



## Meeting Minutes

Village of Downers Grove - Council Meeting

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**Council Chambers**

**June 6, 2023**

**07:00 PM**

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### 1. Call to Order

Mayor Barnett called to order the Village Council meeting at 7:00 p.m. and led those in the room in the Pledge of Allegiance to the Flag. He explained the protocol for the meeting and the guidelines to submit public comment.

### 2. Roll Call

**Council Attendance (Present):** Mayor Barnett, Commissioner José (arrived at 7:56 pm), Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Glover, Commissioner Tully, Commissioner Davenport

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

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

### 3. Proclamation

#### A. Pride Month

Mayor Barnett read the Pride Month proclamation and presented it to members of the EQDG (Equality Downers Grove).

#### B. Garden Week

Mayor Barnett read the Garden Week proclamation and presented it to members of the Downers Grove Garden Club.

### 4. Minutes of Council Meetings

**MIN 2023-9901** — A. Minutes: Village Council Meeting Minutes - May 16, 2023

**MOTION:** To adopt the meeting minutes of the May 16, 2023, 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, Glover, Mayor Barnett

**NAYES:** None

## 5. Public Comments

Resident Laura Temple thanked the Council for their commitment and service to the community. She expressed her appreciation of the Village Council's support of the LGBTQ community and of Pride Month; further stating that she hoped her fellow community members would show the same support.

## 6. Consent Agenda

**BIL 2022-9783** — A. Bills Payable: No. 6734 - June 6, 2023

**COR 2022-9784** — B. Claims Ordinance: No. 6507, Payroll - May 19, 2023

**MIN 2023-9952** — C. Minutes: Note Receipt of Boards and Commissions Meeting Minutes

**Summary:** Note receipt of Boards and Commissions Meeting Minutes: Transportation and Parking Commission, 11-09-22; Liquor Commission, 3-02-23; Community Events Commission, 4-13-23; Board of Fire and Police Commissioners, 5-08-23

**MOT 2023-9894** — D. Motion: Approve a Contract with Superior Road Striping, Inc. for Pavement Marking Maintenance

**Summary:** This motion awards a contract for pavement marking maintenance to Superior Road Striping, Inc., in the amount of \$150,000.00.

**RES 2023-9957** — E. Resolution: Approve an Agreement with the Illinois Department of Transportation at IL 53 & IL 56; State Contract Number 60P75 **RES 2023-38**

**Summary:** This resolution approves an Intergovernmental Agreement (IGA) between the Village and the State of Illinois to provide funds for the Traffic Signal Modernization Improvements at Butterfield and Lacey Road as part of the Butterfield Road Improvements.

### **RESOLUTION 2023-38**

#### **A RESOLUTION TO APPROVE AN AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION AT IL 53 & IL 56; STATE CONTRACT NUMBER 60P75**

**MOT 2023-9960** — F. Motion: Approve the Purchase of Computers and Monitors as Part of the Village's Hardware Lifecycle Management Plan

**Summary:** This motion authorizes the purchase of thirty (30) desktop computers, seventy-one (71) monitors with sound bars, and ninety-three (93) laptops, from Dell Technologies of Round Rock, Texas in an amount of \$239,840.18.

**MOT 2023-9944** — G. Motion: Approve an Agreement with Yad Construction of Oak Park, IL for the Public Works Facility Garage Floor Coating

**Summary:** A motion is requested authorizing a contract for the Public Works Facility garage floor coating with Yad Construction of Oak Park, IL in the amount of \$208,385.00, which includes a 5% contingency.

**MOT 2023-9963** — H. Motion: Approve an Agreement with Al Warren Oil Co. of Hammond, IN for the Purchase of Vehicle Fuel

**Summary:** This motion authorizes the approval of an agreement with Al Warren Oil Co. of Hammond, IN for the purchase of vehicle fuel in the amount of \$465,000.

