



## Village Board Meeting December 6, 2018 6:00 p.m.

1. Call To Order

2. Roll Call

3. Pledge Of Allegiance

4. Open Forum

Public Comment is subject to the public comment rules and procedures adopted by the Village.

5. Reports

a. Board Reports

- Mayor
- Clerk
- Trustees

*Background Of  
Subject Matter*

\*

*Type*

Discussion Only

6. Public Hearing

a. Property Tax Levy Hearing

Board to conduct a public hearing regarding the property tax levy.

*Background Of  
Subject Matter*

Because the proposed levy is such a small increase, the board is not legally required to publish notice in the paper or hold a public hearing. However, in the interest of transparency the Board chose to hold this hearing and publish notice.

*Additional  
Background*

The proposed total levy is in the amount of \$8,888,050. It is expected this levy will generate closer to \$8,691,327

*Type*

Discussion Only

*Budgeted*

N/A

*Documents:*

[2018 LEVY PTELL 3.PDF](#)

7. Items To Be Removed From Consent Agenda

8. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held November 8, 2018.

<b>Background Of Subject Matter</b>	Required parliamentary procedure
<b>Type</b>	Motion

**Documents:**

[2018-11-08 VILLAGE BOARD MEETING MINUTES.PDF](#)

**b. Finance Ordinance**

**i. Finance Ordinance #15**

Total to be announced at the meeting.

<b>Background Of Subject Matter</b>	*
<b>Type</b>	Motion

**c. Purchase Orders**

**i. PO 19200388**

Westmont Fire Department 2% Association \$34,129.24

<b>Background Of Subject Matter</b>	Foreign Fire Insurance Tax Pass through.
<b>Type</b>	Purchase Order
<b>Budgeted</b>	Yes

**Documents:**

[19200388.PDF](#)

**ii. Total Of Purchase Orders**

\$ 34,129.24

<b>Background Of Subject Matter</b>	*
<b>Type</b>	Purchase Order

**d. Total Of Purchase Orders And Finance Ordinance**

Total to be announced at the meeting.

<b>Background Of Subject Matter</b>	*
<b>Type</b>	Motion

**9. Unfinished Business**

**10. New Business**

**a. Abatement Of Taxes**

Board to consider an ordinance abating the taxes heretofore levied for the year 2018

to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2013A, its General Obligation Bonds (Alternate Revenue Source), Series 2013B, and its General Obligation Bonds (Alternate Revenue Source), Series 2017, of the Village of Westmont, DuPage County, Illinois.

**Background Of Subject Matter** The Village issued alternate revenue bonds in 2013 and 2017. These are intended to be funded by revenue sources other than property taxes. To keep the bonds off of the property taxes, the Village must abate the debt payments for those bonds each year.

**Type** Ordinance

**Documents:**

[2018 ABATEMENT ORDINANCE -2.PDF](#)

b. **Property Tax Levy**

Board to consider an ordinance adopting the 2018 Tax Levy Ordinance in the amount \$8,888,050.

**Background Of Subject Matter** As discussed previously, the Tax Cap law allows revenues to increase by CPI (2.1%) & new growth, which we expect to capture by levying a 4.96% increase. We expect an increase in police pension expense of \$236,000 and a total revenue increase of \$223,000.

**Additional Background** General revenues will be cut by approximately \$39,000. The attached shows current levels and 3 sections. The proposal is to levy "2018 Levy" (Green Column), to get "2018 Expected" (Blue Column). The red column show the impact of a tax freeze.

**Type** Ordinance

**Budgeted** N/A

**Documents:**

[2018 LEVY PTELL 3.PDF](#)

[2018 TAX LEVY ORDINANCE - 2.PDF](#)

c. **Tax Levy For SSA For North Westmont Fire Protection**

Board to consider an ordinance adopting a tax levy for the Village of Westmont's Special Service Area for North Westmont Fire Protection.

**Background Of Subject Matter** The levy amount is \$63,607. This is based on using the 2017 EAV to estimate the amount necessary for a rate such that by 2021 the SSA will be paying the same rate as Westmont residents. The estimate is 0.1835. The actual rate will be based on 2018 EAV.

