

**Minutes  
Special Meeting  
Glen Ellyn Village Board of Trustees  
Monday, December 3, 2012**

**Call to Order**

Village President Pro Tem McGinley called the meeting to order at 7:01 p.m.

**Roll Call**

Upon roll call by Deputy Village Clerk Solomon, Village President Pro Tem McGinley and Trustees Cooper, Friedberg, Hartweg, Henninger and Ladesic answered, "Present." President Pfefferman was in another meeting and would arrive later.

**Pledge of Allegiance**

Village President Pro Tem McGinley led the Pledge of Allegiance.

**Proposed Roosevelt Road Tax Increment Financing District**

Before the discussion began, Trustee Henninger disclosed he does own property in this proposed TIF district. He may participate in the discussion, but will recuse himself from any votes on this in the future.

Assistant to the Village Manager Schrader discussed the proposed Tax Increment Financing (TIF) District on Roosevelt Road. The area is generally bounded by those commercial and multi-family residential properties fronting the north side of Roosevelt Road located between Main Street to the east and Park Boulevard to the west along with those commercial properties between Park Boulevard and Route 53 generally situated between Roosevelt Road and Taft Avenue. The area does not include most of the commercial district that has been redeveloped over the last 20 years. The included area may be considered for a TIF District as it has struggled with a lack of private development over the years, creating a variety of deficiencies with business and structural investment.

An initial review of these boundaries by Downtown TIF Consultant Ehlers indicated that it should qualify as a TIF district, conservation area, which would be the same designation as the Downtown TIF District. The key conditions for TIF qualification are at least 50% of the buildings are older than 35 years of age (actual over 75%), and a trend in declining equalized assessed value. A feasibility study should be conducted by a TIF Consultant. The cost to conduct a feasibility study should be approximately \$20,000 and would be funded through the Village's Economic Development budget in FY 13/14.

Village Manager Franz said there is no possibility for investment without some kind of partnership. Trustee Cooper asked if the 50% indicated the number of structures or square footage to which Village Manager Franz said management will get confirmation on this. All Trustees agreed to support this proposed TIF District.

**Consent Agenda**

Village Manager Franz presented the Consent Agenda. President Pro Tem McGinley called for questions and/or discussion of the items on the Consent Agenda.

- A. Motion to receive the Police Pension Board's Municipal Compliance report for the fiscal year ending April 30, 2012.

Trustee Ladesic moved and Trustee Cooper seconded the motion that item A be considered routine business by the Village Board and be approved in a single vote.

Upon roll call, Trustees Ladesic, Cooper, Friedberg, Hartweg, Henninger and McGinley "Aye." Motion carried.

### **2012 Proposed Property Tax Levy**

Finance Director Wachtel presented information concerning the 2012 proposed property tax levy for the Village of Glen Ellyn and the Glen Ellyn Public Library, which will be collected during 2013. Since the resolution of intent and hearing, the Village has adjusted the tax levy by modifying the new growth component from 1.0% to 0.4%, and by removing the tax cap growth increase from the portion of the levy that is being reallocated from bonds to capital. There were no comments from the Board or the public

Trustee Cooper moved and Trustee Hartweg seconded the motion to adopt the Second reading and adoption of Ordinance No. 6091, An Ordinance for the Levy and Assessment of Taxes in the Amount of \$11,126,203 for the Fiscal Year Beginning May 1, 2012, and Ending April 30, 2013.

Upon roll call, Trustees Cooper, Hartweg, Henninger, Friedberg and McGinley voted "Aye." Trustee Ladesic voted "No." Motion carried.

### **Special Property Tax – Lambert Farms Subdivision**

Finance Director Wachtel presented information related to a special property tax which applies only to property owners in portions of the Lambert Farms Subdivision located within the Special Service Area Number 12 taxing district. This special property tax was established in 2006 to recover the cost of constructing a sanitary sewage collection system in the Lambert Farms subdivision. The total cost of these improvements was approximately \$1.5 million which was substantially financed through a low interest IEPA loan. Based on this, the SSA 12 property tax levy from 2012 is set at \$96,000, which is the same as the levies for the 6 preceding years. Trustee Cooper asked how many homes are in this subdivision to which Engineer Minix responded there are approximately 80 homes.

Trustee Cooper moved and Trustee Hartweg seconded the motion to adopt Ordinance No. 6092, An Ordinance for the Levy and Assessment of Taxes for the 2012 Tax Levy Year in the Amount of \$96,000 for the Village of Glen Ellyn Special Service Area No. Twelve.

Upon roll call, Trustees Cooper, Hartweg, Henninger, Friedberg, Ladesic and McGinley voted "Aye." Motion carried.

### **2012 Commercial Districts Special Service Area Levies**

Finance Director Wachtel presented information on five Special Service Area taxing districts which apply to commercial properties along the Roosevelt Road corridor, in the downtown Central Business District, and at Stacy's Corners. The SSAs have been utilized since 1991 to provide partial funding for the Village's economic development activities. These special taxing areas may levy an additional

property tax at a maximum rate of 15 cents per \$100 of assessed property value for the purpose of providing funding for economic development activities and programs in the Village. The commercial SSAs were reestablished in 2009 following a public notice and hearing process as required by State statutes. Collections from the 2012 commercial SSA tax levies will be received in 2013 and will provide economic development funding for FY 13/14. Similar to prior years, last year's 2011 levy continued to target a tax rate of 12.5 cents per \$100 assessed value, slightly under the maximum 15 cent rate allowed by the ordinances establishing the SSAs. The Village Board recently indicated consensus for continuing the 12.5 cent rate for the 2012 levy.