**MOT 2023-9964** — I. Motion: Approve an Agreement with Compass Minerals Inc. of Overland Park, Kansas for the Purchase of Bulk Rock Salt

**Summary:** This motion approves an agreement with Compass Minerals Inc. of Overland Park, Kansas for the purchase of bulk rock salt at a cost of \$78.31 per ton up to an amount of \$313,240.00.

**RES 2023-9965** — J. Resolution: Authorizing the Execution of Amendment One to a Housing and Community Development Joint Recipient Cooperation Agreement between the County of DuPage and the Village of Downers Grove (For Federal Fiscal Years Ending in 2024, 2025, 2026 & Conditional Automatic Renewal Thereafter) **RES 2023-39**

**Summary:** This resolution approves an amendment to the Housing and Community Development Joint Recipient Agreement between the Village of Downers Grove and DuPage County.

**RESOLUTION 2023-39**

**A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT ONE TO A HOUSING AND COMMUNITY DEVELOPMENT JOINT RECIPIENT COOPERATION AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF DOWNERS GROVE (FOR FEDERAL FISCAL YEARS ENDING IN 2024, 2025, 2026 & CONDITIONAL AUTOMATIC RENEWAL THERAFTER)**

**RES 2023-9972** — K. Resolution: Authorize an Addendum to the Agreement with Forvis, LLC for Audit Services **RES 2023-40**

**Summary:** This resolution authorizes the approval of an addendum to the agreement with Forvis, LLP for the independent audit for the fiscal year ending December 31, 2022.

**RESOLUTION 2023-40**

**A RESOLUTION AUTHORIZING AN ADDENDUM TO THE AGREEMENT WITH FORVIS, LLC FOR AUDIT SERVICES**

**RES 2023-9967** — L. Resolution: Authorizing the Purchase of up to Nine (9) Vehicles **RES 2023-41**

**Summary:** This resolution authorizes staff to purchase up to nine (9) vehicles, waiving competitive bidding, in an amount not to exceed \$450,000.

**RES 2023-41**

**A RESOLUTION AUTHORIZING THE PURCHASE OF UP TO NINE (9) VEHICLES**

***MOTION:** To adopt the consent agenda, 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, Glover, Mayor Barnett*

***NAYES:** None*

**7. Active Agenda**

There was no active agenda.

**8. First Reading**

**ORD 2023-9959** — A. Ordinance: Authorizing the Extension of a Special Use to Permit a Personal Vehicle Sales Business at 2424 Ogden Avenue to January 6, 2024

Community Development Director Stan Popovich presented Item A via PowerPoint and explained the specifics of the site and that the petitioners were still working through the permitting process and requested a 6-month Special Use extension.

VILLAGE COUNCIL COMMENTS/QUESTIONS

Mayor Barnett explained that sometimes construction projects may not move along as quickly as expected and he was happy to hear that this was still likely to proceed. He said he expected this item would be approved at next week's meeting.

**ORD 2023-9958** — B. Ordinance: Amending Chapter 14 of the Downers Grove Municipal Code

Village Manager Feldman presented Item B and explained the amendments to Chapter 14 of the Municipal Code included:

- An all-way stop at Dunham and Jefferson
- An all-way stop at Carpenter and Grove.
- Restricted turning movements at Parkview Drive at Fairmount due to school operations; revised limits of no parking areas in the same area (near the school)

Manager Fieldman explained that information on all of the items he mentioned were included in the meeting's agenda materials posted online.

VILLAGE COUNCIL COMMENTS/QUESTIONS

The Mayor explained that it was not uncommon to have slight traffic and parking adjustments throughout the course of the year; some brought up by residents and others by staff. He also reiterated that the meeting's agenda materials were posted online for all to view.

**ORD 2023-9961** — C. Ordinance: Amending Section 3.33(1) of the Downers Grove Municipal Code Concerning Video Gaming at Fraternal and Veteran Organizations

Village Attorney Enza Petrarca presented Item C and stated that this amendment removed the prohibition of video gaming at nationally recognized fraternal and veteran organizations. She said this was consistent with the recently amended State law allowing these organizations to obtain a license from the State.

