



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday, November 9
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson answered "Present".

Also in attendance were Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Coyle, Community Development Director Springer, Police Chief Norton, General Manager Vesevick, Assistant Public Works Director Buckley, IT Manager Chiappetta and Planning Manager Purvis.

Trustee Enright stated he would like to thank President McGinley for all of her hard work and the great job she has done as Village President. Trustee Enright noted he met President McGinley when she was serving as the President of the PTA at Hadley and that she has always dedicated herself to the community.

President McGinley thanked Trustee Enright and encouraged all resident to get involved in the community.

D. Audience Participation

None.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULT:	APPROVED [6 TO 0]
MOVER:	Kelli Christiansen, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Motion to approve the following items including Payroll and Vouchers totaling \$3,333,169.94 These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Christiansen)

1. Total Expenditures (Payroll and Vouchers) - \$3,333,169.94

2. September 14, 2020 Regular Village Board Meeting Minutes
3. September 21, 2020 Regular Village Board Workshop Meeting Minutes
4. September 28, 2020 Regular Village Board Meeting Minutes
5. Approve the Recommendation of Village President Diane McGinley for the Appointment of Environmental Commissioner, Steve Swanson, for a Term Ending May 31, 2023
6. Motion to Authorize the Village Manager to Renew the GIS Consortium Service Provider Contract with Municipal GIS Partners, Inc., for a Period of Three Years for a Total Expenditure Not to Exceed \$322,845, to be Expensed to the General Fund and Water & Sewer Fund (IT Manager Chiappetta)

Trustee Senak asked why this contract was not put out for competitive bidding and how it falls under the Village's purchasing guidelines.

Village Manager Franz stated the Village has been part of this consortium with 26 other municipalities for over 6 years. Village Manager Franz stated being part of the consortium has been beneficial to the Village.

Trustee Senak asked if any other vendor could provide these services.

Village Manager Franz stated there is not.

7. Approve Payment of an Annual Maintenance Fee, a Single Source Purchase Authorized by Section 1-10-2 of the Glen Ellyn Municipal Code, with Tyler Technologies, Inc. for MUNIS Software Support and Licensing in the Amount of \$91,324.90, to be Expensed to the General and Water & Sewer Funds (IT Manager Chiappetta)
8. Receive the Police Pension Board's Municipal Compliance Report for the Fiscal Year Ended December 31, 2019 (Finance Director Coyle)
9. Motion to Authorize the Village Manager to Execute an Engagement Letter for Audit Services with Lauterbach and Amen, LLP of Naperville, Illinois for the Village's Fiscal Year 2020 and 2021 Audit in the Amount of \$76,510, to be Expensed to the General Fund, Central Business District TIF Fund, Roosevelt Road TIF Fund, and Police Pension Fund (Finance Director Coyle)
10. Motion to Authorize the Village Manager to Enter into an Agreement with McGrath Consulting Group for a Police Department Assessment and Staffing Study for an Amount Not to Exceed \$43,300, to be Expensed from the Forfeiture Fund (Police Chief Norton)
11. Motion to Authorize the Village Manager to Execute a Contract with Landscape Concepts Management, Inc. of Grayslake Illinois, for a Three Year Forestry Work

Contract from January 1, 2021 to December 31, 2023 for a Total Contract Cost of \$272,864.40 to be Expensed to the General Fund (Public Works Director Hansen)

12. Motion Pursuant to Section 1-10-1 of the Village Code to Waive Competitive Bidding and Authorize the Village Manager to Execute a Conditional Lease Contract, Subject to Attorney Review, to Harris Golf Cars of Sugar Grove, Illinois, to Provide 95 Yamaha Gasoline Golf Cars for the Annual Amount of \$57,557, Payable in Four Consecutive Years, for a Total Contract Price of \$230,228 to be Expensed to the Village Links/Reserve 22 Fund (General Manager Vesevick)

Trustee Senak asked why this contract was not put out for competitive bidding and how it falls under the Village's purchasing guidelines.

General Manager Vesevick stated these items are not available for competitive bidding as they are only provided by one manufacturer. General Manager Vesevick noted no other manufacturer sells this product.

Village Manager Franz asked if quotes were received.

General Manager Vesevick stated quotes were received that were included in the agenda packet.

Trustee Enright asked if this replaces the entire fleet of golf carts, and what happens to the old carts.

General Manager Vesevick stated this would replace the entire fleet. General Manager Vesevick noted the old carts are processed as a trade in with the vendor.

