

Meeting Minutes

Village of Downers Grove - Council Meeting

Betty Cheever Council Chambers

June 10, 2025

07:00 PM

1. Call to Order

Pledge of Allegiance to the Flag

2. Roll Call

**Council Attendance (Present):** Mayor Barnett, Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Tully, Commissioner Davenport, Commissioner Sarver, Commissioner Roe

**Council Attendance (Not Present):** None.

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

3. Proclamations

A. U.S. Army 250th Anniversary

Mayor Barnett read the proclamation and presented it to a representative from the US Army.

4. Minutes of Council Meetings

MIN 2024-10523      A. Minutes: Village Council Meeting Minutes - June 3, 2025

**MOTION:** To **Adopt Village Council Meeting Minutes of June 3, 2025**, as presented.  
**RESULT:** Motion carried unanimously by voice vote.  
**MOTIONED TO APPROVE:** Commissioner Tully  
**SECONDED BY:** Commissioner Sadowski-Fugitt  
**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, and Mayor Barnett

5. Public Comments

Marge Mark, a resident whose home backs to McCollum Park, expressed concerns about the dangers of motorized bicycles crashing into pedestrians and other bicyclists.

Kylie Spahn, a resident, said there was a discrepancy in the number of missed Village Council meetings reported by Commissioner Tully. She also spoke of the importance of educating the community about all that the Village's Forestry Department has to offer. .

Janet Winningham, a resident, expressed concerns about the conversation regarding the Washington crossing that took place at the June 3rd Village Council meeting.

## 6. Consent Agenda

**BIL 2024-10649** A. Bills Payable: No. 6876 - June 10, 2025

**MOT 2025-10803** B. Motion: Approve a Three-Year Contract to Allscape, Inc. of Romeoville, Illinois, for Mowing and Landscape Maintenance Services

**\*RES 2025-10802** C. Resolution: Approve a Master License Agreement with Ezee Fiber Texas, LLC for Use of the Village's Rights-of-Way for the Installation, Operation and Maintenance of an Underground Fiber Optics Telecommunications System

***\*This item was removed from the Consent Agenda and moved to the Active Agenda.***

**MOT 2025-10798** D. Motion: Approve an Agreement with Municipal Collections of America for the Collection of Unpaid Parking Tickets

**RES 2025-10796** E. Resolution: Approve an Intergovernmental Agreement with the Illinois Office of the Comptroller Regarding Access to the Comptroller's Local Debt Recovery Program

### **RESOLUTION 2025-49**

**A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE ILLINOIS OFFICE OF THE COMPTROLLER AND THE VILLAGE OF DOWNERS GROVE REGARDING ACCESS TO THE COMPTROLLER'S LOCAL DEBT RECOVERY PROGRAM**

**MOTION:** To Adopt the Consent Agenda of the June 10, 2025 Village Council Meeting, as modified.

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, and Mayor Barnett

## 7. Active Agenda

**\*RES 2025-10802** C. Resolution: Approve a Master License Agreement with Ezee Fiber Texas, LLC for Use of the Village's Rights-of-Way for the Installation, Operation and Maintenance of an Underground Fiber Optics Telecommunications System

***\*This item was moved to the Active Agenda from the Consent Agenda.***

***Mayor Barnett explained that this item was tabled at the request of the petitioner.***

**MOTION:** *To table A RESOLUTION AUTHORIZING EXECUTION OF A MASTER LICENSE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND EZEE FIBER TEXAS, LLC TO A DATE UNCERTAIN.*

**RESULT:** Motion carried unanimously by roll call vote.

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, and Mayor Barnett

**RES 2025-10788** A. Resolution: Accepting the Annual Comprehensive Financial Report of the Village of Downers Grove for the Fiscal Year January 1, 2024 Through December 31, 2024

**MOTION:** To adopt **A RESOLUTION TO ACCEPT THE ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE VILLAGE OF DOWNERS GROVE FOR THE FISCAL YEAR JANUARY 1, 2024 THROUGH DECEMBER 31, 2024**, as presented.