VILLAGE COUNCIL COMMENTS/QUESTIONS

The Mayor stated that sometimes amendments were needed to comply with State law.

**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 the extension of a special use to permit a personal vehicle sales business at 2424 Ogden Avenue to January 6, 2024.
2. An ordinance amending Chapter 14 of the Downers Grove Municipal Code.
3. An ordinance amending Section 3.33(1) of the Downers Grove Municipal Code concerning video gaming at fraternal and veteran organizations.

**10. Mayor's Report**

The Mayor stated that on May 19<sup>th</sup> he spent a large part of the day with the Fire Department. He explained that periodically he spends time with different departments within the Village. He thanked Battalion Chief Bob Kocolowski, Lieutenant Joe Markowski, Firefighters Chris Callard, Jason Driscoll, Scott Kurczewski and Dylan

Arnold for their patience during his visit. The Mayor noted how impressed he was with their great work, the empathy they showed and their engagement with the residents. He asked for all to be kind and to acknowledge all employees of the Village.

Next, the Mayor noted that EQDG (Equality Downers Grove) joined with the Downers Grove Public Library in working with the Legacy Project Chicago and invited all to view the installation of the nationally acclaimed Legacy Wall at the Downers Grove Library during the month of June. He explained that this digitally interactive exhibit highlighted 400 years of LGBTQ+ achievements throughout history. The Mayor also noted that the Legacy Project was a Chicago-based project, first introduced in 2015 as a state-wide tour of a 24 ft long, digitally-interactive, traveling installation that featured 125 elements and was nearly 400 square ft. He also stated the wall had been on a national tour since 2017. The Mayor stated that it was special to have the Legacy Wall featured in Downers Grove.

Lastly, the Mayor welcomed students and their chaperones from the Bietigheim-Bissingen Music School. He also welcomed the music school's Chief Administrator Susanne Greschner and their Mayor Jurgen Kessing. He congratulated the students, parents, faculty, and the administration of D99 for restarting the three-decade old relationship after the COVID pandemic. The Mayor said the band from the music school performed a concert on Monday, June 5<sup>th</sup> and noted they would be performing another free concert on Thursday, June 8 at 7:00 pm at DGHS. He encouraged all to attend.

## 11. Council Member Reports

Commissioner Tully noted that he, along with Commission Davenport, attended the June 1 opening of the Legacy Wall at the Library; also stating it was a fantastic opportunity to view all aspects of wall. He said the interactive ability, including QR codes, was a great way to dig into more detail. He stated that he also met some of the people who were responsible for the origin of the Chicago Legacy Project Chicago. Commissioner Tully then reminded all that on June 10<sup>th</sup>, from 9:00 to 10:00 am, Coffee with Council would be held at the Downtown Farmer's Market and all were welcome to attend. Lastly, he stated there were 16 days left until Rotary Grove Fest.

Commissioner Gilmartin thanked the Mayor for the Pride Month Proclamation and said he believed it told the LGBTQ community that they were seen. He then cited a quote from Audrey Lorde "It's not our differences that divide us, it's our inability to recognize, accept and celebrate those differences." Commissioner Gilmartin expressed that the Village stood with the LGBTQ+ community. He spoke of the window décor in honor of Pride Month in the downtown and how he thought it symbolized acceptance and love, while acknowledging the strength and resilience of LGBTQ+ community. Commissioner Gilmartin wished all a happy Pride Month. Lastly, he asked all residents to be resilient and patient drivers since the school year had ended and summer break had begun.

Commissioner Davenport discussed how proud he felt to be part of a community that supported Pride Month. He also spoke of the Rotary Grove Fest and explained that some of the money earned by the Rotary went toward bringing the Legacy Wall to Downers Grove.

