

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Meeting
Held on Monday, March 2, 2020
At the Warrenville City Hall
28W701 Stafford Place

I. OPENING CEREMONIES

A. Call to Order

Mayor Brummel called the meeting to order at 7:00 p.m.

B. Flag Ceremony

Boy Scout Troop 514 posted the American Flag and the Troop 514 Flags.

C. Roll Call

Present: Mayor David Brummel, Ald. Stu Aschauer, Clare Barry, Fred Bevier, Kathy Davolos, Leah Goodman, Jeff Krischel, Bill Weidner and Robert Wilson

Absent: None

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Finance Director Kevin Dahlstrand, Community and Economic Development Director Ron Mentzer, Deputy Public Works Director Phil Kuchler, Police Chief Ray Turano, Treasurer Larry Brenner, Attorney Brooke Lenneman, and City Clerk Emily Larson

Also Absent: None

D. Pledge of Allegiance led by Boy Scout Troop 514

II. CITIZENS COMMENTS

Bob Siebert, Albright Court, commented that the City should not spend \$20,000 for a consultant to fix the budget problem, rather the City should use the required economic model to track finances.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Coronavirus Resource

Mayor Brummel said there is information on the Dupage County Health Departments website regarding the coronavirus outbreak and how to take precautions.

FY 2021 and 2022 Fiscal Outlook

Mayor Brummel addressed the Council on the upcoming decisions that will have to be made regarding the FY 2021 and FY 2022 budgets. A copy of his memorandum, dated February 28, 2020, is attached.

B. Clerk

No report

C. Treasurer

No report

D. Aldermen

FY 2021 Proposed Budget

Ald. Goodman thanked staff for preparing the budget documents. She said the proposed budget is on the City's website and welcomes calls from residents.

E. Administrator

FY 2021 Budget

Administrator Coakley urged the aldermen to call or email him or Finance Director Dahlstrand with any questions they might have on the proposed budget.

F. Attorney

No report

IV. APPROVAL OF AGENDA

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on the Agenda for the March 2, 2020, City Council regular meeting.

MOTION ADOPTED VIA VOICE VOTE

V. APPROVAL OF MINUTES

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve:

- A. Minutes of the February 18, 2020, City Council regular meeting
- B. Minutes of the February 18, 2020, City Council closed session meeting
- C. Minutes of the February 24, 2020, Public Safety and Finance Committee special meeting

MOTION ADOPTED VIA VOICE VOTE

VI. CONSENT AGENDA – OMNIBUS VOTE

- A. Accept Staff recommendation, waive second reading, and pass ordinance O2020-10, reducing the number of class A-2 liquor licenses from 9 to 8

- B. Accept Plan Commission recommendation, waive second reading, and pass ordinance O2020-11 approving a special use permit for planned unit development (PUD) plans and a final plat of subdivision for the Warrenville Horizon senior living community, 28W620, 28W642, and 28W646 Batavia Road
- C. Accept Senior Civil Engineer Hocking's recommendation and pass resolution R202013, accepting the public improvements and bills of sale associated with Maecliff Lot 1 (Hyatt Place) and Maecliff Lot 2 (Hyatt House), releasing the security cash bonds, and waiving the project's two-year maintenance period requirement
- D. Accept Senior Civil Engineer Hocking's recommendation and pass resolution R202014, authorizing staff to apply for the Recreational Trails Program Grant and to execute the Financial Certification Statement form for the Trailhead project
- E. Receive and file minutes of the Tourism and Arts Commission regular meetings held on December 12, 2019 and January 14, 2020
- F. Receive and file minutes of the Board of Fire and Police Commission regular meeting held on January 8, 2020
- G. Receive and file minutes of the Environmental Advisory Commission regular meeting held on January 21, 2020
- H. Receive and file minutes of the Plan Commission and Zoning Board of Appeals regular meeting held on February 20, 2020
- I. Receive and file report of invoices paid up to February 26, 2020, in the amount of \$20,604.07
- J. Authorize expenditures for invoices due on or before March 16, 2020, in the amount of \$390,608.79

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on the Consent Agenda as presented.

ROLL CALL VOTE:

Aye: Ald. Krischel, Wilson, Bevier, Barry, Goodman, Davolos, Weidner, and Aschauer

Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

- A. FY 2020 and 2021 Budget Action Items

ALD. WEIDNER MOVED, second by Ald. Wilson, to combine items #1 through #4:

MOTION ADOPTED VIA VOICE VOTE

- 1) Accept Staff recommendation and direct Staff to re-designate the General Fund Assigned fund balance to General Fund Unassigned fund balance in the proposed FY 2021 Budget
- 2) Accept Staff recommendation to reinstate the transfer of \$200,000 from the Hotel Tax Fund to the General Fund for the proposed FY 2021 Budget
- 3) Direct Staff to withhold the additional contribution to Police Pension Fund for FY 2020, while continuing to make the annual actuarially recommended contribution
- 4) Direct Staff to withhold the additional contribution to Police Pension Fund from the proposed FY 2021 Budget, while continuing to make the annual actuarially recommended contribution

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on VII. A, 1 – 4.

Discussion: Ald. Goodman noted that further discussion should be done before making additional contributions to the Police Pension Fund and also giving staff directions for the next fiscal year. She asked when will there be more discussions about the changes that will result from the new system for managing and investing the local pension fund and what might be the City's contributions in the next fiscal year. She asked if the Council will have an opportunity to make changes to the program.

Administrator Coakley said staff will provide the information to the Council as soon as it is made available. He noted the statewide entity and mechanism is still being organized; therefore, no changes will be made for FY 21. Further discussions will be held at Public Safety Committee of the Whole meetings, the Council would be able to change course during FY 2021 and amend the budget to make any additional contributions. Finance Director Dahlstrand said staff will share the layout for additional contributions as soon as it becomes available.