**RESOLUTION 2025-50**

**RESULT:** Motion carried unanimously by roll call vote.

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, and Mayor Barnett

**ORD 2025-10777** B. Ordinance: Adopting Certain Provisions of the 2023 National Electric Code Standards Concerning Electrical Vehicle Power Transfer Systems and Energy Management Systems

**MOTION:** To adopt **AN ORDINANCE ADOPTING CERTAIN PROVISIONS OF THE 2023 NATIONAL ELECTRICAL CODE STANDARDS CONCERNING ELECTRICAL VEHICLE POWER TRANSFER SYSTEMS AND ENERGY MANAGEMENT SYSTEMS**, as presented. **ORDINANCE 6124**

**RESULT:** Motion carried unanimously by roll call vote.

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, and Mayor Barnett

Mayor Barnett noted that these items have been discussed previously at Village Council meetings, which is why there is not much discussion about them at this point..

**ORD 2025-10799** C. Ordinance: Amending Certain Parking Regulations

**MOTION:** To adopt ***AN ORDINANCE AMENDING CERTAIN PARKING PROVISIONS***, as presented. **ORDINANCE 6125**

**RESULT:** Motion carried unanimously by roll call vote.

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, and Mayor Barnett

## 8. First Reading

**ORD 2025-10806** A. Ordinance: Authorizing a Loan Agreement with the Illinois Environmental Protection Agency for Well House Replacement and Watermain Installation

**RES 2025-10810** B. Resolution: Authorizing the Village Manager of the Village of Downers Grove to Execute Certain Documents Associated with IEPA Loan Agreement

Village Manager Dave Fieldman presented Items A & B.

**MOT 2025-10791** C. Motion: Approve a Contract with H. Linden & Sons Sewer and Water, Inc. of Plano, Illinois, for the 2025 Water Main Improvements Contract A

Engineering Director Scott Vasko presented this item via PowerPoint.

### **Village Council Comments**

Mayor Barnett asked how long water mains are expected to last. Mr. Vasko said typically about 50 years.

Commissioner Sarver asked if the time line for this is feasible. Mr. Vasko responded yes with an anticipated completion by November.

**MOT 2025-10797** D. Motion: Approve a Contract with Manusos General Contracting, Inc. of Fox Lake, Illinois, for the 71st Street Well Rehabilitation Project

**RES 2025-10804** E. Resolution: Approve an Amendment to the Contract with Engineering Enterprises, Inc. (EEI) for the 71st Street Well Rehabilitation Project

Director of Public Works David Moody presented Items D and E via PowerPoint.

**Village Council Comments**

Commissioner Gilmartin inquired about the duration of the well being out of operation, to which Mr. Moody explained the building itself and the well itself will be out of service during the pump replacement period. He assured the Commissioner the EPA would be notified when the well is out of service. Commissioner Gilmartin also questioned the need for replacement of the building, to which Mr. Moody responded that the building was built in the 1970s and replacing it made more sense than updating it to current codes.

Commissioner Davenport thanked staff for addressing his questions prior to the meeting and noted that he had asked if the Village really needed three wells, to which the response was yes. He also requested that trees be planted on the lot, to which Mr. Moody confirmed he would look into it.

Mayor Barnett asked if it would be possible to review the building renderings. He also asked what drove the difference in cost. Mr. Moody shared that the building design will be a more modern design. He noted that post-COVID construction costs contributed to the increase in total cost. Manager Fieldman also replied, sharing that this will be considered during the Long Range Planning discussions.

**RES 2025-10811** F. Resolution: Approve a Contract with McKinstry to Complete a Phase 1 Facility Condition Assessment and Maintenance Plan

Deputy Village Manager Mike Baker presented this item. He provided the background and shared Village staff's opinion that having this will give the Village a lot of valuable information to make facility-based decisions on all of the Village's major buildings moving forward.

**Village Council Comments**

Commissioner Sadowski-Fugitt said she appreciates this. She questioned why this excluded functional testing of any system, including the HVAC system.

Sam Bluemer Garibay, with McKinstry, responded and said it is not necessary unless there is a known deficiency that can be seen, or that the maintenance department makes the team aware of. She noted that if there are no known issues, there is no reason for the Village to incur extra costs. She said there is a maintenance component scoring that will happen and if there is a known issue, it will be noted.

Mr. Baker said this will be a collaborative process that will include the Village's Facilities staff participating in the assessment process. They will be sure to note if there are any issues.