Commissioner Sadowski-Fugitt wished everyone a happy Pride Month and gave a history of the celebration. She noted that it started out as a protest at the Stonewall Inn, a bar in Greenwich Village, in Manhattan in June of 1969. She explained that during this time, anyone who identified as LGBTQ had minimal rights nationwide and bars and restaurants faced getting shut down for serving gay patrons. Commissioner Sadowski-Fugitt said that during this protest the members of the community decided to fight back, sparking an uprising that launched a new era of resistance. She stated that though our nation had recently been hit with a wave of legislation to curtail the rights of LGBTQ+, she was proud to live in a state and village that recognized equal rights for all. The Commissioner said she saw some of the Legacy Wall exhibit and thanked EQDG for making it happen. She also explained that EQDG partnered with the Transformative Justice Law Project on an initiative to help transgender individuals in Downers Grove and neighboring communities cover the costs of changing their names, citing the [eqdg.org/initiatives](http://eqdg.org/initiatives) website for more information. Commissioner Sadowski-Fugitt thanked all involved in the window paintings in the downtown area and

urged others to patronize these businesses. She noted that Pride in the Parking Lot would take place on Sunday, June 11, from 11:00 am to 2:00 pm, at the First United Methodist Church parking lot. Commissioner Sadowski-Fugitt stated her ultimate goal was to build an inclusive community, where monthly recognitions became unnecessary and equal rights could be guaranteed for all - making everyone feel a sense of belonging. She concluded by expressing support for the LGBTQ+ community.

***Mayor Barnett called for a short recess at 7:28p.m., stating that the Village Council Meeting would reconvene in the Committee Room to continue discussions on the Village's Long Range Plan for 2023-2025. He welcomed the audience to join the meeting in the Committee Room.***

## **12. Manager's Report**

**REP 2023-9968** — A. Report: Long Range Planning: Key Trends & Issues

Mayor Barnett explained this was the second LRP (Long Range Plan) session.

Village Manager Dave Fieldman explained that the LRP was a combination of financial and strategic planning which was used on a daily basis by Village staff to drive policy direction, annual budgets and day-to-day operations. He used a flight analogy, stating that the current meeting would be at the 30,000 – 40,000 foot level, as the discussion would be about goals, objectives and key trends/issues. Manager Fieldman noted this was the second meeting of a series, of at least six, scheduled to take place through mid-August. He stated that based on the direction of the Council at the last meeting, the following changes were made: 1) *A Safe Community* strategic goal was changed to *A Safe and Welcoming Community*; and 2) *A Beautiful Community* was added as an additional goal.

### VILLAGE COUNCIL COMMENTS/QUESTIONS

Commissioner Tully suggested combining the goals that included “beautiful,” “safe” and “welcoming” into one, to avoid redundancy and confusion. He read the following as a possible change:

#### **A Safe, Welcoming, and Attractive Community**

The Village should strive to provide and maintain a safe and welcoming community where all stakeholders, both longtime residents and newcomers, feel a sense of pride and belonging in the community. Community members should be safe while participating in daily activities such as spending time in their homes and neighborhoods, shopping, dining, driving a vehicle, riding a bike, and going for a walk. The Village should enjoy a low crime rate along with a low occurrence of fires and injuries. Buildings, both private and public, should be constructed and maintained in a manner that ensures a safe and secure environment for all occupants. The Village should also strive to enhance and maintain an attractive appearance for the community. The built environment should be visually pleasing, of a timeless design, and instill a sense of pride among residents and stakeholders. Public spaces should be inviting, comfortable, and engaging places for both residents and visitors. Further, any project or improvement constructed or installed by the Village should reflect the following design objectives:

- Aesthetically pleasing
- Accessible
- Cost-Effective
- Functional
- Productive
- Safe and Secure
- Sustainable

Commissioner Tully asked the Mayor permission to share his proposed changes with the rest of the Council members.

The Mayor approved.

Commissioner Sadowski-Fugitt said she thought the meaning of the words “safe and welcoming” were different from that of “beautiful” (meaning aesthetic beauty). She said her ideal goal would be to keep them separate because there may be a deeper dive into “a safe and welcoming community”. The Commissioner expressed the opinion that “a safe and welcoming community” not only incorporated infrastructure, but also the way the Village conducted itself; whereas “a beautiful community”, was more related to infrastructure and material things that could be seen. She suggested tweaking the language in *A Safe and Welcoming Community* that states “a comfortable and welcoming place for people” to include the word “visitors”.