Trustee Cooper asked if management received any comments, requests or criticism of this levy in this tax year from anyone in the SSAs to which Finance Director Wachtel and Village Manager Franz indicated they had not. Trustee Cooper verified this additional property tax would be used toward economic development and asked what the economic development funding would be to which Finance Director Wachtel said the economic development budget will be around \$400,000

Trustee Friedberg moved, seconded by Trustee Henninger to approve the following:

- A. Ordinance No. 6093, An Ordinance for the Levy and Assessment of Taxes for the 2012 Tax Levy Year in the Amount of \$55,600 for the Village of Glen Ellyn Special Service Area No. 13.
- B. Ordinance No. 6094, An Ordinance for the Levy and Assessment of Taxes for the 2012 Tax Levy Year in the Amount of \$127,500 for the Village of Glen Ellyn Special Service Area No. 14.
- C. Ordinance No. 6095, An Ordinance for the Levy and Assessment of Taxes for the 2012 Tax Levy Year in the Amount of \$5,700 for the Village of Glen Ellyn Special Service Area No. 15.
- D. Ordinance No. 6096, An Ordinance for the Levy and Assessment of Taxes for the 2012 Tax Levy Year in the Amount of \$3,000 for the Village of Glen Ellyn Special Service Area No. 16.
- E. Ordinance No. 6097, An Ordinance for the Levy and Assessment of Taxes for the 2012 Tax Levy Year in the Amount of \$800 for the Village of Glen Ellyn Special Service Area No. 17.

Upon roll call, Trustees Friedberg, Henninger, Cooper, Hartweg, Ladesic and McGinley voted "Aye." Motion carried.

### **2012 Fire Service Special Service Area Levies**

Finance Director Wachtel presented information on two Special Service Area (SSA) taxing districts which only apply to unincorporated areas to the north and south of the Village limits which are served by the Glen Ellyn Volunteer Fire Company. The purpose of the SSAs is to levy a special tax to help defray the costs related to providing fire protection and other emergency services to these areas. These SSAs were established in November 2009, following a statutorily prescribed public notice and hearing process. The annual tax levy for these SSAs are based on the equalized assessed value (EAV) of

properties located within the SSAs relative to the total EAV served by the Fire Company, multiplied by the actual fire services costs for the previously completed fiscal year. Proceeds from the SSAs are planned to fund future equipment purchases for the Fire Company, including the costs associated with replacing ambulances.

Trustee Hartweg moved, seconded by Trustee Cooper to approve the following:

- A. Ordinance No. 6098, An Ordinance for the Levy and Assessment of Taxes for the 2012 Tax Levy Year in the Amount of \$96,227 for Glen Ellyn Special Service Area No. 18.
- B. Ordinance No. 6099, An Ordinance for the Levy and Assessment of Taxes for the 2012 Tax Levy Year in the Amount of \$84,902 for the Glen Ellyn Special Service Area No. 19.

Upon roll call, Trustees Hartweg, Cooper, Friedberg, Henninger, Ladesic and McGinley voted "Aye." Motion carried.

### **2013 and beyond Water and Sewer Rate Adjustments**

Finance Director Wachtel presented information on proposed water and sewer rate adjustments as the City of Chicago announced in October 2011 that water rates would dramatically increase for 4 years, beginning January 1, 2012. By 2015, the price of Chicago water will increase 90% from 2011 rates. In turn, the DuPage Water Commission (DWC) increased its rates so the Village's water commodity costs will increase 115% from 2011 to 2015. The Village closely examined this issue to be sure the water/sewer fund remained in a solid financial position. The cash reserve policy was revised to \$2,000,000 (adjusted to CPI-U or 3%, whichever is less), and determined that at appropriate rate increase was 9.5%. It was discussed that the Village would need to increase rates by 9.5% in 2013, 2014 and 2015, but would re-examine rates, in conjunction with updating our long-term capital plan. Finance Director Wachtel showed charts on both proposed models: bifurcated and matching and discussed the differences between the 2 models. Water rates would change on January 1, 2013, and FY 13/14 will start on May 1, 2013. Management is recommending the bifurcated model with rates set for the next 3 years.

Village President Pfefferman entered the Board Meeting at 8:00 p.m.

There was discussion regarding getting information to the residents, infrastructure replacement costs, measuring of water and waste water usage, capital fund projects associated with water and sewer, justification of the new rates and online water billing possibilities for the near future. The Board's consensus was to go with the bifurcated rate for the next 3 years.

### **Reminders:**

- The next Village Board Meeting is scheduled for Monday, December 10, 2012, with the Workshop beginning at 7:00 p.m. and the Regular Board Meeting beginning at 8:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

**Other Business?**

Village President Pfefferman said there was a Town Hall Meeting on Saturday, December 1, 2012, and the winners of this election will now be placed on the ballot in the spring. Between now and December 26, 2012, others are invited to run for these positions. The voting results were Alex Demos for Village President; Dean Clark, Tim Elliott and Tim O'Shea for Village Trustees; Catherine Galvin for Village Clerk; and Kelli Christiansen, Gina Meyers and Randolph Sailer for Library Trustee.

Village President Pfefferman said there was a house fire today in the Village where the home is now uninhabitable, but thankfully everyone is safe. Please keep this family in your thoughts.

**Adjournment**

At 8:15 p.m. Trustee McGinley moved and Trustee Hartweg seconded motioned to adjourn the meeting.

Upon roll call, Trustees McGinley, Hartweg, Cooper, Friedberg, Henninger and Hartweg voted "Aye." Motion carried. Meeting adjourned.

Respectfully submitted,  
Debbie Solomon  
Deputy Village Clerk

Reviewed by,  
Patti Underhill  
Acting Village Clerk