**Type** Ordinance

**Documents:**

[SSA NORTH WESTMONT - UPDATED.PDF](#)

d. **Amendment To Chapters 18 And 34 Of The Municipal Code**

Board to consider an ordinance to amend the following chapters of the municipal code related to building and engineering fees:

1. Chapter 18 (Buildings and Building Regulations)  
Article VIII: (Fees and Bonds) - {Building} Sections: 18-487 (Building Permit Fees), 18-488 (Bonds), 18-489 (Certificate of Occupancy Fee) and 18-490 (Inspection Fees)
2. Chapter 34 (Engineering and Flood Control) Article IV (Engineering and Bonds) Sections: 34-110 (Definitions) - New, 34-111 (Review and inspection fees), and 34-112 (Bonds)

**Background Of Subject Matter** These code amendments are sought to clarify and fine tune the permit fee and bond sections of the municipal code in an effort to create sections that are easier to understand, enforce and interpret to the general public and building community.

**Recommendation** Approval recommended.

**Type** Ordinance

**Documents:**

[PROPOSED DRAFT - CHAPTER 18 SEC 18-487 AND 18-488 - FEES AND BONDS.PDF](#)  
[PROPOSED DRAFT - CHAPTER 34 ARTICLE IV ENGINEERING FEES AND BONDS.PDF](#)

e. **Stormwater Management & General Engineering Agreements**

Board to consider an ordinance approving engineering agreements to provide the Village with contractual service providers to review stormwater management applications according to DuPage County & local regulations, and to provide other general engineering plan reviews and inspections from the following companies:

- Burns & McDonnell Engineering Company, Inc.
- ESI Consultants, Ltd
- Engineering Solutions Team

**Background Of Subject Matter** Currently, 2 engineering firms provide these services. At this time, with the separation of the Engineer in Training, who was primarily responsible for inhouse plan review & inspections of commercial developments, adding a 3rd makes sense.

**Additional Background** While the filling of the vacant position will be analyzed, assistance in this area is needed on an immediate basis. The contractual language has been prepared and is approved by the Village Attorney.

**Type** Ordinance

**Documents:**

[BURNSMCDONNELLENGAGREEMENT2018.PDF](#)  
[ESIENGAGREEMENT2018.PDF](#)  
[ENGSOLUTIONSAGREEMENT2018.PDF](#)

f. **Zoning Code Text Amendment - Video Gaming**

Board to consider an ordinance approving the following proposed zoning ordinance text amendment:

1. Text amendment to Section 7.03, "Permitted and Special Uses in Business Districts," of the Zoning Ordinance to list video gaming cafes as a special

use in the B-2 General Business District.

**Background Of Subject Matter** Video gaming cafes are currently not listed as an allowed use in the Zoning Ordinance, although several exist within the Village. This text amendment will allow video gaming cafes as a special use only in the B-2 District.

**Type** Ordinance

**Documents:**

[2018-11-28 STAFF REPORT - VIDEO GAMING CAFE TEXT AMENDMENT FOR B2.PDF](#)

g. **IL Cafe & Service Company Gaming Special Use - 6601 S. Cass Avenue**

Board to consider an ordinance approving a special use request from Illinois Cafe & Service Company LLC, D/B/A Dotty's, regarding the property located at 6601 S. Cass Avenue, for the following:

1. Special use permit to operate a video gaming cafe in the B-2 General Business District.

**Background Of Subject Matter** Dotty's is proposing to relocate due to the redevelopment of the property located at the corner of 63rd St. and Cass Avenue. The relocation is subject to approval of a special use permit and a new liquor license (to be issued by the Mayor).

**Type** Ordinance

**Documents:**

[2018-11-28 STAFF REPORT - 6601 S CASS - DOTTYS VIDEO GAMING SPECIAL USE.PDF](#)  
[2018-10-30 - DOTTYS LETTER.PDF](#)

h. **Public Works Building Expansion - 39 E. Burlington**

Board to consider an ordinance approving a special use and zoning code variations for the construction of a new public works facility as follows:

1. Special Use Permit to allow the addition of a new administrative office, vehicle storage area, and maintenance garage building.
2. Zoning Code Variance request to reduce the front yard building setback.
3. Zoning Code Variance request to increase the maximum height of the fence located in the front yard.
4. Site and Landscaping Plan approval.

**Background Of Subject Matter** These approvals will allow for the needed expansion and renovation to the Public Works facility. The design effectively shields operations from the surrounding residents.

**Type** Ordinance

**Documents:**

[PZ STAFF REPORT - 39 E BURLINGTON.PDF](#)

i. **Amendment To The IGA - Central Business District TIF**

Board to consider an ordinance approving a First Amendment to the

Intergovernmental Agreement between the Village and Community Unit School District 201 related to the Central Business District Tax Increment Financing District.