Commissioner Davenport said he would like to know the benefits to keeping them together versus separate.

The Mayor explained there were big projects with infrastructure construction that the Council could be very involved with, but that there were also many daily decisions, made by staff, that keep the Village running – some of which the Council may not know about. He said the strategic goals helped to guide the decision-making process. The Mayor explained the Council’s current decision was to determine what guidance would be needed. He stated that there were benefits to brevity in almost any instance, but if many points were bunched into one goal, it could be easy to miss some desired points.

Commissioner Davenport asked if there is a difference from the staff’s perspective.

Manager Fieldman said that many conversations happened at the weekly executive leadership meetings and as long as staff knew the important concepts and had policy direction, one or two separate goals was not of great concern to staff.

Commissioner Davenport noted that under *A Beautiful Community* he would remove the word “timeless” and replace it with “enduring” because “timeless” may mean historic for some. He said he thought as long as everything was in the goals, it did not matter if “safe and welcoming” and “beauty” were together or separate.

Commissioner Glover stated though he appreciated Commissioner Tully’s change, he felt *A Beautiful Community* could be added to all of the goals and because of that, it should be listed as a separate goal so as not to lose its value.

Commissioner Gilmartin expressed he felt the same as Commissioner Sadowski-Fugitt and keeping the goals separate provided focus and allowed them to be used as touchstones for specific things. The Commissioner stated for *A Beautiful Community*, he considered the “cost effective” bullet to already be encompassed in the Village’s financial viability and fiscal stewardship and could add some limitations. He said he liked the idea of adding the word “visitors” under *A Safe and Welcoming Community* because he thought it was more community-oriented and *A Beautiful Community* was more structural.

The Mayor said he wanted to see Commissioner Tully’s changes first, but his initial reaction would be to keep the goals separate. He spoke about “visitors” and how the Village had been trying to include “visitors” in many things including proclamations, public gatherings and any opportunity to speak. He said it was important to talk about visitors to highlight that they are a part of the community as well. The Mayor said he thought that many of the goals could be combined and others could be left out. He stated that he also thought that “cost effective” was already covered under *Stewards of Financial Sustainability*.

Commissioner Tully suggested removing certain redundancies and rewording some of the bullet points that were included under “A Beautiful Community” which included the words such as: sustainable, safe, functional. He stated that if some of the bullet points were going to be removed, then his colleagues should consider any redundancy in the wording of the goals.

Commissioner Gilmartin suggested creating a couple of sentences instead of using a bulleted list.

Council members agreed.

Manager Fieldman stated that he would circulate Mayor Tully's proposed changes to the Council and further stated that felt staff had good direction. He said that changes would be made to the goals as reflected in the policy direction of the Council. Those changes would be brought back to the Council further into the LRP process.

### **Public Comments**

A resident commented that she felt *A Safe and Welcoming Community* should be separate from *A Beautiful Community*.

Manager Fieldman then proceeded to present four key trends and issues and potential strategies and solutions to help address them:

1. General Fund Sustainability, which was the main operating fund in the budget and supported almost all day-to-day operations, excluding capital projects. Manager Fieldman highlighted that revenue had greatly exceeded expenses over the past three years. He explained that the past, some of those funds were moved to other areas of financial need. These areas included the Equipment and Replacement Fund and the Civic Center Project, etc. While showing a graph model (on a white board) Manager Fieldman showed projections that the trend was likely to continue, though at a slower rate. Revenues were expected to continue to increase by 2% to 5% per year. He said due to the effects of inflation, expenses were projected to increase anywhere from 4% to 7% a year. He discussed the importance of maintaining a fund balance of approximately 38% of expenses in any given year, as suggested by financial advisors. Manager Fieldman suggested continuing the practice of allocating some of that money into areas of need. This was to be sure that the Village stayed resilient and sustainable.
2. Public Safety Pensions, such as Police and Fire pensions. Manager Fieldman said that the required contributions to pension funds were projected to double by 2040. Contributions were currently at \$10 million per year and were projected to be \$20 million by 2040. Manager Fieldman said that funds could be earmarked in the General Fund to make future contributions to the Public Safety Pension Fund; further explaining that the previous Council earmarked funds to help smooth property taxes for the current budget year. He suggested creating a Public Safety Pension Contribution Stabilization Fund or a Stabilization Policy for those funds. Manager Fieldman stated that by earmarking funds and having them readily available to use in the future, the Village would eliminate having to raise property taxes in a linear fashion.
3. Civic Center Project Debt Service Plan. Manager Fieldman explained that the new Civic Center would house the Village Hall, the Police Station and School District 58 Administrative Offices. The project cost was estimated at just over \$60 million. The bonds incurred and issued were for \$36.3 million, as \$24 million was saved over the years as a down payment (in planning for the project). He gave details about the financial plan that was put in place and presented to the Council in 2022, before taking on the project. Manager Fieldman continued by stating that given the interest rate environment during the 25 years of payments, the total bond amounts were estimated at \$59.3 million. Manager Fieldman gave details about the revenue sources to be used to make those payments. All of the information presented could be found in the LRP packet available online with the meeting's agenda materials.

In summary, Manager Fieldman said the General Fund was in a strong position with revenues greater than expenses, and this was expected to continue. This trend offered the opportunity to transfer money into other areas of need, including Public Safety Pensions and possibly paying down bonds to avoid future property tax increases.

### **VILLAGE COUNCIL COMMENTS/QUESTIONS**

The Mayor commented that the information presented spoke to the many years of Councils leading the Village in a diligent, frugal, thoughtful, long-term planning and financial planning way. He pointed out that there were many

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variables in the \$9.17 million in revenue expected from the sale of land (of the current Village Hall) and the collection of property taxes. The Mayor also stressed the importance of coming up with a plan to make the Public Safety Pension contributions. He explained that if a plan was not in place on how to pay the \$20 million a year, it would start to affect other areas of the budget. The Mayor said he never wanted to be in a position to make decisions to reduce the level of services the Village could deliver, as the residents expected what was already provided and even better. Mayor Barnett concluded by stating that he considered this the biggest issue for the current Council.

Commissioner Gilmartin spoke about earmarking money vs. one-time chunk payments. He said he thought earmarking was the right thing to do. He continued by stating that the Village had some great years and now was the time to start saving and covering pension funds.

The Mayor stated these opportunities had not always been available, especially in years like 2008 and 2009. He said when the opportunities were there, the Village should capitalize on them.

Commissioner Sadowski-Fugitt noted that the Public Safety Fund was important to her. She agreed with setting up a Stabilization Fund or Stabilization Policy and earmarking funds for it whenever possible to keep up with State requirements.

The Mayor said the Village had the ability to move funds around, and he asked if there would be any issues with labeling in this case.

Manager Fieldman said that the Village currently had a AAA rating and that rating agencies looked favorably upon earmarking and pledging funds. He noted that the more flexibility there was, the more the Village was at risk of losing their ratings.

The Mayor asked about the legal standing with the State with regard to this.

Manager Fieldman said the current State law states that all municipalities have to work towards full funding by 2040.

Commissioner Davenport questioned the Stabilization Fund and its effect on property taxes.

Manager Fieldman said there was only a certain amount of money available and there were competing interests, but there should only be policy questions for the Council moving forward.

Commissioner Tully said the negative implications of not funding the pensions were worse.

The Mayor said that donating to the fund would put the Village on the right path, but it would still be an annual budgeting process.

Commissioner Davenport asked if this would mean there would be a greater fund balance, accounting for the 38% previously mentioned as a guideline.

Manager Fieldman said no, that the 38%, or a little higher, had been maintained for many years.