Items Removed from the Consent Agenda to be Voted on Separately

13. Motion to Approve a Revised Lease Agreement Between the Forest Preserve District of DuPage County and the Village of Glen Ellyn Providing for the Lease of Maintenance Building Property at Churchill Woods and Certain Property Commonly Known as the McKee House Property (Village Attorney Mathews)

Trustee Enright asked if Village money needs to be used to move forward with the McKee House.

Village Manager Franz stated there is \$100,000 in a Village escrow for the McKee House.

Trustee Enright stated the Village is putting \$100,000 of tax payer money into a project that most likely won't happen. Trustee Enright asked if the Village would lose the \$100,000 if the project does not move forward.

Village Manager Franz stated if the money to restore the McKee House is not raised and the Village does not demolish the McKee House, the Village would lose the \$100,000.

Trustee Senak stated there is no real change in tax payer dollars being committed to the project. Trustee Senak noted in the previous agreement, the Village would have to demolish the McKee House, which would have cost close to \$100,000.

Trustee Senak asked if the money to restore the McKee House is not raised and the Village demolishes the McKee house, would the Village need to pay the \$100,000.

Village Manager Franz stated if the Village demolishes the McKee House, the additional \$100,000 would not need to be paid.

	RESULT:	APPROVED [5 TO 1]
MOVER:	Kelli Christiansen, Village Trustee	
SECONDER:	Steve Thompson, Village Trustee	
AYES:	Fasules, Pryde, Christiansen, Thompson, Senak	
NAYS:	Enright	
PRESENT:	McGinley	

F. Annexation of the Properties Located at 0N276 Cumnor Avenue, 0N282 Cumnor Avenue, 21W518 Fairway Street and 21W536 Acorn Avenue (Presented by Community Development Director Springer) (Trustee Enright)

1. Motion to open the public hearing to consider an annexation agreement for the properties located at 0N276 Cumnor Avenue, 0N282 Cumnor Avenue, 21W518 Fairway Street and 21W536 Acorn Avenue

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Community Development Director Springer provided a presentation regarding the proposed annexation including an overview, annexation agreement terms and financial analysis.

Trustee Pryde asked if there is any reason the Village would not annex the street between the two areas of incorporated area.

Community Development Director Springer stated those areas will become incorporated Glen Ellyn; however, the Village can't annex the right-of-way until the Village has annexed the adjoining property.

Trustee Thompson asked if annexing into the Village improves the value of the properties. Trustee Thompson also asked if the financial analysis is based on the current value or proposed value of the properties.

Community Development Director Springer stated the financial analysis is based off the current value of the home provided by the Milton Township. Community Development Director Springer stated the value of a home typically increases when the home connects to Village services.

2. Motion to close the public hearing to consider an annexation agreement for the properties located at 0N276 Cumnor Avenue, 0N282 Cumnor Avenue, 21W518 Fairway Street and 21W536 Acorn Avenue

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

3. Ordinance No. 6811, An Ordinance Approving Annexation Agreements for the Properties Located at 0N276 Cumnor Avenue (proposed address 544 Cumnor Avenue), 0N282 Cumnor Avenue (proposed address 548 Cumnor Avenue), 21W518 Fairway Street (proposed address 944 Fairway Street), and 21W536 Acorn Avenue (proposed address 936 Acorn Avenue) Glen Ellyn, IL 60137

RESULT:	APPROVED [7 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak, McGinley

4. Ordinance No. 6812, An Ordinance Annexing and Zoning the Properties Located at 0N276 Cumnor Avenue (proposed address 544 Cumnor Avenue), 0N282 Cumnor Avenue (proposed address 548 Cumnor Avenue), 21W518 Fairway Street (proposed address 944 Fairway Street), and 21W536 Acorn Avenue (proposed address 936 Acorn Avenue) Glen Ellyn, IL 60137

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

G. Annexation of the Property Located at 0N461 Scott Avenue (Community Development Director Springer) (Trustee Enright)

1. Motion to open the public hearing to consider an annexation agreement for the property located at 0N461 Scott Avenue

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Community Development Director Springer provided a presentation regarding the proposed annexation including an overview, annexation agreement terms and financial analysis.