Ald. Goodman said her concern is the current state of the stock market and the possibility the rate of return could have a negative effect on the pension fund.

Administrator Coakley added that Finance Director Dahlstrand and Treasurer Brenner attend the pension board's quarterly meetings, at which time the investments are reviewed.

Ald. Goodman asked what determined that a \$200,000 transfer from the Hotel Tax Fund was the right amount and whether a higher or lower number was considered. Director Dahlstrand said the last transfer was done in 2016 and the \$200,000 is being consistent with past procedure. He said the Council can always consider an additional amount.

Ald. Goodman noted that the Hotel fund is healthy and questioned why a higher amount is not being recommended. She asked the Council if there is any support for a higher amount. Finance Director Dahlstrand noted that there is some non-spendable fund balance this year due to the redevelopment agreement with Lexington Trace and that will increase again in 2021.

Ald. Barry said she would prefer to wait until she has had a chance to read the budget documents before making any decisions on a specific amount.

Ald. Davolos said she would prefer to have this discussion at the budget meeting on March 24. She noted that in the past, the decision to transfer funds from Hotel Tax money was done based on a need or projections.

Ald. Davolos asked if the loans to the TIF Districts were not a clear debit. Director Dahlstrand said the loans to the TIF's were considered long term loans and are part of the non-spendable balance that cannot be spent twice.

Ald. Davolos wanted the public to understand that these changes on the agenda tonight were made to clarify how the funds are transferred from fund to fund. Director Dahlstrand noted the overall, the fund balance is not changed, rather it is just clarifying the interfund loan process.

ROLL CALL VOTE

Aye: Ald. Aschauer, Goodman, Weidner, Bevier, Wilson, Barry, Davolos, and Krischel

Nay: None

MOTION ADOPTED

B. Discussion from the Public Safety and Finance Committee Special Meeting held on February 24, 2020

Ald. Goodman noted that the \$250,000 listed in Exhibit A is incorrect based on the Council vote under item VIII. A. Finance Director Dahlstrand replied that amount was projected and can now be removed.

Administrator Coakley said Exhibit's B, C, and D are follow-up items as requested at the special Public Safety and finance Committee meeting on February 24, 2020.

C. FY 2021 Citywide Work Plan

No discussion

D. General Fund Revenues

No report

ROLL CALL VOTE

Aye: Ald. Aschauer, Goodman, Weidner, Bevier, Wilson, Barry, Davolos, and
Krischel

Nay: None

MOTION ADOPTED

VII. UNFINISHED BUSINESS

None

VIII. NEW BUSINESS

None

X. CLOSED SESSION

ALD. BARRY MOVED, second by Ald. Bevier, to enter into Closed Session to discuss the following:

- 5 ILCS 120/2 (c) (2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.
- 5 ILCS 120/2 (c) (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

ROLL CALL VOTE:

Aye: Ald. Barry, Goodman, Weidner, Krischel, Bevier, Davolos, Aschauer, and Wilson

Nay: None

MOTION ADOPTED

The same members of the Council returned to open session at 7:55 p.m.

XI. ADJOURN

ALD. WEIDNER MOVED, second by Ald. Wilson, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 7:57 p.m.

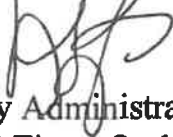
Approved: March 16, 2020

Emily J. Larson
Emily J. Larson, City Clerk

CITY OF WARRENVILLE

MEMO

To: City Council
From: Mayor Brummel
Cc: John Coakley, City Administrator
Subject: FY 2021 and 2022 Fiscal Outlook
Date: February 28, 2020



As we enter our budget discussions for the coming year, I thought it important to remind you that decisions that you have made in the past few years have put Warrenville on the path to increased stability, prosperity, and sustainability for the future. Developments currently underway are on the cusp of providing the significant return on the investment that you have wisely chosen to make. As we anticipate this success, it will be necessary to very carefully consider additional discretionary spending, but we will continue our current high level of service with no consideration of additional taxes necessary.

You have made difficult decisions that will produce huge dividends for Warrenville in the coming years, and you are to be commended. Please review the information provided in the attachment, FY 2021 and 2022 Fiscal Outlook.

Intentional Investment into the Community

- 1) Over many years, the City has invested its available savings (fund balance) from several sources into numerous one-time projects that align with the City's goals.
- 2) Many of these projects were to enhance community vitality and support high quality private development and investment across the City. Others were necessary one-time projects to support infrastructure or City operations.
- 3) The investments are beginning to pay dividends -- and producing a return for the community.
 - a. More than \$160 million in new private investment thus far in FY 2020 (Covington, Riverview West, Lexington Trace, Everton, and Stafford Place)
 - b. More private development and investment coming (Culvers, Thorntons, Warrenville Horizons Senior Living) in FY 2021
 - c. Expansion and diversification of high quality housing options
 - d. Strategic expansion of City infrastructure and trail network

Maintaining a Solid Fiscal Condition in the Short-term (FY 21 and 22)

- 1) The City will need to delay new, non-time sensitive projects, or initiatives until revenue generated as a result of the new construction is realized (likely FY 2023).
- 2) Staff does not foresee the need for service or program reductions or revenue increases during this time

Long-term (3-5 years) Expectations

- 1) Improved long-term financial stability
- 2) Growing and diverse tax base
- 3) Continued balanced budget
- 4) No bonded general obligation debt
- 5) Maintaining a long-term Solid and Sustainable Fiscal Condition

Overall, the City has taken measured steps to invest in the future of the community and like any investment, returns are not realized immediately. The City has a strong financial position but will continue to practice fiscal discipline to ensure the long-term success of Warrenville.