Commissioner José stated he was in favor of the Public Safety Pension Contribution Stabilization Fund. He said he wanted to avoid a new tax for the Civic Center Project. He also stated there were State restrictions placed on the Village for investments. The Commissioner suggested advocating at the DMMC and in Springfield, in an effort to help the Village get to 100% a little faster.

Manager Fieldman said regarding the rate of return, there were different regulations on what could be invested when the money was physically in the pension funds versus when the Village was just investing the funds. He said he could get information on the differences and what the expected rate differences were. Manager Fieldman said a lobbying

effort could help to take on more risk and to be able get a higher return.

Commissioner José said the idea was that with every dollar earned in the market, the Village didn't have to later contribute in order to catch up.

Commissioner Tully asked if Commissioner José meant something like: The Village had three buckets - the General Fund, the Pension Fund (with investment restrictions), and an unnamed third bucket (one with less investment restrictions).

Commissioner José explained that he would like to do both. He said he wasn't sure how much money would be available have set aside into something like that (bucket 3). He said it was much different when additional contributions of \$10k vs. \$100k were made. He said the Village would not necessarily get a \$1 for \$1 credit on future years contributions by making additional contributions at this time; further stating, that there was a sort of marginal benefit that was significantly reduced and there was an opportunity to possibly earn more in market returns.

Referencing the PowerPoint graphics, Manager Fieldman said that putting money from the gap directly into the Pension Fund helped, but it didn't change the early part of the curve much at all, because of the way it was amortized. It changed the back end of the curve. Manager Fieldman said essentially it did not help current taxpayers, but it would help much later.

Commissioner José said he would like to find a way to get both benefits, the sooner the 100% was reached, the better off taxpayers, police and firefighters would be.

The Mayor said putting the money in a fund that could be controlled was better for timing purposes. He said the Village was always a little bit in arrears for the contribution requirement, so there was some ability to have a predictive element of the next contribution based on existing experience. He said then the decision to smooth, or not to smooth in some instances, could come into play as long as control of the fund was retained.

To clarify what Commissioner José said, Manager Fieldman gave an example of a \$2 million amount for pensions; \$1 million would be put directly into the Pension Fund, \$1 million would be put into a smoothing fund, in addition to also trying to pursue better returns on Village money.

Commissioner José said agreed, depending what the strategic benefits of that plan looked like.

Manager Fieldman said if that plan was implemented, it would be an annual budgeting decision, so it could be changed from year to year.

Commissioner Davenport asked if there was any significance in the State choosing the year 2040.

Village Attorney Enza Petrarca said the State put the date in place, but there had already been legislation introduced to change it.

Mayor Barnett stated that the date could be pushed out.

Commissioner Davenport asked if that would change the math.

Manager Fieldman stated it would change the math, but right now the Village needed to be aggressive and assertive in the funding plan. He said that if the State required the Village to be 90% funded at any given time, the Village should aim to be 100% funded.

Commissioner José said would rather pay for the current benefit rather than the unfunded gap. He said he would like to pay normal cost, meaning the Village would be 100% funded.

Manager Fieldman said the staff would feel more comfortable exploring the concepts with the Village Finance Director and their actuaries.

The Mayor noted that since everyone agreed this was a huge problem, the Council and staff needed to know what all their options were in order to control the future in the best way

Manager Fieldman asked if anyone was opposed to exploring smoothing and earmarking funds or policy.

Commissioner Gilmartin said that it sounded as if there were limitations into what could be invested when the money was in the fund, so he thought it would be worthwhile to look into options of investing the money outside of the fund.

Manager Fieldman said that staff would provide the information requested at a later meeting.

Commissioner Gilmartin said he was interested in getting information about the different options to invest and the different in the rates of return.

Commissioner José said almost everyone was affected personally by the market over the last year, and that the Village would need to be very careful if that was the direction taken.

Commissioner Gilmartin said he understood that there were limitations as to what could be invested when the money was in the fund. He also said if there were less limitations when investing the money outside the fund, those options should be looked into.

Commissioner Tully said it would still be very conservative, but it may still be better than putting it directly into the fund.