2. Motion to close the public hearing to consider an annexation agreement for the property located at 0N461 Scott Avenue

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

3. Ordinance No. 6813, An Ordinance Approving an Annexation Agreement for the Property Located at 0N461 Scott Avenue (Proposed Address: 623 Scott Avenue) Glen Ellyn, IL 60137

RESULT:	APPROVED [7 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak, McGinley

4. Ordinance No. 6814, An Ordinance Annexing and Zoning Property Located at 0N461 Scott Avenue (Proposed Address: 623 Scott Avenue) Glen Ellyn, IL 60137

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

H. Annexation of the Properties Located on the South Side of Hill Avenue between Walnut Road and I-355 (Community Development Director Springer) (Trustee Enright)

1. Motion to open the public hearing to consider an annexation agreement for the properties located on the south side of Hill Avenue between Walnut Road and I-355

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Community Development Director Springer provided a presentation regarding the proposed annexation including an overview, annexation agreement terms and financial analysis.

2. Motion to close the public hearing to consider an annexation agreement for the properties located on the south side of Hill Avenue between Walnut Road and I-355

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

3. Ordinance No. 6815, An Ordinance Approving an Annexation Agreement for the Properties Generally Located on the South Side of Hill Avenue Between Walnut Road and I-355 in Glen Ellyn, IL 60137

RESULT:	APPROVED [7 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak, McGinley

4. Ordinance No. 6816, An Ordinance Annexing the Properties Generally Located on the South Side of Hill Avenue Between Walnut Road and I-355 in Glen Ellyn, IL 60137

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

5. Ordinance No. 6817, An Ordinance Approving a Zoning Map Amendment for the Properties Generally Located on the South Side of Hill Avenue Between Walnut Road and I-355 in Glen Ellyn, IL 60137

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

I. Public Hearing and First Reading of the Proposed Annual Budget for the Village of Glen Ellyn in the Net Amount of \$64,908,556 for the Fiscal Year Beginning January 1, 2021 (Presented by Finance Director Coyle) (Trustee Fasules)

1. Motion to open a public hearing to receive comment on the proposed annual budget for the Village of Glen Ellyn in the net amount of \$64,908,556 for the fiscal year beginning January 1, 2021 and ending December 31, 2021

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Finance Director Coyle stated the proposed draft budget is available to view on the Village's website and that there are paper copies available to be reviewed at both the Glen Ellyn Civic Center and Glen Ellyn Public Library. Finance Director Coyle stated the Village Board has had four Workshop Meetings to discuss the budget, and this is the first reading. Finance Director Coyle stated the budget will be adopted at the December 14, 2020 Village Board meeting.

Finance Director Coyle provide an overview of the budget including an overview of the operating expenses, personnel, capital fund, general fund and debt services.

Trustee Enright asked if the property tax levy reflects a zero percent increase on new growth.

Finance Director Coyle confirmed this as it was directed by the Village Board at the previous meeting.

Trustee Senak asked if the Village Board were to levy for just new growth if the tax rate will remain level.

Finance Director Coyle stated it depends on the housing and assessment market. Finance Director Coyle noted the Village does not control the values of Glen Ellyn properties.

Trustee Pryde stated he commends Finance Director Coyle of all of her hard work on the budget.

Trustee Senak thanked Finance Director Coyle, Village Manager Franz and the rest of the Village staff for their work on the budget. Trustee Senak stated he would like to see the Village change its philosophy on the budgeting process. Trustee Senak stated he would like to see the Village

to use more reliable numbers for the budget as the numbers that are used are projected and therefore not reliable. Trustee Senak stated he would like to see a balanced budget where an increase in the levy is not needed. Trustee Senak stated he provided the Village Board and staff with proposed budget cuts that would allow for no increase in the levy. Trustee Senak suggested instead of budgeting what staff thinks the Village will spend in the next year, staff should budget what was actually spent.

President McGinley asked Trustee Senak to work with Finance Director Coyle and Village Manager Franz regarding his proposed budget cuts.

Trustee Christiansen asked staff to take a look at the various increases that the Village Board previously approved to add to the budget.

2. Motion to close a public hearing to receive comment on the proposed annual budget for the Village of Glen Ellyn in the net amount of \$64,908,556 for the fiscal year beginning January 1, 2021 and ending December 31, 2021

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

3. Motion to approve on first reading of an Ordinance adopting the annual Village of Glen Ellyn expenditure budget in the net amount of \$64,908,556, including the compensation plan, for the fiscal year beginning January 1, 2021 and ending December 31, 2021.

