



WHEATON CITY COUNCIL PLANNING SESSION MINUTES

MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILMAN SCOTT BROWN
COUNCILWOMAN SUZANNE FITCH | COUNCILWOMAN LYNN ROBBINS | COUNCILMAN SCOTT WELLER

WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, Aug. 22, 2022

1. Call to Order

The Wheaton City Council Planning Session was called to order at 7:00 p.m. by Mayor Suess. The following were:

Physically Present: Mayor Suess
Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Councilwoman Fitch
Councilwoman Robbins
Councilman Weller

Absent: None

City Staff Present: Michael Dzugan, City Manager
John Duguay, Assistant City Manager
Robert Lehnhardt, Director of Finance
Peter Vassios, Fire Chief
Susan Bishel, Public Information Officer
Brandon Kowalke, Senior Management Analyst

2. Public Comment

John Hallery, 1620 Kay Road, requested that the City consider revisions to the proposed sidewalk installation plan adjacent to his property to direct the sidewalk in front of the fire hydrant and cleanout.

Brynda Streff, 412 Birch Drive, requested that the City revise the sidewalk installation plan near her home because of concerns with the location of the crosswalk in relation to the sidewalk, the sidewalk location's effect on existing trees, and the front slope in the parkway.

3. Approval of July 25, 2022 Planning Session Minutes

The Council approved the July 25, 2022 City Council Planning Session Minutes.

4. Wheaton Redistricting Proposals – 2020 Census

City Manager Dzugan outlined staff's suggested schedule for consideration of redistricting proposals, which would include continuing this discussion at the Sept. 12 Planning Session, followed by an ordinance first reading at the Sept. 19 City Council Meeting and approval at the Oct. 3 City Council Meeting.

Senior Management Analyst Kowalke stated that with 2020 Census figures, Wheaton's population has reached the threshold where redistricting is recommended (greater than a 10% difference between districts with the most and least residents), and he reviewed the guiding principles the City Council developed to direct redistricting proposals.

In response to a Council question regarding timing in relation to elections and the County's redistricting, Senior Management Analyst Kowalke stated staff will get more information on the County's redistricting. This redistricting would go into effect before the 2025 municipal election, which would be the first election affected by any changes in districts.

Senior Management Analyst Kowalke outlined two proposals for redistricting. Proposal 1 would have the most even population of the two suggested proposals, however approximately 4,200 people would change districts, and some neighborhoods would be split into different districts. Proposal 2 would be a more balanced proposal, would be more compact, and only approximately 2,500 people would change districts; however, the populations would not be as even as in Proposal 1.

In response to Council requests, Senior Management Analyst Kowalke stated he can present for the Council's review scenarios that would fine-tune two areas affecting the east and south districts.

The Council expressed support for Proposal 2 and will continue this discussion at the Sept. 12 Planning Session.

Senior Management Analyst Kowalke stated the City will communicate this information on the City's website, which includes an interactive map where residents can see if their district would change.

5. 2023 Budget Framework

Director of Finance Lehnhardt reviewed some of the economic trends and factors that the City must consider as staff develops the 2023 Budget and sought the Council's direction on staff's proposed revenue/expenditure framework. Some of these factors include high inflation, raising interest rates, high energy rates, and a slight increase in the national Gross Domestic Product (GDP). Current revenue projections of the City's General Fund are \$1.5 million over budget, largely due to sales and income taxes.

The Council discussed the percentage of Legislative General Distributive Fund the City received from the state, which increased from 6% to 6.1%, compared with the 10% municipalities sought from the state.

Staff is recommending the City increase the 2022 property tax levy by 1.7% (\$354,934) to capture the new growth from TIF #2. This would be used to fund capital projects and requested increases from the Library for capital expenses. A property owner would not see an increase on their property tax bill, unless their assessed value increases greater than the base growth of all properties in the City.

In response to Council questions, Director of Finance Lehnhardt stated the suggested increase would fund capital projects. If the City did not capture the growth, property owners' tax bill would decrease slightly.

City Manager Dzugan stated the City has aggressive plans for capital projects with no revenue source identified to complete the projects.

Some Council members expressed concerns with recapturing the growth when the City's fund balance is above its target level.

Director of Finance Lehnhardt reviewed 5-year projections for the General Fund, which predict operating expenditures would surpass revenues in 2027 and the General Fund dropping below target reserve. In response to Council questions about upcoming projects with grant possibilities, Director of Finance Lehnhardt stated for the Roosevelt Road sidewalk project, the City's share will include the cost of

engineering, which is estimated at \$200,000. For the grant the City may receive for the Library Plaza project, the City could receive \$750,000 and may consider scaling back the \$1.1 million proposal. The City received approximately \$4.9 million from the federal government in American Rescue Plan Act funding over the past two years.

Director of Finance Lehnhardt stated staff is recommending capturing the TIF 2 growth for the tax levy. City Manager Dzugan recommended the Council delay making a decision until after the capital improvements program discussion at its September 12 Planning Session.

Some Council members expressed support for the proposal to capture the TIF 2 growth, while others expressed a desire not to capture this growth. Some of the considerations brought forth included considering the total tax burden on residents, whether the City is able to complete projects that staff recommend need completing, whether there is adequate funding for maintaining the Downtown Streetscape amenities, and the addition of new programs such as ditch restoration. Other requests from the Council for consideration in the budget included extending Christmas lights toward the west end of the downtown, and incorporating sustainability into infrastructure projects.

Director of Finance Lehnhardt stated staff is not recommending any new revenue sources and is not recommending any transfers of funding out of the General Fund.

6. City Council/City Staff Comments

There were no City Council/City Staff comments.

7. Closed Session: Review of Closed Session Minutes 5 ILCS 120/2(C)(21) and Personnel – City Manager Evaluation 5 ILCS 120/2(C)(1)

Councilwoman Robbins moved and Councilman Barbier seconded a motion to adjourn to Closed Session at 8:22 p.m.

Ayes: Councilwoman Robbins
Councilman Weller
Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilwoman Fitch

Nays: None
Motion Carried Unanimously

8. Adjournment

The Council returned from Closed Session at 9:25 p.m. The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Susan Bishel