The Mayor said the staff would get more driving force behind the conversation, but it was a start toward trying to have some control to smooth any impact this may have on the residents.

Manager Fieldman said that staff would provide the Council with information conceptually, but in October, when the budget comes out, staff would have numbers to run and could show how the policy options discussed would likely play out.

Commissioner Davenport asked why it was not done before.

Manager Fieldman, referring to a graph on the board, said that most of the years past things had been reversed and the Village was always trying to find a way to get the budget to balance; revenues were not exceeding expenses, as they had been more recently.

Commissioner Davenport asked if other municipalities had been seeing the same things.

Manager Fieldman said yes, due to the strong growth environment of the economy and its interaction with the State and local revenue sources.

Commissioner Davenport asked if a stabilization fund was something other municipalities had moved to.

Manager Fieldman said that non-home rule communities, subject to tax caps, had used the stabilization fund as a tool in a variety of different environments. He said Downers Grove was a home rule community and had been levying the required amount as a practice over the last several years. Manager Fieldman stated that the stabilization fund was used in the 2023 Budget, so it is not new to Downers Grove.

The Mayor said non--home rule environments had to be creative and needed to have some flexibility. He said ability the Village had to do what needed to be done had been a success for taxpayers so far. He concluded by stating that the pension issue was daunting though.

Manager Fieldman said he received great policy direction and Village staff will get the Council some of the information request, but that the plan was moving in the right direction of being formalized.

### **Public Comment**

A resident said he was happy with the state of the General Fund.

A resident said has not typically been worried about tax increases because she always knows that the money goes to Village improvements. She also stated that pensions were very important to her.

Manager Fieldman continued with the presentation.

4. Manager Fieldman spoke about the Ogden Avenue Tax Increment Financing District. He said the current TIF was set to expire at the end of 2024, with revenues received through 2025, and all funds needed to be spent by 12/31/25. He said the Village and the Downers Grove Economic Development Corporation were currently pursuing redevelopment projects along the Ogden Avenue TIF district, many subject to redevelopment agreements. Manager Fieldman said the TIF dollars would be invested in the redevelopments to improve the General Fund situation by trying to drive sales tax dollars and food and beverage tax revenues. He said the Village was in good shape with the TIF increment, there were no debts or bonds issued and it was a pay-as-you-go approach. He said approximately \$7 million would be available in the TIF fund at the endpoint. Manager Fieldman said it was going to be difficult to invest all those revenues received between now and the end of the TIF in the redevelopment projects. He said that staff was recommending the following strategies:

- By 12/31/2024, extend the Ogden Ave TIF District for up to 12 years
- Invest TIF Increment Accumulated through 2024 (received 2025)
- Facilitate Redevelopments that Generate Sales Tax and Food & Beverage Tax
- Declare Surplus of All Increment Generated During Extension Period and Distribute Funds to Taxing Bodies
- Obtain the Extension in 2024
- This project should be considered a Priority Action Item for 2023-25

### **VILLAGE COUNCIL COMMENTS/QUESTIONS**

The Mayor wanted to remind everyone that the Village allowed extensions - an extension was approved during the first portion of the meeting (it was not for a TIF project). He said he suspected other taxing bodies would support this.

Commissioner Tully said this created an opportunity to turn that \$7 million into more money, from which all the taxing bodies would benefit.

The Mayor explained there were pending opportunities, but they wouldn't come together in the window needed.

Manager Fieldman thanked the staff for their policy direction.

## **13. Adjournment**

Mayor Barnett asked for a motion to adjourn the meeting.

***MOTION:** To adjourn the June 6, 2023 Village Council Meeting.*

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

Council Minutes

Village of Downers Grove

June 6, 2023

***MOTIONED TO APPROVE:*** Commissioner José

***SECONDED BY:*** Commissioner Sadowski-Fugitt

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

***NAYES:*** None

Mayor Barnett declared the motion carried by voice vote and the meeting adjourned at 8:32 pm.

Respectfully Submitted,

Rosa Berardi  
Village Clerk