Commissioner Tully confirmed with Ms. Bluemer Garibay that Phase 1 will take three months and asked about the prioritization of activities, to which she explained that organizing and capturing data early is crucial to avoid higher costs later. She explained this will support planning and training for the Facilities Department. She emphasized that only financially and

logistically sensible actions will be recommended, and that working in the building and with Staff during Phase 1 will help prepare for Phase 2.

Commissioner Gilmartin inquired about McKinstry's reliance on Village records versus on-site observations. Ms. Bluemer Garibay explained that existing data provides context, but on-site observations, including the condition of equipment, are essential. She noted that their approach is holistic and driven by the expertise of engineers. Jimmy Butler, with McKinstry, said they use software as they compile the data. He said they also have tools they will use such as temperature guns, tape measures, iPads, etc. Ms. Bluemer Garibay noted that AI is only used when appropriate and cannot replace the expertise of their engineers.

Commissioner Davenport noted that he also inquired, prior to the meeting, about AI and BIM data, because the Civic Center was recently built. He asked about Fire Station 102 being built in 2008 and requested that any BIM data the Village should have on that building is shared with McKinstry. He emphasized the importance of this analysis for planning the future of Village facilities, including evaluating the current location of Public Works.

Commissioner Gilmartin said this will be a picture in time and asked if the deliverable could be updated in the future. Ms. Bluemer Garibay confirmed it could, explaining that it is a dynamic technology tool.

Commissioner Roe expressed a desire for faster completion to support LRP and asked if a similar assessment had been done recently. Mr. Baker noted a 2012 assessment had been done but Manager Fieldman noted that it focused on the former Police Department and Civic Center.

Mayor Barnett highlighted the value of an ongoing automated process and asked how updates would be handled if changes occur, such as equipment replacement. Ms. Bluemer Garibay responded that the Reveal system can be updated annually by McKinstry at a nominal cost.

## **9. Attorney's Report**

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

1. An ordinance authorizing a loan agreement with the Illinois Environmental Protection Agency.

## **10. Manager's Report**

**REP 2025-10812**      A. Report: Long Range Planning Discussion

Manager Fieldman presented this item while using a white board. He provided an explanation of the Long Range Planning process and explained that it is a living document that includes a 2-year work plan. He spoke of the Village staff members that are on the LRP team and shared

that the time put together an LRP Resource Guide. He provided the schedule and goals of the discussions to take place at the Village Council meetings over the next few months. He reviewed the goals of the last LRP, explaining that they have been updated to align with Guiding DG. He asked for Council input.

### **Village Council Comments**

Mayor Barnett thanked Manager Fieldman and the Staff for the LRP Resource Guide and encouraged all to review it.

Commissioner Tully expressed the importance of this process and how this ties into the budget, sharing that it has been very effective in past years.

Commissioner Gilmartin said he also thinks the Resource Guide is very helpful. He said he has no changes to the goals.

Commissioner Sadowski-Fugitt also complimented the Resource Guide, sharing it is not only helpful to the Council, but also the community. She said in terms of the goals, she appreciated the linkage to the Comprehensive and Guiding DG Plans.

Commissioner Sarver said as a new member of Council she found the Resource Guide extremely helpful. She said she is in agreement with the goals.

Mayor Barnett highlighted the Property Tax Levy and use of the public safety stabilization assignment. Sharing that he understands how it was established, but is concerned that the expected increases on the expense side are very high. He explained 60 percent of the Village's portion of property taxes are consumed by public pensions. He shared that the Village's partnership with the EDC is so important in order to promote development when thinking of things moving forward.

Manager Fieldman explained that things have changed dramatically and quickly. He explained that revenues are driven by the performance of the Village. He explained that Village staff assumes that revenues will remain flat over the next 2-3 years, but expenses will continue to increase, especially on the capital projects side. He explained that the Staff report is data driven and has a conservative approach.

He then reviewed the Key Recommendation Summary including the following: General Fund Sustainability Issue, Capital Fund Sustainability, Funding of Guiding DG, Fairview Area Plan Implementation, and Facility Maintenance. He said Village staff has the following recommendations:

- Increasing Home Rule Sales tax from 1% to 1.25%. This is expected to generate \$2.2 million a year. He noted that the HRST is not applied to the purchases of cars, pharmaceuticals, or groceries.

- Creating a TIF for the Fairview and connection areas to generate an amount to be determined. He shared that the EDC is working to get an estimated dollar amount to Village staff.
- Issuing up to \$20 million in Bonds. He also shared where those funds would be allocated.