**Background Of Subject Matter** This agreement will result in the potential of long-term positive impact for the area.

**Type** Ordinance

**Documents:**

[2018 TIF AMENDMENT.PDF](#)

**j. Competitive Bidding Requirements**

Board to consider an ordinance amending Chapter 2, Administration, of the Village Code of Ordinances to create a new Article X entitled "Competitive Bidding."

**Background Of Subject Matter** This will confirm competitive bidding requirements of State statute, 65 ILCS 5/8-9-1, for public improvement projects over \$25,000. It will also allow approval of contracts over \$25,000 without competitive bidding in certain limited circumstances.

**Additional Background** State statute allows the Board to waive competitive bidding upon 2/3rds vote of the Trustees holding office. This amendment will waive the bidding requirements only for renovation projects, provided that at least 3 proposals are received for the work.

**Type** Ordinance

**Documents:**

[AMEND CHAPTER 2 - COMPETITIVE BIDDING.PDF](#)

**k. Police Station Renovations**

Board to consider an ordinance approving an agreement with K.H. Renovations, Inc. for facilities upgrades to the Westmont Police Station, 500 N. Cass Avenue.

**Background Of Subject Matter** The Police Department is proposing to remodel 4 bathrooms which are functionally outdated. 3 proposals were obtained for this work, and the lowest price and highest quality of work was provided by K.H. Renovations. The price for the work is \$107,180.00.

**Additional Background** State statute allows the Board to waive competitive bidding upon a vote of 2/3rds of the Trustees then holding office. Renovation work of this nature does not lend itself to competitive bidding. This work is budgeted.

**Type** Ordinance

**Budgeted** Yes

**Documents:**

[PD - KH RENOVATIONS.PDF](#)

[PD - ADDENDUM TO PROPOSAL BTWN VOW AND KH 1.PDF](#)

**l. Illinois Fraternal Order Of Police Collective Bargaining Agreement**

Board to consider an ordinance approving a Collective Bargaining Agreement by

and between the Illinois Fraternal Order of Police Labor Council Westmont Lodge #63 and the Village of Westmont.

**Background Of Subject Matter** The Village of Westmont has been in negotiations with the IL Fraternal Order of Police Labor Council Westmont Lodge #63 on a new Collective Bargaining Agreement (CBA).

**Additional Background** The CBA approval is contingent upon ratification by the labor council. The collective bargaining agreement will be valid from May 1, 2018 until April 30, 2022.

**Recommendation** Staff recommends approval.

**Type** Ordinance

**Documents:**

[WESTMONT PATROL 05-01-18--04-30-22 11-08-18 \(1\) \(1\).PDF](#)

m. **Government Insurance Network Authorized Representative**

Board to consider a Resolution to authorize Renee' Brainerd, Assistant Human Resources Director, as the Authorized Representative for the Government Insurance Network (GIN).

**Background Of Subject Matter** With the retirement of Cathy Crane, previous Authorized Representative, a replacement needs to be appointed and approved by Resolution.

**Additional Background** Ms. Brainerd has previous knowledge and experience working with Park District Risk Management Agency (PDRMA), an insurance pool. Her knowledge and expertise will be of great value as she represents the Village's interests in GIN.

**Type** Resolution

n. **Intergovernmental Risk Management Agency Delegate And Alternate Delegate**

Board to consider a Resolution to appoint Renee' Brainerd, Assistant Human Resources Director, as Delegate and reaffirm Spencer Parker, Finance Director, as Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA).

**Background Of Subject Matter** With the retirement of Cathy Crane, previous delegate, a replacement needs to be appointed and approved by resolution.

**Additional Background** Ms. Brainerd has previous knowledge and experience working with Park District Risk Management Agency (PDRMA), an insurance pool. Her knowledge and expertise will be of great value as she represents the Village's interests in IRMA.

**Type** Resolution

o. **Illinois Municipal Retirement Fund Authorized Agent**

Board to consider a Resolution to appoint Spencer Parker, Finance Director, as Authorized Agent to the Illinois Municipal Retirement Fund (IMRF).

**Background Of Subject Matter** With the retirement of Cathy Crane, previous authorized agent, a replacement needs to be appointed and approved by resolution.

**Additional Background** Mr. Parker's knowledge, experience, and expertise in working on the financial aspects of IMRF since 2011 will serve the

Village very well.

Type Resolution

**Documents:**

[FORM 220 APPOINT AUTHORIZED AGENT-PARKER 11-7-18 SIGNED.PDF](#)

**11. Miscellaneous**

**12. Executive Session**

This Board may adjourn to closed session to discuss matters so permitted and may act upon such matters upon returning to open session.

**13. Adjourn**

*Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting.*