RESULT:	APPROVED [5 TO 1]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson
NAYS:	Senak
PRESENT:	McGinley

J. Public Hearing and First Reading of the Proposed 2020 Property Tax Levy for the Village of Glen Ellyn and the Glen Ellyn Public Library (Presented by Finance Director Coyle)(Trustee Fasules)

1. Motion to open the public hearing to receive comment on the proposed 2020 property tax levy for the Village of Glen Ellyn and the Glen Ellyn Public Library

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Finance Director Coyle provided an overview on the tax levy including information regarding the property tax bill cycle, property tax bills, the Village levy and the Glen Ellyn Public Library's levy.

Trustee Enright asked if it is too late to reverse what was currently recommend by the Village Board in regards to the Village's levy. Trustee Enright stated he would like to add new growth back to the levy.

Finance Director Coyle stated the final levy will be voted on at the December 14, 2020 Village Board meeting, and changes can be made to the levy prior to that meeting.

Trustee Enright stated new growth helps each resident pay their fair share and would like to see new growth included in the levy.

Trustee Christiansen asked what would be the dollar different of a \$500,000 home would be if the Village levied for just new growth, just CPI or new growth and CPI.

Finance Director Coyle stated new growth would be \$8.89, CPI would be \$5.82 and CPI and new growth would be \$14.71

Trustee Thompson asked what falls under new growth.

Finance Director Coyle stated annexations, new buildings and vacant properties with buildings on site.

Trustee Fasules stated that the budget is a directional roadmap to how the Village Board wants to spend its money. Trustee Fasules noted creating a budget and levy is not an exact science. Trustee Fasules stated if the Village has a surplus at the end of the year, he would like to see that money returned to the residents. Trustee Fasules stated the Village can levy for CPI and new growth and provide the surplus to the residents, if a surplus exists.

Trustee Senak asked if the Village Board can vote on the Village and Library levies in separate motions.

Village Attorney Mathews stated that should not be an issue, but he do research to confirm this.

Public Comment

- *Pete Ladesic, Glen Ellyn resident, submitted a public comment urging the Village Board to zero the levy this year in light of all other financial hardships the community has, is and will be facing.*

2. Motion to close the public hearing to receive comment on the proposed 2020 property tax levy for the Village of Glen Ellyn and the Glen Ellyn Public Library

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

3. Motion to approve the first reading of an Ordinance for the levy and assessment of taxes in the amount of \$15,134,426 for the fiscal year beginning January 1, 2021 and ending December 31, 2021, of the Village of Glen Ellyn and the Glen Ellyn Public Library

Trustee Senak stated he does not support any increase in the levy. Trustee Senak stated he will discuss his proposed budget cuts with Finance Director Coyle and Village Manager Franz, which will help show that no levy increase is needed. Trustee Senak did note that he could be open to the idea of new growth being added with no CPI.

Trustee Thompson stated he is in support of adding new growth, but not in support of adding CPI. Trustee Thompson stated he would like staff to come up with creative ways to make the budget work.

Trustee Pryde stated he is in favor of adding new growth back into the levy and also keeping the CPI. Trustee Pryde also stated he would be comfortable voting of the two levies separately.

Trustee Fasules stated he is in support of adding new growth back into the levy and also keeping the CPI. Trustee Fasules stated the Village should keep taxes as low as possible. Trustee Fasules stated he would like to also abate the surplus from the 2019 budget back to residents. Trustee Fasules stated he would be comfortable voting for the two levies separately.

Trustee Enright stated he is in support of adding new growth back into the levy and also keeping the CPI. Trustee Enright stated he is also in favor of abating the surplus, as mentioned by Trustee Fasules.

Trustee Christiansen stated she is in support of adding new growth back into the levy and also keeping the CPI. Trustee Christiansen stated she would like staff to look into some of the cuts Trustee Senak proposed and would like staff to review the additional expenses that were added during the budget review. Trustee Christiansen stated she is also in favor of abating the surplus, as mentioned by Trustee Fasules. Trustee Christiansen stated she would be in favor of dipping into some of the Village's reserves as long as it doesn't negatively impact the budget for future years.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

K. Reminders

1. A Special Village Board Meeting is scheduled for Monday, November 16, 2020 at 7:00 p.m.
2. A Regular Village Board Meeting is scheduled for Monday, December 14, 2020 at 7:00 p.m.

L. Other Business

M. Adjournment

RESULT:	APPROVED [6 TO 0]
MOVER:	Craig Pryde, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, Village Manager Franz