Manager Fieldman provided details on the allocation of revenues to specific funds.

### **Village Council Comments**

Commissioner Sarver expressed concern about the reliability of revenue from the creation of a TIF district, questioning how certain Staff is that it would generate the necessary amount. Manager Fieldman shared in Staff's confidence that the Village would generate approximately \$500k.

Commissioner Davenport explained that the Village has a lot of experience with TIFs and that should give the Council confidence they need in this approach.

Commissioner Tully expressed the importance of investing the funds generated by the TIF district early on to guarantee its success. Manager Fieldman said the Village learned a lot with the Downtown TIF from past years. He explained that the Village will be very conservative.

Commissioner Davenport said there is also an option to jump the HRST 1.5% instead of 1.25%, so that the Village could forgo the suggested \$15 million in bond issuance. Manager Fieldman explained the benefits of doing this. Commissioner Davenport said it is important for the Village to keep its AAA bond rating to be in good standing with the issuance of bonds. He said the Village has a lot to get done and his hope would be that this is an investment to spur more economic growth. He said thinking of EAV and the Tax Levy matching up is a conversation he wants to have.

Mayor Barnett shared his concerns with the fund allocations of the bonds and the 3 year timeline to spend the money. He said he is in agreement with Commissioner Davenport's suggestion of increasing the HRST to 1.5%..

Commissioner Sarver asked what is excluded from HRST. Members of the Council responded and said pharmaceuticals, groceries and cars/titled property.

Manager Fieldman reviewed the Tax Levy and the funding of pensions. He explained that per IL state law, the Village must make certain contributions and shared that there have been some changes to the actuarial model that includes increases. He reviewed the increases through the year 2029. Mayor Barnett expressed support for the plan's intent but emphasized the need to carefully consider revenue sources.

Commissioner Gilmartin voiced concerns about relying too heavily on the sales tax, particularly in light of projected declines in auto sales, which make up 25% of the Village's sales tax



revenue. He suggested a cautious, incremental approach to the HRST increase and emphasized the need for further analysis and collaboration with the EDC. Commissioner Tully agreed that reviewing car sales data is important.

Commissioner Sadowski-Fugitt echoed concerns about foreign car sales declines due to tariffs and asked for an analysis on the public impact of raising the HRST. She also urged exploring additional revenue sources and raised concerns about projected ambulance fees being affected by the potential of GEMT funding being cut. Manager Fieldman acknowledged that if those risks materialize, current revenue estimates may be overly optimistic and should be re-evaluated.

Mayor Barnett spoke of the last EDC meeting he attended, where there was a discussion about the attractiveness of Downers Grove and how, compared to other communities, Downers Grove is very stable. He said the affordability of housing is related to this.

Commissioner Sarver asked about building permits as a revenue source, to which Manager Fieldman explained that are cyclical and not reliable for long-term funding.

Mayor Barnett favored increasing the HRST over incurring debt.

Commissioner Davenport supported spreading tax impacts beyond property owners, suggesting an increase to the motor fuel tax. Commissioner Tully noted the sensitivity of motor fuel prices and shared that people will drive to another town for a better price.

Commissioner Davenport also inquired about Code Enforcement fines as a revenue source, to which Manager Feldman replied that they are not a reliable source of revenue.

Manager Fieldman shared that Staff is working on expanding sources of revenue based on fire responses, also sharing this may appear in the budget discussions.

Commissioner Gilmartin emphasized that the Council should not rule out an increase in property taxes as a source of revenue. He advocated for revenue from visitors of the community by raising the HRST. Commissioner Davenport agreed on the importance of capturing EAV in the tax levy.

Commissioner Tully shared a preference for investments that generate long-term returns rather than just covering expenses.

Mayor Barnett asked for Staff to circulate the alternative revenue sources that were discussed around COVID. He spoke of the Village's Property Tax Levy process being different from other taxing bodies and encouraged everyone to look over the LRP Resource Guide so that they have a better understanding of this.

Commissioner Gilmartin raised concerns about the significant rise in healthcare costs, questioning whether the Village's self-insured status increases exposure to volatility. Manager

Fieldman explained the Village has Stop Loss Insurance, and Attorney Petrarca added that a rise in mid-level claims and pharmaceutical costs are contributing factors. She added that the Village is now working with a consultant on potential plan design changes. Commissioner Davenport reviewed a couple of things that are in the report that explain there may be some good that comes in the years to come from the drive.

