village files into digital format to Microsystems, Inc. of Northbrook, Illinois in the amount of \$90,000 – bringing the total not-to-exceed price of the Agreement, as extended, to \$184,041.

RESOLUTION 2024-79**A RESOLUTION AUTHORIZING EXECUTION OF A FOUR-YEAR AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL 150, PUBLIC EMPLOYEES DIVISION EFFECTIVE MAY 1, 2024 – APRIL 30, 2028**

MOT 2024-10543 — F. Motion: Approve a Contract with Clark Dietz, Inc. of Oakbrook Terrace, IL, for Village Fuel System Replacement Engineering Services

Summary: This motion awards a contract to Clark Dietz Inc., of Oakbrook Terrace, IL, in the amount of \$125,515.50, which includes a 10% contingency for Village fuel system replacement engineering services.

RES 2024-10544 — G. Resolution: Approve an Extension to the Contract with Boughton Materials Illinois, LLC for the Provision of a Supply of Crushed Limestone

Summary: This resolution authorizes a contract extension for the provision of a supply of crushed limestone from Boughton Materials Illinois, LLC, of Plainfield, IL in the amount of \$66,040.97.

RESOLUTION 2024-80**A RESOLUTION AUTHORIZING EXECUTION OF AN EXTENSION TO THE CONTRACT BETWEEN THE VILLAGE OF DOWNERS GROVE AND BOUGHTON MATERIALS OF ILLINOIS**

RES 2024-10545 — H. Resolution: Approve the Disposal of Personal Property Owned by the Village of Downers Grove

Summary: This resolution declares certain vehicles as surplus property and to authorize disposal of such property pursuant to Section 2.35 of the Municipal Code.

RESOLUTION 2024-81**A RESOLUTION AUTHORIZING THE DISPOSAL OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF DOWNERS GROVE**

MOT 2024-10572— I. Motion: Approve the Renewal of the Village's Re-Insurance for Property, Casualty, Cyber, Law Enforcement, Excess Workers Compensation, Excess Liability, and Attorney's Professional Liability Coverage for the Village for 2025

Summary: This motion requests approval for the renewal of the re-insurance for Property, Casualty, Cyber, Law Enforcement, excess Workers Compensation, Excess Liability, and Attorney's Professional Liability Coverage for the Village for 2025.

MOTION: To adopt The Consent Agenda of the November 12, 2024, as presented.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner José

SECONDED BY: Commissioner Sadowski-Fugitt

AYES: Commissioners José, Sadowski-Fugitt, Davenport, Tully, Gilmartin, Mayor Barnett

NAYES: None

7. First Reading

ORD 2024-10548 — A. Ordinance: Adopting the Fiscal Year 2025 Budget in Lieu of Passage of an Appropriation Ordinance

Manager Fieldman explained that this was discussed earlier in the meeting, during the Budget Hearing of the FY 2025 Budget.

MOT 2024-10470 — B. Motion: Motion to Estimate the 2024 Aggregate Tax Levy for the Village of Downers Grove

Manager Fieldman explained that information on the Tax Levy was presented earlier in the meeting, but reminded all that the total Tax Levy was \$17.5 million. He spoke about the increase of \$605,000 over the last year, and that it was driven entirely by an increase in required contributions to the Public Safety Pensions. He explained that this motion is

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a required step in the Tax Levy process and is also a part of the Truth in Taxation process set by the State of Illinois.

Mayor Barnett explained that some of the items related to the Budget are statutory requirements.

8. Manager's Report

There was no Manager's Report.

9. Attorney's Reports

Pursuant to Section 2.5 of the Downers Grove Municipal Code, Village Attorney Enza Petrarca read the following for Village Council consideration:

1. An ordinance adopting the Fiscal Year 2025 Budget in lieu of passage of an Appropriation Ordinance.

10. Mayor's Report

Mayor Barnett reminded all that the Public Comment portions of the meeting are most effective when people comment on things the Village Council can act on. He asked that the public consider that the Village Council has a limited scope of things they can act on and he also asked that the public avoid dramatic hyperboles. He spoke to public comments made about the Council removing all the parking in the downtown, and said that has not been a discussion that the Council has had.

11. Council Member Reports

A. New Business

MOT 2024-10501 — 1. Motion: Discuss the Topic of an Advisory Referendum Question Concerning the Downers Grove Public Library

Commissioner Davenport postponed the discussion on the above mentioned item to the November 19, 2024, Village Council Meeting.

12. Adjournment

Mayor Barnett called motion to adjourn the meeting.

MOTION: *To adjourn the November 12, 2024 Village Council Meeting.*

RESULT: *Motion carried unanimously by voice vote.*

MOTIONED TO APPROVE: *Commissioner José*

SECONDED BY: *Commissioner Sadowski-Fugitt*

AYES: *Commissioners José, Sadowski-Fugitt, Davenport, Tully, Gilmartin, Mayor Barnett*

NAYES: *None*

The meeting adjourned at 8:49 p.m.

Respectfully Submitted,

Rosa Berardi
Village Clerk