Commissioner Davenport raised the idea of exploring the creation of a Business Improvement District, possibly in the area of 75th and Lemont, similar to the one implemented by Lombard around the Yorktown Mall. Manager Fieldman confirmed it is a viable option. Mayor Barnett explained that idea, much like sales tax rebates and TIFs should be considered, also explaining that they only work with the agreement of the other parties involved.

Mayor Barnett also noted concerns about the Village not being prepared for needs that may arise with Village facilities at a later time due to the increase in service demands. Manager Fieldman acknowledged that while there is flexibility in moving funds, the current \$250K is insufficient for long-term needs. Commissioner Davenport suggested establishing an annual funding source for long-term maintenance of Village-owned facilities.

Commissioner Gilmartin requested updated automobile Sales Tax data for April and May, and Manager Fieldman explained there is a three-month lag, with current data covering January through March and future updates to be added to the Resource Guide as Staff receives them.

Commissioner Roe inquired about data from other municipalities on the impact of HRST increases, opining that an increase in HRST would be less burdensome on residents than an increase in Real Estate Taxes. Manager Fieldman agreed that Sales Tax offers more consumer choice, while property tax affects everyone, including renters. He noted there have been fluctuations in HRST rates over the past 15-20 years, but shared that they have not been substantial enough to create price elasticity in retail activity.

Commissioner Davenport asked about retiring debt, to which Manager Fieldman noted that payments for Fire Station 2 will roll off soon, but the debt will shift to that related to the newly built Civic Center.

Commissioner Davenport also pointed out that the portion of Property Taxes paid to the Village on a home that is valued at approximately \$475k, is approximately \$791 yearly. He credited past Councils and Village staff for keeping it low and expressed a desire to maintain that approach.

Manager Fieldman shared that Staff had some homework to do and will return next week with additional information for the Council to consider.

Commissioner Davenport said separate from this, he wanted to know if this Council is interested in adding to this list the items that did not get completed in the last LRP- related to trees and signs. He highlighted that Village staff had already done some work on them. He said he is not

advocating for them to be placed on the current list just yet and added that he wants to see what comes of the analysis during discussions, as other items may take priority.

Commissioner Gilmartin said he wants those items added to the list.

Manager Fieldman said the difference for this year's LRP discussions will be the Guiding DG plans. He asked the Council to give staff the opportunity to get information to them to review.

### **Public Comments**

Janet Winningham returned to the podium and expressed concerns for the DG taxpayers and asked the Council where she can find the Resource Guide.

## **11. Council Member Reports**

Commissioner Davenport shared there are 216 hours left until Rotary Grove Fest.

Commissioner Sadowski-Fugitt provided an update on the Ad Hoc Committee of the Village Council and Library Board meeting of June 5th. She provided a summary of the discussion with the expert, Joe Filapek. She highlighted that whether library boards are appointed or elected, their job duties do not change. She spoke about the Aurora model and that it had been a push from legislators to move to an elected board, adding that it was an important move for them with a population of 200k. She said the next steps for the Committee include evaluating all that has been collected thus far and to meet again. They have tentative meetings scheduled on June 26 and July 31. Commissioner Tull added that at the last Village Council there was clear direction on the duties of the Ad Hoc Committee.

Commissioner Gilmartin wished Commissioner Tully a happy birthday.

Commissioner Tully thanked all for the birthday wishes and he shared that it was Village Manager Dave Fieldman's 20th work anniversary last week. He said bringing Dave Fieldman into the Village was a pivotal moment for the Village. He said that Manager Fieldman has exceeded every expectation they have had for him, adding that he has made Downers Grove a leader in DuPage County and beyond. He thanked him for the last 20 years of exceptional service to the community. Manager Fieldman thanked Commissioner Tully and said it was a privilege to be a part of this team.

## **12. Mayor's Report**

Mayor Barnett said the whole Village team works to be thoughtful and the LRP process will take the public along with them.

## **13. Adjournment**

Mayor Barnett asked for a motion to adjourn the meeting.

**MOTION:** To Adjourn the June 10, 2025 Village Council Meeting.

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

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

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Rosa Berardi  
Village Clerk